

Date: 07 June 2019

**SUPPLEMENTAL BID BULLETIN NO. 2
FOR THE PROCUREMENT OF SERVICES OF THIRD-PARTY REAL ESTATE
APPRAISERS FOR VARIOUS PSALM REAL ESTATE ASSETS FOR CY 2019**

This Supplemental Bid Bulletin (SBB) No. 2 is issued to amend and clarify items in the Bidding Documents for the **Procurement of Third-Party Real Estate Appraisers for Various PSALM Real Estate Assets for CY 2019** (Project Reference No. 2019-PB-TPA-REA-029-01).

1. Amendment to various provisions of the Invitation to Bid (ITB) and Bidding Documents.

a. Amendment of item 8 of ITB:

From:

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. 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.
 - ii. The Bidder with the Lowest Calculated and Responsive Bid (LCRB) for Lot 1 shall be awarded Lot 1 and he will no longer be eligible for award of Lot 2.
 - iii. The Bidder with the Lowest Calculated and Responsive Bid (LCRB) for Lot 3 shall be awarded Lot 3 and he will no longer be eligible for award of Lot 4.
 - iv. Bid evaluation and contract award shall be on a **per Lot** basis.

To:

8. Submission of Bids (Technical and Financial documents) shall be on a **per Lot** basis. A bidder may participate in: (i) Lots 1 and 2; or (ii) Lots 3 and 4 to be bid out subject to the conditions stated in the BDS provision for ITB Clauses 24.1, 24.2, 24.3 and the conditions stated below:
- i. 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.
 - ii. The BAC shall evaluate bids for Lots 1 and 2 simultaneously and thereafter will declare the Lowest Calculated and Responsive Bid (LCRB) for each lot which is more advantageous to the government. The Bidder with the LCRB for Lot 1 shall be awarded Lot 1 and he will no longer be eligible for award of Lot 2 and vice versa.
 - iii. The BAC shall evaluate bids for Lots 3 and 4 simultaneously and thereafter will declare the Lowest Calculated and Responsive Bid

(LCRB) for each lot which is more advantageous to the government. The Bidder with the LCRB for Lot 3 shall be awarded Lot 3 and he will no longer be eligible for award of Lot 4 and vice versa.

iv. Contract award shall be on a per Lot basis.

b. Amendment of ITB Clause 24.3

From:

ITB Clause	
24.3	No further instructions

To:

ITB Clause	
24.3	<p><u>The BAC shall evaluate bids for Lots 1 and 2 simultaneously and thereafter will declare the Lowest Calculated and Responsive Bid (LCRB) for each lot which is more advantageous to the government. The Bidder with the LCRB for Lot 1 shall be awarded Lot 1 and he will no longer be eligible for award of Lot 2 and vice versa.</u></p> <p><u>The BAC shall evaluate bids for Lots 3 and 4 simultaneously and thereafter will declare the Lowest Calculated and Responsive Bid (LCRB) for each lot which is more advantageous to the government. The Bidder with the LCRB for Lot 3 shall be awarded Lot 3 and he will no longer be eligible for award of Lot 4 and vice versa.</u></p>

c. Deletion of item 3.8 under Scope of Works, Section VII, Technical Requirements:

Item 3.8 under Scope of Works, Section VII, Technical Requirements is hereby deleted. Hence, the third-party appraisers shall no longer be required to conduct title verification and determination of the most expeditious approach(es) to obtaining titles to the properties and pursuance of proper documentation of the same, in coordination with the Office of the General Counsel of PSALM and NPC, which shall pursue the titling activity.

d. Amendment of Section VI. Schedule of Requirements

Section VI is amended to allot certain percentage of the total requirements as basis for computing the liquidated damages (LD) in case the appraiser will not be able to submit on time the required appraisal/valuation reports.

From:

Description	Unit	Quantity	Delivery Date
Comprehensive Appraisal/Valuation Report	set	2	Initial Appraisal/Valuation Report shall be submitted within twenty (20) calendar days reckoned from the receipt Notice of Proceed (NTP). The Final Appraisal/Valuation Report shall be submitted within ten (10) days after PSALM has provided its comments, if any on the initial report.

To:

Description	Unit	Quantity	Delivery Date
Comprehensive Appraisal/Valuation Report	set	2	Initial Appraisal/Valuation Report shall be submitted within twenty (20) calendar days reckoned from the receipt Notice of Proceed (NTP). The Initial Appraisal/Valuation Report shall comprise eighty percent (80%) of the total Contract Price) The Final Appraisal/Valuation Report shall be submitted within ten (10) days after PSALM has provided its comments, if any on the initial report. The Final Appraisal/Valuation Report shall comprise twenty percent (20%) of the total Contract Price)

e. Amendment to Item 5.0 (Implementation) of Section VII, Technical Requirements:

From:

5.0 IMPLEMENTATION

7.1 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 twenty (20) 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.

