



# Philippine Amusement and Gaming Corporation

Creating Opportunities Beyond Gaming

## PROCUREMENT DEPARTMENT

### MEMORANDUM

February 28, 2022

FOR : THE CHIEF OF STAFF

FROM : THE ASSISTANT VICE PRESIDENT  
Procurement Department

SUBJECT : BIDS AND AWARDS COMMITTEE (BAC) 2 RESOLUTION

May we forward, for your approval, the BAC 2 Resolution declaring the failure of Negotiated Procurement (Small Value Procurement) and recommending approval of the re-conduct of one (1) Appraiser for the Procurement of Services for Three (3) Appraisers to Determine the Market Value of Properties being Handled by PAGCOR under ITB No. SV21-07-021COR.

Thank you.

CHRISTINE ROSE J. FERNANDEZ

CDN/mbp02/28/2022

PROCUREMENT DEPARTMENT ROUTING SLIP	
AVP/SM	<i>Milda/ Bobby, Pls proceed if in order</i>
ACM	RBD
JSB	CDN
MJC	<i>Approved 3/1/22</i>

MELDA B. PEÑAREDONDO  
PROCUREMENT OFFICER I

CTS. NO. 20220301075728  
PD202200414



## BIDS AND AWARDS COMMITTEE (BAC) 2

### PROJECT DETAILS

Invitation to Bid Number	SV21-07-021COR
Title	Procurement of Services for Three (3) Appraisers to Determine the Market Value of Properties being Handled by PAGCOR
Mode of Procurement	Negotiated Procurement (Small Value)
End User	Corporate Disposal Committee (CDC)
Approved Budget for the Contract (ABC)	Two Hundred Seventy Thousand Pesos (PhP270,000.00) for Three (3) Appraisers or Ninety Thousand Pesos (PhP90,000.00) per Appraiser, VAT Exclusive, Zero-Rated Transaction
Date of APP Approval	December 9, 2020
BOD Approval	June 24, 2021
Budget Authorization Number	2110687

### RESOLUTION DECLARING FAILURE OF ONE (1) APPRAISER OF NEGOTIATED PROCUREMENT (SMALL VALUE) AND RECOMMENDING APPROVAL BY THE CHIEF OF STAFF FOR THE RE-CONDUCT THEREOF

**WHEREAS**, the Bids and Awards Committee (BAC) 2 has been tasked to handle the procurement of the Philippine Amusement and Gaming Corporation (PAGCOR) with the project details presented above;

**WHEREAS**, the Procurement Department (PD), acting as the BAC Secretariat, received the Procurement Processing Request (PPR) and other pertinent documents related to the project on May 11, 2021;

**WHEREAS**, in the Pre-Procurement Conference held on May 19, 2021, the BAC 2, together with the representatives of the end-user, CDC, reviewed and evaluated all the documents presented including the Terms of Reference (TOR) integrated in the draft Request for Quotation (RFQ);

**WHEREAS**, in the same meeting the BAC 2 noted that the Board approved budget allocated for the three (3) appraisers amounting to One Hundred Ninety-Seven Thousand Pesos (PhP197,000.00) was not sufficient and instructed the end-user to seek the approval of the Board for a supplemental budget for the project;

**WHEREAS**, on July 15, 2021, during the Second (2<sup>nd</sup>) Pre-Procurement Conference, the BAC Secretariat presented the approved supplemental budget dated June 24, 2021 to the BAC 2, and resolved to proceed with the finalization of the RFQ for the project since they found the rest of the documents in order;

**WHEREAS**, due to the implementation of the Enhanced Community Quarantine (ECQ) in the National Capital Region (NCR) on August 6, 2021, the Secretariat requested for guidance to the BAC on whether to proceed with the posting of the RFQ;

**WHEREAS**, the BAC 2 resolved to defer the issuance and posting of the RFQ and proceed only upon lifting of the ECQ or other similar government restrictions in the National Capital Region (NCR);

**WHEREAS**, on July 14, 2021 upon receipt of the revised TOR from the end-user, CDC, the BAC instructed the Secretariat to proceed with the finalization and posting of the RFQ;

**WHEREAS**, upon the instruction of the BAC, the RFQ was posted from September 9, 2021 to September 16, 2021 at the websites of PAGCOR and the Philippine Government Electronic Procurement System (PhilGEPS), and in a conspicuous place within the premises of PAGCOR Corporate Annex Office;

**WHEREAS**, copies of RFQ were also sent through electronic mail to prospective bidders from the list of PAGCOR's Registry of Suppliers;

**WHEREAS**, on September 16, 2021, the deadline for the Submission and Receipt of Quotations, three (3) bidders submitted their quotations for the said project, namely:

1. Asian Appraisal Co., Inc.;
2. Topconsult, Inc.; and
3. Royal Asia Appraisal Corporation.

**WHEREAS**, on the same date, the Secretariat, the end-user, CDC, and the representative from the Security Group (SG), convened for the Opening and Preliminary Examination of the Sealed Quotations submitted by the above-mentioned bidders;

**WHEREAS**, after the Opening and Preliminary Examination of the submitted sealed quotations, the financial offers, as Read, of the qualified bidders were as follows:

Name of Bidder	Financial Offer, as Read
Asian Appraisal Co., Inc.	PhP80,000.00
Topconsult, Inc.	PhP85,000.00
Royal Asia Appraisal Corporation	PhP90,000.00

**WHEREAS**, based on the detailed bid evaluation on the financial offers that was conducted by the end-user for the abovementioned suppliers, the CDC stated the following in their memorandum dated September 16, 2021:

"xxx...xxx...xxx

*Accurate mathematical computations.*

xxx...xxx...xxx".

