

06 October 2020

SUBJECT : Invitation to Submit Proposal for the Procurement of the Services of Third-Party Real Estate Appraisers for PSALM Real Estate Assets for CY 2020

Dear _____:

The Power Sector Assets and Liabilities Management (PSALM) Corporation is procuring the services of Third-Party Appraisers for various PSALM Real Estate Assets for CY 2020. The projects with the corresponding Approved Budget for the Contracts (ABC) are as follows:

Name of Project	Project Reference Number	Particulars	ABC (inclusive of VAT, in PhP)
Lot No. 1: <i>(Procurement of Third-Party Real Estate Appraiser 1)</i>	2020-SVP-TPA-REA-048-01A	Third-Party Real Estate Appraiser 1 for: a. Putsan Property b. Sucat Property c. Portion of San Roque Property d. Maibarara Property e. Portion of Agus 5 Property f. Bagac Property	364,000.00
Lot No. 2: <i>(Procurement of Third-Party Real Estate Appraiser 2)</i>	2020-SVP-TPA-REA-048-01B	Third-Party Real Estate Appraiser 2 for: a. Putsan Property b. Sucat Property c. Portion of San Roque Property d. Maibarara Property e. Portion of Agus 5 Property f. Bagac Property	364,000.00

In this regard, may we invite your company to submit a proposal for this project based on the requirements and conditions set forth in the *Terms of Reference* (Annex A) and the *Detailed Bid Price Schedule* (Annex B).

Your proposal shall include certified true copies of the following documents:

1	Certification of PhilGEPS Registration or PhilGEPS Registration Number ¹			
2	Current and valid business permit issued by the city or municipality where the principal place of business of the prospective bidder is located.			
3	<p>Latest income tax returns filed and paid through the BIR Electronic Filing and Payment System (eFPS).</p> <p>Latest annual Income Tax Return (ITR) shall refer to the ITR for the year 2019 filed in 2020. For new establishments which have no annual ITR yet, it shall refer to the most recent quarter's ITR. Further, for areas where e-filing is yet to be implemented, a Certification to that effect from BIR main office is acceptable.</p>			
4	<p>Latest Business Tax Return refers to the following, whichever is applicable:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> a) Value Added Tax (VAT) - BIR Form No. 2550 covering the: <ul style="list-style-type: none"> i. latest quarter (2550Q); AND ii. latest month (2550M) prior to the bid opening. </td> <td style="width: 10%; text-align: center; vertical-align: middle;">and/or</td> <td style="width: 40%; padding: 5px;"> b) Quarterly Percentage Tax Returns BIR Form No. 2551 </td> </tr> </table> <p>Bidders filing both VAT and Percentage Tax Returns must submit both returns.</p>	a) Value Added Tax (VAT) - BIR Form No. 2550 covering the: <ul style="list-style-type: none"> i. latest quarter (2550Q); AND ii. latest month (2550M) prior to the bid opening. 	and/or	b) Quarterly Percentage Tax Returns BIR Form No. 2551
a) Value Added Tax (VAT) - BIR Form No. 2550 covering the: <ul style="list-style-type: none"> i. latest quarter (2550Q); AND ii. latest month (2550M) prior to the bid opening. 	and/or	b) Quarterly Percentage Tax Returns BIR Form No. 2551		
5	Notarized Omnibus Sworn Statement (Annex C). The Omnibus Sworn Statement must be accompanied by a duly notarized Secretary's Certificate, Board/Partnership Resolution, or Special Power of Attorney, whichever is applicable, stating that the signatory is the duly authorized representative of the prospective bidder, and granted full power and authority to do, execute and perform any and all acts necessary to participate, submit the bid, and to sign and execute the ensuing contract.			
6	Valid Real Estate Appraiser's Professional License and Curriculum Vitae of certifying personnel/officials			
7	Organizational Chart			

¹ Note: Only PhilGEPS registration number (Red Membership) is required for this project and not necessarily Platinum membership

8	Certificate of Membership and Good Standing from any locally registered association of real estate appraisers
9	SEC Accreditation as Real Estate Appraiser
10	Detailed Bid Price Schedule (Annex B) / Total Bid Price in Figures (PhP)

In addition, the Bidder shall submit the following documents during post-qualification:

1. Registration certificate from the Securities and Exchange Commission (SEC), Department of Trade and Industry (DTI) for sole proprietorship, or Cooperative Development Authority (CDA) for cooperatives, charter for government entity, or any proof of such registration.
2. Latest Tax Clearance per E.O. No. 398, s. 2005, as finally reviewed and approved by the Bureau of Internal Revenue (BIR). Provisionary Tax clearance is not acceptable under GPBB Resolution No. 1-2014.
3. Original copy of the notarized Sworn Omnibus Statement.

