

Section I. Invitation to Bid

for the Procurement of Services of Third-Party Real Estate Appraisers for Various PSALM Real Estate Assets for CY 2019

1. The Power Sector Assets and Liabilities Management (PSALM) Corporation, through the 2019 Corporate Operating Budget, intends to apply the sum being the respective Approved Budget for the Contract (ABC) to payments for each of the Lots listed below. Bids received in excess of the ABC shall be automatically rejected at bid opening.

Name of Project	Project Reference Number	Approved Budget for the Contract (ABC)	Applicable Fee for the Bidding Document
Lot 1: (Procurement of Third-Party Real Estate Appraiser 1 for Luzon)	2019-PB-TPA-REA-029-02A	PhP600,000.00	PhP1,000.00
Lot 2: (Procurement of Third-Party Real Estate Appraiser 2 for Luzon)	2019-PB-TPA-REA-029-02B	PhP600,000.00	PhP1,000.00
Lot 3: (Procurement of Third-Party Real Estate Appraiser 1 for Visayas-Mindanao)	2019-PB-TPA-REA-029-02C	PhP300,000.00	PhP500.00
Lot 4: (Procurement of Third-Party Real Estate Appraiser 2 for Visayas-Mindanao)	2019-PB-TPA-REA-029-02D	PhP300,000.00	PhP500.00

2. PSALM now invites bids for the for the Procurement of Services of Third-Party Real Estate Appraisers for Various PSALM Real Estate Assets for CY 2019. Delivery of the Goods is required as indicated in the Bid Data Sheet of the Bidding Documents. Bidders must have completed, within three (3) years from the date of submission and receipt of bids, a single contract similar to the Project which is equivalent to at least fifty percent (50%) of the ABC. The description of an eligible Bidder is contained in the Bidding Documents, particularly, in Section II. Instructions to Bidders.
3. Bidding will be conducted through open competitive bidding procedures using a non-discretionary “pass/fail” criterion as specified in the 2016 Revised Implementing Rules and Regulations (IRR) of Republic Act (RA) 9184, otherwise known as the “Government Procurement Reform Act”.

Bidding is restricted to Filipino citizens/sole proprietorships, partnerships, or organizations with at least sixty percent (60%) interest or outstanding capital stock belonging to citizens of the Philippines, and to citizens or organizations of a country the laws or regulations of which grant similar rights or privileges to Filipino citizens, pursuant to RA 5183.

4. A complete set of Bidding Documents may be acquired by interested bidders beginning on 13 August 2019 from the address below and upon payment of the applicable fee for the Bidding Documents for each Lot, pursuant to the latest guidelines issued by the GPPB.

It may also be downloaded free of charge from the websites of the Philippine Government Electronic Procurement System (PhilGEPS) (<https://www.philgeps.gov.ph>) and PSALM (<https://www.psal.gov.ph>), provided that Bidders shall pay the applicable fee for the Bidding Documents not later than the submission of their bids.

5. Interested bidders may obtain further information from PSALM and inspect the Bidding Documents at the address given below, from 9:00 AM to 4:00 PM, Monday to Friday.
6. PSALM will hold a Pre-Bid Conference and Bid Opening based on the table below, which shall be open to prospective bidders.

Name of Project	Project Reference Number	Pre-Bid Conference	Bid Submission Deadline	Bid Opening
Lot 1 (Procurement of Third-Party Real Estate Appraiser 1 for Luzon REA)	2019-PB-TPA-REA-029-02A	22 August 2019 10:00 AM	4 September 2019 10:00 AM	4 September 2019 10:15 AM
Lot 2 (Procurement of Third-Party Real Estate Appraiser 2 for Luzon REA)	2019-PB-TPA-REA-029-02B			4 September 2019 10:45 AM
Lot 3 (Procurement of Third-Party Real Estate Appraiser 1 for Visayas-Mindanao REA)	2019-PB-TPA-REA-029-02C			4 September 2019 11:15 AM
Lot 4 (Procurement of Third-Party Real Estate Appraiser 2 for Visayas-Mindanao)	2019-PB-TPA-REA-029-02D			4 September 2019 11:45 AM

7. Bids must be duly received by the BAC Secretariat at the address below on or before the bid submission deadline indicated above. All Bids must be accompanied by a bid security in any of the acceptable forms and in the amount stated in ITB Clause 18.

Bid opening shall be at the 24th Floor Vertis North Corporate Center 1, Astra cor. Lux Drives, North Avenue, 1105 Quezon City. Bids will be opened in the presence of the bidders' or their representatives who choose to attend. Late bids shall not be accepted.

8. Submission of Bids (Technical and Financial documents) shall be on a **per Lot** basis. A bidder may participate in any or all Lots to be bid out subject to the conditions stated in the BDS provision for ITB Clauses 24.1, and 24.2 and the conditions stated below:

- i. Lots 1 and 2 comprise same sets of properties for appraisal likewise, Lots 3 and 4 also comprise same sets of properties which are different from Lots 1 and 2.
- ii. The Bidder for Lot 1 is required to bid for Lot 2. The Bidder for Lot 3 is also required to bid for Lot 4.
- iii. The opening and evaluation of bids shall be on a per Lot basis and shall be in the order as follows: Lot 1, Lot 2, Lot 3 and Lot 4. Post-qualification evaluation of Bidder shall also be on a per Lot basis. Bidder with the Lowest Calculated and Responsive Bid (LCRB) for Lot No. 1 shall be awarded Lot No. 1 and he will no longer be eligible for award of Lot No. 2. Likewise, bidder with the Lowest Calculated and Responsive Bid (LCRB) for Lot No. 3 shall be awarded Lot No. 3 and he will no longer be eligible for award of Lot No. 4.
- iv. Contract award shall be on a per Lot basis.

The Net Financial Contracting Capacity (NFCC) computation must be sufficient for all Lots/contracts to be awarded to the bidder.

9. Provisionary Tax Clearance is not acceptable.
10. PSALM reserves the right to accept or reject any and all bids, declare a failure of bidding, or not award the contract at any time prior to contract award in accordance with Section 41 of RA 9184 and its IRR, without thereby incurring any liability to the affected bidder or bidders.
11. For further information, please refer to:

THE SECRETARIAT

Bids and Awards Committee

Power Sector Assets and Liabilities Management Corporation

24th Floor Vertis North Corporate Center 1, Astra cor. Lux Drives,
Vertis North, North Avenue, 1105 Quezon City

Telephone No.: (02) 248 4861

e-mail: BAC2019@psalm.gov.ph

BACSec2019@psalm.gov.ph

MARIA ILYN G. ALBITO

Chairperson

BIDS AND AWARDS COMMITTEE