



Philippine Amusement and Gaming Corporation

REQUEST FOR QUOTATION

Date	: August 24, 2023
Project Title	: Procurement of Professional Appraisal Services to conduct Appraisal of PAGCOR Real Properties
ITB No.	: SV23-07-038COR
Approved Budget for the Contract (ABC)	: Six Hundred Eighty-Five Thousand (PHP685,000.00) for Two (2) Professional Appraisers or Three Hundred Forty-Two Thousand Five Hundred Pesos (PHP 342,500.00) per Professional Appraiser, VAT Exclusive, Zero-Rated Transaction.
Deadline for the Submission and Receipt of the Quotation(s) / Proposal(s)	: August 31, 2023 (Thursday) 2:00 p.m. (Sealed Quotation)
Opening and Examination of the Quotation(s) / Proposal(s)	: August 31, 2023 (Thursday) 2:00 p.m. onwards

Please address and submit the envelope containing the accomplished RFQ form and required documents to the Bids and Awards Committee (BAC) 3, through the Procurement Processing Department (PPD), located at Eighth (8th) floor, PAGCOR Corporate Annex Office, Carmen Building, 1105 U.N. Avenue cor. Maria Orosa St., Ermita, Manila.

The envelope shall bear the following information in capital letters:

1. Title and reference number of the project; and
2. Name, address and contact details (telephone/cellphone numbers and/or e-mail address) of the Bidder.

Note: Quotation(s) / Proposal(s) submitted after the deadline shall not be accepted.

Sir / Madam:

In accordance with the Technical Specifications/Scope of Work and General Conditions for the project stated herewith, kindly fill up and submit your lowest price quotation.

For any inquiries or clarifications, please contact the PPD at (02) 8526-0337 loc. 7421 and look for Ms. Lenenita R. Alaan.

Thank you.


JUAN MIGUEL A. MAGLAYA
Chairperson
BIDS AND AWARDS COMMITTEE (BAC) 3

MFS/EAB/MJC/ra


MARIE MAUREEN G. MANTARING-BAGASBAS

Dear Mr. Maglaya:

In accordance with your request, the following is our quotation for your requirement:

Procurement of Services for Two (2) Appraisers for the Appraisal of PAGCOR's Real Properties.			
I. TECHNICAL DESCRIPTION			OFFERED TECHNICAL PROPOSAL Statement of Compliance Please check the appropriate box.
DESCRIPTION To determine / estimate the current appraisal value of various PAGCOR real estate properties that shall serve as reference in the proper valuation and/or disposition of the property using applicable methodologies most appropriate for the valuation of the subject properties:			<input type="checkbox"/> Comply <input type="checkbox"/> Not Comply
II. SCOPE OF SERVICES:			
A. <u>Property subject for appraisal:</u>			
Property	Lots	Area	OFFERED TECHNICAL PROPOSAL Statement of Compliance Please check the appropriate box.
Alfonso, Cavite Block 4 Lot 21 Ridgewood Heights, Alfonso Cavite	1 Lot	240 sq. m.	<input type="checkbox"/> Comply <input type="checkbox"/> Not Comply
Antipolo, Rizal Ponderosa Heights, Brgy. San Roque, Bo. San Pablo, Antipolo, Rizal	1 Lot	450 sq. m.	<input type="checkbox"/> Comply <input type="checkbox"/> Not Comply
Dasmariñas City Bo. Bukal, Dasmariñas, Cavite	3 Lots	3,249 sq.m.	<input type="checkbox"/> Comply <input type="checkbox"/> Not Comply
Sta. Rosa Property <i>Sta. Rosa Commercial Complex, Balibago, Sta. Rosa, Laguna</i>	4 Lots	16,335 sq.m.	<input type="checkbox"/> Comply <input type="checkbox"/> Not Comply
Urdaneta, Pangasinan Brgy. Nangayasan, Urdaneta, Pangasinan	6 Lots	4,248 sq.m.	<input type="checkbox"/> Comply <input type="checkbox"/> Not Comply