The Invitation to Submit Proposal may be downloaded from the websites of the Philippine Government Electronic Procurement System (PhilGEPs) (<https://www.philgeps.gov.ph>) and the PSALM (<https://www.psalm.gov.ph>), provided that Bidder shall pay the applicable fee of **Five Hundred Pesos (PhP500.00)** per Lot, not later than the deadline for submission of proposals.

Payment may be made online by depositing the applicable fee to PSALM Land Bank of the Philippines (LBP) account with details below:

Name of Bank:	Land Bank of the Philippines
Branch:	Paseo de Roxas Branch
Account Name:	Power Sector Assets and Liabilities Mgt. Corp. (PSALM)
Account Number:	1802-1019-68
LBP Swift Code:	TLBPPHMM

Thereafter, the Bidder must send the proof of payment and register its email address to the BAC Secretariat at BACSEC2020@psalm.gov.ph.

Kindly submit your proposal in electronic form (PDF with complete attachments) to the email address: bid.submission@psalm.gov.ph on or before **10:00 AM, 14 October 2020**. Thereafter, proposals will be opened at **10:15 AM** on the same date through video conferencing/webcasting via Zoom Cloud Meetings. The BAC Secretariat will send the meeting ID to the bidder/s prior to the opening of proposals.

As a rule, please be informed that PSALM reserves the right to accept or reject proposal, annul this procurement and/or withdraw some property/ies subject of appraisal at any time prior to contract award, without incurring liability. Further, PSALM will not be responsible for any costs or expenses encountered by your company in the preparation of your proposal.

For further information, please refer to:

THE CHAIRPERSON

Bids and Awards Committee

Power Sector Assets and Liabilities Management Corporation

24th Floor Vertis North Corporate Center 1, Astra cor. Lux Drives

North Avenue, 1105 Quezon City

Telephone No.: (02) 7902-9000

Tel. Fax: (02) 8248-4879

e-mail: BAC2020@psalm.gov.ph

BACSec2020@psalm.gov.ph

Very truly yours,



MARIA ILYN G. ALBITO

Chairperson

BIDS AND AWARDS COMMITTEE

ANNEX “A”

TERMS OF REFERENCE (TOR)

**PROCUREMENT OF SERVICES OF THIRD-PARTY REAL ESTATE APPRAISER TO
 CONDUCT APPRAISAL OF PSALM REAL ESTATE ASSETS FOR CY 2020**

I. GENERAL CONDITIONS

A. Scope of the Bid:

PSALM invites bids for the provision of third-party real estate appraisal services for the following properties comprising Lots 1 and 2:

Item No.	Property Name	Location	No. Of Lots	Aggregate Land Area (sq. m.)	Scope of Appraisal
1	Putsan Property	Tiwi, Albay	3	110,022.00	Land only
2	Sucat Property	Sucat, Muntinlupa	3	198,466.00	Land only
3	Portion of San Roque Property	San Manuel, Pangasinan	8	8,860.00	Land only
4	Maibarara Property	Calamba, Laguna	1	520.00	Land only
5	Portion of Agus 5	Ditucalan, Iligan City	1	454.00	Land only
6	Bagac Property	Bagac, Bataan	16	439,727.00	Land and housing structures and other improvement

B. Bid Submission and Evaluation:

1. Submission of technical and financial documents shall be on a **per Lot** basis.
2. Lots 1 and 2 comprise same sets of properties for appraisal.
3. The Bidder for Lot 1 is required to bid for Lot 2, and vice-versa.
4. The opening and evaluation of bids shall be on a per Lot basis and shall be in the order as follows: Lot 1, then Lot 2.