**WHEREAS**, in the Deliberation Meeting held on September 20, 2021, the BAC 2 discussed the results of the detailed bid evaluation conducted by the end-user, CDC, with details as follows:

Name of Bidder	Financial Offer, As Calculated VAT Exclusive, Zero-Rated Transaction	Rank	% Variance from ABC (PhP90,000.00)
Asian Appraisal Company, Inc.	Eighty Thousand Pesos (PhP80,000.00)	LCQ	11.11%
Topconsult, Inc.	Eighty-Five Thousand Pesos (PhP85,000.00)	Second (2 <sup>nd</sup> ) LCQ	5.55%
Royal Asia Appraisal Corporation	Ninety Thousand Pesos (PhP90,000.00)	Third (3 <sup>rd</sup> ) LCQ	0%

**WHEREAS**, all bidders complied with the requirements prescribed in the 2016 Revised Implementing Rules and Regulations (IRR) of Republic Act (R.A.) 9184;

**WHEREAS**, the BAC 2, through the PD, sent notifications to the three (3) bidders on September 21, 2021, with an advise to submit the post-qualification documents within a non-extendible period of five (5) calendar days from receipt of the notice;

**WHEREAS**, during the Deliberation Meeting held on November 22, 2021, the BAC 2, declared the quotation submitted by Royal Asia Appraisal Corp. as post-disqualified for failure to submit the following documents to the Quezon City in compliance with the conditions for the issuance of the Business Permit which will revoke the same if not submitted;

1. Sanitary Permit;
2. Environmental Clearance; and
3. Certificate of Electrical Inspection

**WHEREAS**, in the same meeting, the BAC instructed the Secretariat to issue a Notice of Post-Disqualification to the said bidder due to the above reason;

**WHEREAS**, on December 14, 2021, the PD sent the Notice of Post-Disqualification to Royal Asia Appraisal Corp. and was acknowledged on December 21, 2021 with signed Waiver to File a Request for Reconsideration;

**WHEREAS**, in a Deliberation Meeting held on January 10, 2022, the PD presented to the BAC 2 the acknowledged/signed Notice of Post-Disqualification and the signed Waiver to File a Request for Reconsideration from Royal Asia Appraisal Corp.;

**WHEREAS**, in the same meeting, the BAC 2 declared a Failure of Negotiated Procurement (Small Value) for one (1) appraiser since the bidder failed to comply with all the requirements of the project pursuant to Section 35.1(c) of the 2016 Revised Implementing Rules and Regulations (IRR) of the Republic Act (R.A.) 9184;

**WHEREAS**, the end-user, CDC, signified its intent for the re-conduct of procurement for one (1) appraiser to complete the requirement for three (3) appraisers;

WHEREAS, the BAC 1 instructed the end-user, CDC, to conduct a mandatory review on the terms, conditions and budget of the project to determine the reason/s behind the failure of the procurement process prior to its re-conduct;

NOW, THEREFORE, We, the Members of the Bids and Awards Committee (BAC) 2, hereby RESOLVE, as it is hereby RESOLVED:

1. To declare a Failure of Negotiated Procurement (Small Value) of one (1) for the Services of Three (3) Appraisers to Determine the Market value of Properties being Handled by PAGCOR under ITB No. SV21-07-021COR pursuant to Section 35.1(c) of the 2016 Revised Implementing Rules and Regulations (IRR) of the Republic Act (R.A.) 9184; and
2. To recommend for approval by the Chief of Staff (COS), as duly delegated by the Board of Directors as the Head of the Procuring Entity (HoPE) of PAGCOR, the Re-conduct of the Procurement of Services for one (1) Appraiser to Determine the Market Value of Properties being Handled by PAGCOR, after the conduct of the mandatory review of the terms, conditions, technical specifications and cost estimates of the project, pursuant to Section 35.2 of the 2016 Revised IRR of R.A. 9184;

RESOLVED, thru Video Conferencing using Zoom Application, this 10<sup>th</sup> day January 2022.

RODERICK R. CONSOLACION  
Chairperson, BAC 2

GENE R. DOCTOR  
Vice-Chairperson, ACD

JANICE A. GODORNES  
Member, LG

ROBERT C. LUCQUIAO  
Member, CMED

RYAN F. CORDETA  
Member, TSD

NOT PRESENT  
CARLOS C. CANLAS  
Member, TD

APPROVED BY:

ALBERTO O. REGINO JR.  
Chief of Staff

*On*  
*MS*  
*p.*

PBN-0806

22 MAR 02 02:24PM

PROCUREMENT  
DEPARTMENT *Quedan*