Tagaytay City J.P. Rizal Ave., Cor. Akle Road (Mahogany Ave.), Brgy. Kaybagal South, Tagaytay City, Cavite	1 Lot	42,043 sq.m.	<input type="checkbox"/> Comply <input type="checkbox"/> Not Comply																								
Entertainment City Aseana Business Park, Parañaque City	12 Lots	150,636 sq.m.	<input type="checkbox"/> Comply <input type="checkbox"/> Not Comply																								
Old Nayong Pilipino (MIA Complex) MIA Road, Pasay City	1 Lot	150,000 sq.m.	<input type="checkbox"/> Comply <input type="checkbox"/> Not Comply																								
Alfonso Property (Main Lot) Barangay Upli, Alfonso Cavite	13 Lots	13,088 sq.m.	<input type="checkbox"/> Comply <input type="checkbox"/> Not Comply																								
Imus Phase II (Elidan Housing Project) Bo. Bayan Luma Imus, Cavite	3 Lots	22,328.70 sq.m.	<input type="checkbox"/> Comply <input type="checkbox"/> Not Comply																								
Imus Phase I (PAGCOR Warehouse Complex and Housing Phase I) Bo. Bayan Luma Imus, Cavite	26 Lots	30,211.64 sq.m.	<input type="checkbox"/> Comply <input type="checkbox"/> Not Comply																								
AMVEL Housing Project Amvel City, San Dionisio, Sucat Rd., Parañaque City	3 Units	226.30 sq.m.	<input type="checkbox"/> Comply <input type="checkbox"/> Not Comply																								
Coastal Plaza Housing Project Brgy. Daniel Fajardo, Las Piñas City	1 Unit	40.48 sq.m.	<input type="checkbox"/> Comply <input type="checkbox"/> Not Comply																								
Alfonso Housing Project Barangay Upli, Alfonso Cavite	3 Lots	1,007 sq.m.	<input type="checkbox"/> Comply <input type="checkbox"/> Not Comply																								
Alfonso Housing Project Barangay Upli, Alfonso Cavite (a. Lots affected by the construction of Perimeter Fence)	7 Lots	2,481 sq.m.	<input type="checkbox"/> Comply <input type="checkbox"/> Not Comply																								
<table border="1"> <thead> <tr> <th>Block No.</th> <th>Lot No.</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>20</td> <td>565</td> </tr> <tr> <td>1</td> <td>13</td> <td>287</td> </tr> <tr> <td>1</td> <td>14</td> <td>290</td> </tr> <tr> <td>1</td> <td>15</td> <td>287</td> </tr> <tr> <td>4</td> <td>18</td> <td>267</td> </tr> <tr> <td>4</td> <td>19</td> <td>267</td> </tr> <tr> <td>4</td> <td>29</td> <td>518</td> </tr> </tbody> </table>				Block No.	Lot No.	Area	1	20	565	1	13	287	1	14	290	1	15	287	4	18	267	4	19	267	4	29	518
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Alfonso Housing Project
 Barangay Upli, Alfonso Cavite
 (b. Lots affected by the
 construction of Retaining
 Wall and Perimeter Fence)

Block No.	Lot No.	Area
1	1	261
1	2	258
1	3	254
1	4	250
1	5	246
1	6	248
1	7	264
1	8	280
1	9	297
1	10	292
1	11	307
4	20	267
4	21	266
4	22	266
4	23	250
4	24	252
4	25	247
4	26	248
4	27	249
4	28	249

20
Lots

5,251 sq.m.

- Comply
 Not Comply

B. Appraisal Undertaking and Methodology:

The appraiser shall conduct an ocular inspection and investigation of the subject properties. Appraisal shall require personal inspection of the property to determine and record the extent, character and condition of the improvements, as well as the gathering of relevant data and information in order to determine / estimate the current fair market value of the properties. Photographs of the property must be taken and shall form part of the report.