C. Post-qualification and Award of the Contract:

The BAC shall determine to its satisfaction whether the Bidder that is evaluated as having submitted the Lowest Calculated Bid (LCB) complies with and is responsive to all the requirements and conditions specified in the RFP. The

determination shall be based upon an examination of the documentary evidence of the Bidder's qualifications submitted.

If the BAC determines that the Bidder with the LCB passes all the criteria for post-qualification, it shall declare the said bid as the Lowest Calculated and Responsive Bid (LCRB), and recommend to the HoPE the award of contract to the said Bidder at its submitted price or its calculated bid price, whichever is lower.

A negative determination shall result in rejection of the Bidder's Bid in which event PSALM shall proceed to the next LCB to make a similar determination of that Bidder's capabilities to perform satisfactorily. If the second Bidder, however, fails the post-qualification, the procedure for post-qualification shall be repeated for the Bidder with the next LCB, and so on until the LCRB is determined. Post-qualification evaluation of Bidder shall be on a per Lot basis.

Contract award shall also be on a per Lot basis. The Bidder with the LCRB shall be recommended to the HoPE for award of the contract subject to the condition that the Bidder with the LCRB for Lot No. 1 shall be awarded Lot No. 1 and he will no longer be eligible for award of Lot No. 2.

As a rule, PSALM reserves the right to accept or reject proposal, annul this procurement and/or withdraw some property/ies subject of appraisal at any time prior to contract award, without incurring liability. Further, PSALM will not be responsible for any costs or expenses encountered by the Appraiser in the preparation of its proposal.

II. SPECIAL CONDITIONS

1.0 BACKGROUND INFORMATION

- 1.1. In line with the disposal of real estate assets transferred to the Power Sector Assets and Liabilities Management (PSALM) Corporation from the National Power Corporation (NPC) pursuant to Republic Act No. 9136, otherwise known as the Electric Power Industry Reform Act (EPIRA), and its Implementing Rules and Regulations (IRR), it is incumbent upon PSALM to secure an opinion of Market Value (MV) and Market Rental Value (MRV) of the subject real estate assets from reliable, competent and professionally regulated third-party real estate appraiser (the "**Appraiser**") to serve as reference in its proper disposition.
- 1.2. In arriving at the MV and MRV, the Appraiser must use valuation procedures in accordance with the International Valuation Standards (IVS) and the Philippine Valuation Standards (PVS). These standards represent accepted or best practices in the valuation profession. Likewise, in arriving at an opinion of value, the Appraiser shall consider the following factors:
 - the current market condition especially during the COVID-19 pandemic;

- extent, character and utility of the property;
- physical condition and characteristics (i.e. topography, terrain, elevation) of the property;
- conditions in the locality/community in which the property is located (i.e. off-site improvements, utilities, community facilities, etc.), preferably within a 1-kilometer radius from the property’s location
- comparable properties which have been sold recently and/or current asking prices of similarly used property in the market. The comparable properties should be verifiable and should contain the complete address and location;
- zoning and current land use in the locality and zonal value of the property being appraised as certified by the relevant BIR RDO;
- Highest And Best Use (HABU) of the property being appraised;
- for improvements, the cost of reproduction, new (RCN) of the replaceable property in accordance with current market prices;

2.0 OBJECTIVES

The objective of this external appraisal is to establish an Opinion of Market Value and Market Rental Value of the subject properties described in Item No. 3 below using valuation procedures in accordance with IVS and PVS, also known as the Generally Accepted Valuation Procedures (GAVP).