Prior to the initiation of the project, the appraiser shall discuss with PSALM 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 arranged by PSALM and/or NPC.

7.2 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.

To:

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 twenty (20) 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 Bond and prior to the issuance of Notice To Proceed, PSALM will schedule a coordination meeting with the appraisers 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 arranged by PSALM and/or NPC.

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.

2. Inventory List of Structures/Improvements Subject of Appraisal

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
The Bidders are hereby provided a copy of inventory list of structures/improvements subject of appraisal for the following real estate assets:

- a. Puerto Azul Property
- b. Mexico Property
- c. Bataan TPP Housing

The inventory list is attached as Annex "A" of this SBB No. 2.

All relevant provisions of the bidding documents affected by the above amendments are hereby modified accordingly.

For the guidance and information of all concerned.


MARIA ILYN G. ALBITO
BAC Chairperson


Please acknowledge by signing on the space indicated below:

Received by:

Name of the Bidder/Company: _____
Name of Authorized Representative/s: _____
Signature/s: _____
Date: _____

Annex "A"

List of Structures/Improvement Subject of Appraisal

A. PUERTO AZUL PROPERTY

Item No.	Particulars	Qty/UoM	Description
1.	Condominium Unit B5-B	1 Unit	These are typical two (2) storey with basement and loft, concrete-framed building with concrete hollow block walls of plastered cement finish cement and partly supplemented with V-cut wood walls, asphalt shingle laid on plywood decking and partly corrugated galvanized iron sheet roofing on timber and steel frames, wood parquet finish on concrete basement floor, T&G wood at ground and second floors, concrete hollow block and double-wall plywood partitions, plywood ceiling, glass on analok frame and glass jalousie windows and glass on analok frame, wood panel and plywood flush-type doors. Building components consist of two (2) bedrooms, two (2) T&B, storage and terrace at basement floor; living and dining areas, kitchen and one (1) T&B at ground floor; and two (2) bedrooms, one (1) T&B and utility room at second floor and bedrooms at loft. It is painted and provided with electrical lighting and plumbing facilities. Lot Area (per unit) = 83.95 sq. m.; Gross Floor Area (per unit) = 247.22 sq. m.
2.	Condominium Unit B5-C	1 Unit	

B. MEXICO CENTRAL WAREHOUSE*

Item No.	Particulars	Qty/UoM	Description
1.	Warehouse 1	1 Unit	This is a lofty, reinforced concrete-framed building with structural steel frame, rib-type sheet walls, galvanized iron sheet roofing, plain cement finish on concrete floor. Total floor area is approximately 560 sq.m.
2.	Warehouse 2	1 Unit	This is a lofty, reinforced concrete-framed building with structural steel frame, corrugated galvanized iron sheet walls, galvanized iron sheet roofing, and plain cement finish on concrete floor. Total floor area is approximately 1,050 sq.m.
3.	Barracks	1 Unit	This is a one (1)-storey, concrete-framed building with concrete hollow block walls of plastered cement finish, corrugated galvanized iron sheet roofing, plain cement finish on concrete floor and plywood flush-type door. Total floor area is approximately 150 sq.m.
4.	Covered Area	1 Unit	This is an open-walled steel-framed building with structural steel frame, galvanized iron sheet roofing, and concrete floor. Total floor area is approximately 720 sq.m.
5.	Perimeter Fence	1 Lot	
6.	Guard House**	1 Lot	

C. BATAAN TPP HOUSING*

Item No.	Particulars	Qty/UoM	Description
1.	NPC Thermal Plant Building	1 Lot	No available description.
2.	Engineering Building	1 Lot	No available description.
3.	Infirmary Building	1 Lot	No available description.
4.	Bodega Building	1 Lot	No available description.
5.	Apartment Building - 4 doors	1 Lot	No available description.
6.	Apartment Building - 8 doors	1 Lot	No available description.
7.	Quarter Building - 2 Bedrooms	1 Lot	No available description.
8.	Duplex Type Building - 2 Bedrooms	1 Lot	No available description.
9.	Guest House - 3 Bedrooms	1 Lot	No available description.
10.	Apartment Building - 8 Doors	1 Lot	No available description.
11.	Cooperative Building	1 Lot	No available description.
12.	Duplex Type Building - 2 Bedrooms	1 Lot	No available description.
13.	Guard House	1 Lot	No available description.
14.	Fences and Gate	1 Lot	No available description.
15.	Basketball Court	1 Lot	No available description.
16.	Tennis Court	1 Lot	No available description.
17.	Compound Road	1 Lot	No available description.

**Reference: 2018 IFAR from BPMD except those with ** Asset list subject to verification.*