3.0 SCOPE OF WORKS

The scope of work of the Appraiser shall cover the determination of MV and MRV of the following properties located in various areas in the Philippines, particularly described as follows:

Item No.	Property Name	Location	No. Of Lots	Aggregate Land Area (sq. m.)	Scope of Appraisal
1	Putsan Property	Tiwi, Albay	3	110,022.00	Land only
2	Sucat Property	Sucat, Muntinlupa	3	198,466.00	Land only
3	Portion of San Roque Property	San Manuel, Pangasinan	8	8,860.00	Land only
4	Maibarara Property	Calamba, Laguna	1	520.00	Land only
5	Portion of Agus 5	Ditucalan, Iligan City	1	454.00	Land only
6	Bagac Property	Bagac, Bataan	16	439,727.00	Land and housing structures and other improvement

The appraisal shall be on an “as-is, where-is” basis, i.e. the appraisal shall contemplate the actual condition/situation of the properties as of Effective Date of appraisal that will materially affect the value of the properties, such as but not limited to the following:

- a. The effect/impact of the COVID-19 pandemic on the value of property;
- b. Possessory rights to the property;
- c. Presence of informal settlers and its possible relocation cost, disturbance fees, etc.;
- d. Encroachments or structures;
- e. Existence of encumbrance;
- f. Right-of-way and easements or absence thereof and any obstructions that would affect access to and from the property; and
- g. Other conditions that may have material effect on the value of property, i.e. for Sucat Property, the presence of non-operational underground fuel pipe systems which eventually may be subject to decommissioning and disposal.

In the undertaking of appraisal, the Appraiser shall:

- 3.1 Conduct an ocular inspection and site investigation of the physical condition and characteristics of the properties subject of appraisal, to include/record the following:
 - 3.1.1 Property location and identification;
 - 3.1.2 Landmarks and distance from thoroughfare;
 - 3.1.3 Tenants, occupants or statement of no findings, if not present/applicable.
 - 3.1.4 actual pictures of the property, taken at different angles, specifying the date the picture is taken;
 - 3.1.5 Sources of data i.e. comparable properties which have been sold recently and/or currently for sale/listings. The comparable properties should be verifiable, and the Appraiser shall provide sources of information of the comparable property (i.e. location, name, address and contact information of seller) and pictures of the comparable properties.
 - 3.1.6 Updated lot location plan and vicinity map. The location plan/vicinity map should show the subject property and the comparable properties and its relative distance from the subject property. Further, the location plan/vicinity map should also contain the location and distances of landmarks and public

facilities and institutions such as but not limited to schools, churches, parks, transport terminals and others, and

- 3.1.7 Other references used in arriving at an opinion of market value.
- 3.2 Conduct an inspection of all improvements (if any), to determine the floor area, number of rooms, nature, make or type, materials used, remaining economic life, extent and condition of existing improvements.
- 3.3 Conduct a survey/investigation on the immediate neighborhood of the subject property to record:
 - 3.3.1 Compliance with the official zoning and land use;
 - 3.3.2 Land development;
 - 3.3.3 Availability of public transport and utilities, such as, water, power, gas, telecommunication, sanitation and transportation;
 - 3.3.4 Nature and condition of public thoroughfares; and
 - 3.3.5 Availability and accessibility to amenities, i.e., commercial centers, public markets, schools, churches, hospitals and parks and recreational facilities.
- 3.4 Conduct investigation of local market conditions such as neighborhood characteristics, sale offered or asking prices of comparable properties within the vicinity, inquiries from local sources, demand and supply and other relevant market data.
- 3.5 Discuss in brief the effect/impact of COVID-19 pandemic in the real estate industry and how it affects the value of the properties subject of appraisal.
- 3.6 Analyze and investigate the reasonable, probable and legal use of the property to come up with the Highest and Best Use (HABU) of the property;
- 3.7 Fully document details of the appraisal procedures and the various assumptions and parameters used in the appraisal exercise, to include:
 - 3.7.1 The scope and extent of the work used to develop the appraisal;
 - 3.7.2 All assumptions and limiting conditions upon which the opinion of value is contingent; and
 - 3.7.3 A description of the information and data examined, the market analysis performed and the appraisal methodologies followed.
- 3.8 Submit a comprehensive appraisal report in two (2) copies and surrender all data base files and programs used in the appraisal. The

final report, data base files and programs shall be treated as confidential and proprietary to PSALM. The Appraiser shall not disclose, publish or reveal any of the information to any third party unless PSALM gives its specific prior written consent. As a minimum requirement, the appraisal report shall contain the following:

- 3.8.1 Transmittal letter which contain:
 - 3.8.1.1 Identification of the client;
 - 3.8.1.2 Purpose and intended use of the appraisal;
 - 3.8.1.3 Date as of which the value applies (the “Effective Date”);
 - 3.8.1.4 Date of the appraisal report; and
 - 3.8.1.5 Date/s of inspection.
- 3.8.2 Executive Summary
- 3.8.3 Legal description of the property
- 3.8.4 Physical description of the property
- 3.8.5 Location and neighborhood description
- 3.8.6 Utilities and community facilities
- 3.8.7 Zonal value of the property being appraised as certified by the relevant BIR RDO
- 3.8.8 Highest And Best Use (HABU)
- 3.8.9 Appraisal Computation
- 3.8.10 For Market Data Approach, provide a narrative explanation of the adjustment matrix and brief narrative on the effect of COVID-19 pandemic on the value of Real Estate
- 3.8.11 Final Opinion of Market Value
- 3.8.12 Effect/impact of COVID-19 pandemic in the real estate industry and how it affects the value of the property subject of appraisal.
- 3.8.13 Relevant attachment to the report (i.e. pictures of the properties, lot plan, location/vicinity plan, tax map, cadastral map, compound layout, plot plan, aerial view of the subject property, etc.)

3.8.14 The name, professional qualifications and signature of the certifying appraiser

3.8.15 The certifying appraiser's license number and official dry seal or stamp

3.9 Secure copies of corresponding updated tax declarations which are not yet part of PSALM's records from the concerned local government units.

4.0 QUALIFICATION OF CERTIFYING OFFICER FOR THE APPRAISAL REPORT

4.1 Must be a holder of a valid Real Estate Appraiser's License /Professional Identification Card duly issued by the Professional Regulatory Board of Real Estate Service of the Professional Regulations Commission (PRC) pursuant to Republic Act No. 9646.

4.2 Must have a minimum of three (3) years' experience as a Licensed Real Estate Appraiser.

4.3 Must be an officer or a member in good standing of any locally registered association of Real Estate Appraisers.

5.0 IMPLEMENTATION

5.1 Project Duration and Delivery of Appraisal Reports

The Appraiser's engagement shall commence upon receipt of the Notice to Proceed. The delivery period of the appraisal reports shall be as follows:

Initial report: within **thirty (30) calendar days** after the receipt of Notice to Proceed.

Final Report: within **ten (10) calendar days** after PSALM has provided its comments on the initial reports.

Upon posting of Performance Security and prior to the issuance of Notice to Proceed, PSALM will schedule a coordination meeting with the Appraiser to discuss the proposed methodology and work plan in accordance with the Terms of Reference (TOR). PSALM will provide, on a best effort basis, the relevant documents, data and information necessary for the performance of the project. Field inspection and visits shall be coordinated by PSALM and/or NPC. All related costs for the field inspections and site visits shall be for the account of the Appraiser.

5.2 Working Arrangement

The Appraiser shall report directly to PSALM. PSALM will ensure as long as practicable that the Appraiser has all the information, contacts and meetings necessary to perform the assignment.

6.0 TERMS OF PAYMENT

The Appraiser shall be paid based on the actual appraisal services rendered but not more than the contract price for the appraisal project after PSALM’s issuance of Certificate of Final Acceptance of all Final Appraisal/Valuation Reports.

7.0 APPROVED BUDGET FOR THE CONTRACT (ABC)

The Approved Budget for the Contract (ABC) for each Project, inclusive of value-added tax (VAT) and out-of-pocket expenses (OPE), are as follows:

Name of Project	Project Reference Number	Particulars	ABC (inclusive of VAT, in PhP)
<u>Lot No. 1:</u> (Procurement of Third-Party Real Estate Appraiser 1)	2020-SVP-TPA-REA-048-01A	Third-Party Real Estate Appraiser 1 for: a. Putsan Property b. Sucat Property c. Portion of San Roque Property d. Maibarara Property e. Portion of Agus 5 Property f. Bagac Property	364,000.00
<u>Lot No. 2:</u> (Procurement of Third-Party Real Estate Appraiser 2)	2020-SVP-TPA-REA-048-01B	Third-Party Real Estate Appraiser 2 for: a. Putsan Property b. Sucat Property c. Portion of San Roque Property d. Maibarara Property e. Portion of Agus 5 Property f. Bagac Property	364,000.00

8.0 FORCE MAJEURE

8.1 The Appraiser shall not be liable for forfeiture of its performance security, liquidated damages, or termination for default if and to the extent that its delay in the performance or other failure to perform its obligations under the Contract is the result of a *force majeure*.

8.2 For purposes of this Contract the terms “*force majeure*” and “fortuitous event” may be used interchangeably. In this regard, a *force majeure* or

fortuitous event shall be interpreted to mean an event which the Appraiser could not have foreseen, or which though foreseen, was inevitable. It shall not include ordinary unfavorable weather conditions; and any other causes the effects of which could have been avoided with the exercise of reasonable diligence by the Appraiser. Force majeure events may include, but not limited to, acts of the PSALM in its sovereign capacity, wars or revolutions, fires, floods, epidemics, quarantine restrictions, and freight embargoes.

- 8.3 If a *force majeure* situation arises, the Appraiser shall promptly notify the PSALM in writing of such condition and the cause thereof. Unless otherwise directed by the PSALM in writing, the Appraiser shall continue to perform its obligations under the Contract as far as is reasonably practical, and shall seek all reasonable alternative means for performance not prevented by the *force majeure*.

9.0 PERFORMANCE SECURITY

To guarantee the faithful performance by the Appraiser of its obligations under the contract, it shall post a performance security within a maximum period of ten (10) calendar days from the receipt of the Notice of Award from PSALM and in no case later than the signing of the contract.

The performance security shall be denominated in Philippine Pesos and posted in favor of PSALM in an amount not less than the percentage of the total contract price in accordance with the following schedule:

Form of Performance Security	Amount of Performance Security (Not less than the Percentage of the Total Contract Price)
(a) Cash or cashier’s/manager’s check issued by a Universal or Commercial Bank;	Five percent (5%)
(b) Bank draft/guarantee or irrevocable letter of credit issued by a Universal or Commercial Bank: Provided, however, that it shall be confirmed or authenticated by a Universal or Commercial Bank, if issued by a foreign bank;	
(c) Surety bond callable upon demand issued by a surety or insurance company duly certified by the Insurance Commission as authorized to issue such security.	Thirty percent (30%)

Failure of the successful Appraiser to comply with the abovementioned requirement shall constitute sufficient ground for the annulment of the award

and forfeiture of the bid security, in which event PSALM shall have a fresh period to initiate negotiation and if successful, complete post-qualification of the second Highest Rated Bid. The procedure shall be repeated until the Highest Responsive Rated Bid is identified and selected for recommendation of contract award. However, if no Appraiser had a successful negotiation or passed post-qualification, the BAC shall declare the bidding a failure and conduct a re-bidding with re-advertisement, if necessary.

In addition, Per GPPB Resolution No. 09-2020, Performance Securing Declaration (PSD) [Annex “D”] shall be accepted in lieu of a performance security to guarantee the winning bidder’s faithful performance of obligations under the contract.

Lastly, PSALM may require the Appraiser to replace the submitted PSD with a performance security in any of the prescribed form under Section 39.2 of the 2016 revised IRR of RA No. 9184 upon lifting of the State of Calamity, or community quarantine or similar restrictions, as the case may be.

10.0 LIQUIDATED DAMAGES

Failure to comply with the terms and conditions of the Contract shall be subject to liquidated damages at least equal to one-tenth (1/10) of one percent (1%) of the cost of the unperformed portion for every day of delay. The maximum deduction shall be ten percent (10%) of the amount of the Contract. Once the maximum is reached, PSALM may rescind or terminate the Contract without prejudice to other courses of action and remedies open to it.

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ANNEX “B-1”

Detailed Bid Price Schedule

Date: _____

Project: **Lot 1: Procurement of Services of Third-Party Real Estate Appraiser 1**
 Code: **Project Reference No. 2020-SVP-TPA-REA-048-01A**

Date of Submission: _____
 Time of Submission: _____

(Bidder Name/Address/Tel. No.)

After having carefully read and accepted the terms and conditions in the Terms of Reference for the **Lot 1: Procurement of the Services of Third Party Real Estate Appraiser 1**, I/we quote you on the item at prices noted below:

Project Reference No.	Particulars	Bid Price ² without VAT (in PhP)
2020-SVP-TPA-REA-048-01A	<i>Lot 1: Procurement of Services of Third-Party Real Estate Appraiser 1 for the following properties:</i>	
	1. Putsan Property	
	2. Sucat Property	
	3. Portion of San Roque Property	
	4. Maibarara Property	
	5. Portion of Agus 5 Property	
	6. Bagac Property	
Total Bid Price without VAT (in PhP)		

Total Bid Price (without VAT), in PhP _____

Plus: 12% VAT _____

Total Bid Price (with VAT), in PhP _____

Total Bid Price in Words: _____

 Signature/Date
 Authorized Official/Position

² Bidder shall indicate Bid Price per item/property

ANNEX “B-2”

Detailed Bid Price Schedule

Date: _____

Project: **Lot 2: Procurement of Services of Third-Party Real Estate Appraiser 2**
 Code: **Project Reference No. 2020-SVP-TPA-REA-048-01B**

Date of Submission: _____
 Time of Submission: _____

(Bidder Name/Address/Tel. No.)

After having carefully read and accepted the terms and conditions in the Terms of Reference for the **Lot 2: Procurement of the Services of Third Party Real Estate Appraiser 2**, I/we quote you on the item at prices noted below:

Project Reference No.	Particulars	Bid Price ³ without VAT (in PhP)
2020-SVP-TPA-REA-048-01B	<i>Lot 2: Procurement of Services of Third-Party Real Estate Appraiser 2 for the following properties:</i>	
	1. Putsan Property	
	2. Sucat Property	
	3. Portion of San Roque Property	
	4. Maibarara Property	
	5. Portion of Agus 5 Property	
	6. Bagac Property	
Total Bid Price without VAT (in PhP)		

Total Bid Price (without VAT), in PhP _____

Plus: 12% VAT _____

Total Bid Price (with VAT), in PhP _____

Total Bid Price in Words: _____

 Signature/Date
 Authorized Official/Position

³ Bidder shall indicate Bid Price per item/property

ANNEX “C”

REPUBLIC OF THE PHILIPPINES)
CITY/MUNICIPALITY OF _____) S.S.

Omnibus Sworn Statement

I, _____ of legal age, [*Civil Status*], [*Nationality*], and residing at [*Address of Affiant*], after having been duly sworn in accordance with law, do hereby depose and state that:

1. I am the duly authorized and designated representative of (*Name of bidder*) with office address at (*address of bidder*);
2. I am granted full power and authority to do, execute and perform any and all acts necessary to participate, submit the bid, and to sign and execute the ensuing contract for [*Name of the Project*] of the [*Name of the Procuring Entity*], as shown in the attached [*state title of attached document showing proof of authorization (e.g., duly notarized Secretary’s Certificate, Board/Partnership Resolution, or Special Power of Attorney, whichever is applicable;*)]
3. (*Name of bidder*) is not “blacklisted” or barred from bidding by the Government of the Philippines or any of its agencies, offices, corporations, or Local Government Units, foreign government/foreign or international financing institution whose blacklisting rules have been recognized by the Government Procurement Policy Board, by itself or by relation, membership, association, affiliation, or controlling interest with another blacklisted person or entity as defined and provided for in the Uniform Guidelines on Blacklisting.
4. Each of the documents submitted in satisfaction of the bidding requirements is an authentic copy of the original, complete, and all statements and information provided therein are true and correct;
5. (*Name of bidder*) is authorizing the Head of the Procuring Entity or its duly authorized representative(s) to verify all the documents submitted;
6. None of the officers, directors, and controlling stockholders of (*Name of bidder*) is related to the Head of the Procuring Entity, members of the Bids and Awards Committee (BAC), the Technical Working Group, and the BAC Secretariat, the head of the Project Management Office or the end-user unit, and the project consultants by consanguinity or affinity up to the third civil degree;
7. (*Name of bidder*) complies with existing labor laws and standards;

- 8. *(Name of bidder)* is aware of and has undertaken the following responsibilities as a bidder in compliance with the Philippine Bidding Documents, which includes:
 - a) Carefully examine all of the bidding documents;
 - b) Acknowledge all conditions, local or otherwise, affecting the implementation of the Contract;
 - c) Made an estimate of the facilities available and needed for the contract to be bid, if any; and
 - d) Inquire or secure Supplemental/Bid Bulletin(s) issued for the *[Name of the Project]*; and

- 9. *(Name of bidder)* did not give or pay directly or indirectly, any commission, amount, fee, or any form of consideration, pecuniary or otherwise, to any person or official, personnel or representative of the government in relation to any procurement project or activity.

- 10. In case advance payment was made or given, failure to perform or deliver any of the obligations and undertakings in the contract shall be sufficient grounds to constitute criminal liability for Swindling (Estafa) or the commission of fraud with unfaithfulness or abuse of confidence through misappropriating or converting any payment received by a person or entity under an obligation involving the duty to deliver certain goods or services, to the prejudice of the public and the government of the Philippines pursuant to Article 315 of Act No. 3815 s. 1930, as amended, or the Revised Penal Code.

IN WITNESS WHEREOF, I have hereunto set my hand this __ day of __, 20__ at _____, Philippines.

[Insert NAME OF BIDDER OR ITS AUTHORIZED REPRESENTATIVE]
[Insert signatory's legal capacity]
Affiant

SUBSCRIBED AND SWORN TO before me this __ day of _____ 20__, Philippines.

Notary Public

Doc. No. _____
Page No. _____
Book No. _____
Series of 2020.

ANNEX “D”

REPUBLIC OF THE PHILIPPINES)
CITY OF _____) S.S.
X-----X

PERFORMANCE SECURING DECLARATION

Request for Proposal:

[Project reference Nos. 2020-SVP-TPA-REA-048-01A and 2020-SVP-TPA-REA-048-01B]

To: [Insert name and address of the Procuring Entity]

I/We, the undersigned, declare that:

1. I/We understand that, according to your conditions, to guarantee the faithful performance by the supplier/distributor/manufacturer/contractor/consultant of its obligations under the Contract, I/we shall submit a Performance Securing Declaration within a maximum period of ten (10) calendar days from the receipt of the Notice of Award prior to the signing of the Contract.
2. I/We accept that: I/we will be automatically disqualified from bidding for any procurement contract with any procuring entity for a period of one (1) year for the first offense, or two (2) years for the second offense, upon receipt of your Blacklisting Order if I/we have violated my/our obligations under the Contract.
3. I/We understand that this Performance Securing Declaration shall cease to be valid upon:
 - a. issuance by the Procuring Entity of the Certificate of Final Acceptance, subject to the following conditions:
 - i. Procuring Entity has no claims filed against the contract awardee;
 - ii. It has no claims for labor and materials filed against the contractor; and
 - iii. Other terms of the contract; or
 - b. replacement by the winning bidder of the submitted PSD with a performance security in any of the prescribed forms under Section 39.2 of the 2016 IRR of RA No. 9184 as required by the end-user.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand/s this ____ day of [month] [year] at [place of execution].

[Insert **NAME OF BIDDER’S AUTHORIZED REPRESENTATIVE**]

[Insert signatory’s legal capacity]
Affiant

SUBSCRIBED AND SWORN to before me this ___ day of [month] [year] at [place of execution], Philippines.

[Select one of the two following paragraphs and delete the other]

Affiant/s is/are personally known to me and was/were identified by me through competent evidence of identity as defined in the 2004 Rules on Notarial Practice (A.M. No. 02-8-13-SC).

Affiant/s exhibited to me his/her [insert type of government identification card used] with no. _____ issued on _____ at _____.

Witness my hand and seal this ___ day of [month] [year].

NAME OF NOTARY PUBLIC

Serial No. of Commission _____

Notary Public for _____ until _____

Roll of Attorneys No. _____

PTR No. __, [date issued], [place issued]

IBP No. __, [date issued], [place issued]

Doc. No. ____

Page No. ____

Book No. ____

Series of 2020.