- Comply
 Not Comply

C. Report

The appraisal report shall be submitted into two (2) copies and shall contain the following:

1. Letter summarizing the result of investigation / appraisal and the approach / methods used in arriving at a fair estimate of the value of the property.
2. General Service conditions and Certificate of Appraiser.
3. Limiting Conditions.
4. Neighborhood and property description which shall contain the following:
 - a) Lot plan and Vicinity / location map

- Comply
 Not Comply

<ul style="list-style-type: none"> b) Neighborhood data; c) Land Market Survey; d) Land Data; e) Statement of property rights or interests involved; f) Utility connections – electricity, water, telephone, etc... g) Public transportation, traffic patterns and controls h) Highest and best use of the property (present and anticipated) <p>5. Applicable zonal value</p> <p>6. Photographs of the properties</p>	
<p>D. <u>Delivery Date</u></p> <p>The appraisal report shall be submitted within fifteen (15) working days after receipt of the Purchase Order.</p>	<p><input type="checkbox"/> Comply</p> <p><input type="checkbox"/> Not Comply</p>
<p>E. <u>Delivery Place</u></p> <p>Logistics Management Department (LMD), 9th Floor IMET BPO Tower, CBP-1A Metropolitan Park, Roxas Boulevard, Pasay City</p>	<p><input type="checkbox"/> Comply</p> <p><input type="checkbox"/> Not Comply</p>
<p>III. QUALIFICATIONS OF THE APPRAISAL SERVICES:</p> <p>The appraisal company must submit the following qualification documents together with the formal quotation:</p>	
<p>1. Certificate of registration issued by Securities and Exchange Commission (SEC) and Department of Trade and Industries (DTI) as a corporation or general professional partnership registered in SEC's appraisal company and professional services corporation list.</p>	<p><input type="checkbox"/> Comply</p> <p><input type="checkbox"/> Not Comply</p>
<p>2. List of contracts/projects completed for the last seven (7) years indicating the corresponding company name, contact person and telephone number, with at least four (4) companies and one (1) a government entity with a minimum contract amounted to P100,000.00 per completed projects.</p>	<p><input type="checkbox"/> Comply</p> <p><input type="checkbox"/> Not Comply</p>
<p>3. Company Profile</p>	<p><input type="checkbox"/> Comply</p> <p><input type="checkbox"/> Not Comply</p>
<p>4. Copies of Real Estate Appraiser's licenses of at least two (2) appraisers currently employed by the company.</p>	<p><input type="checkbox"/> Comply</p> <p><input type="checkbox"/> Not Comply</p>
<p>5. A member of PhilGEPS.</p>	<p><input type="checkbox"/> Comply</p> <p><input type="checkbox"/> Not Comply</p>
<p>6. Business Permit</p>	<p><input type="checkbox"/> Comply</p> <p><input type="checkbox"/> Not Comply</p>

<p>7. Certificate of employment of at least one (1) certifying property valuer who is an officer of the appraisal company attesting to the following qualifications;</p> <p>a) Holds a valid Real Estate Appraiser's license issued by PRC;</p> <p>b) Minimum of seven (7) years' experience as a Licensed Real Estate Appraiser;</p> <p>c) An officer or a member in good standing of Philippine Real Estate Appraisers (IPREA) or Philippine Association of Realty Appraisers, Inc. (PARA). (Pls. submit copy IPREA or PARA Membership Certificate/Credentials)</p>	<p><input type="checkbox"/> Comply</p> <p><input type="checkbox"/> Not Comply</p>
<p>Contact Person:</p> <p>Contact Name: VILMA L. REOLA Logistics Management Officer II</p> <p>Contact Number: Truckline No.8522-1357 local 2013/ Cel No.09772761940</p>	

I. FINANCIAL OFFER / QUOTATION

<u>FINANCIAL QUOTATION</u>		
Lot	DESCRIPTION	TOTAL COST (VAT Exclusive, Zero-Rated Transaction)
1 Lot	Procurement of Professional Appraisal Services to conduct Appraisal of PAGCOR Real Properties	<p>PHP _____ (Amount in figures)</p> <p>_____</p> <p>_____</p> <p>(Amount in words)</p>

NOTES:

1. Price Quotation (unit and total prices) shall be rounded off up to two (2) decimal places.
2. **VALIDITY OF OFFER** - Ninety (90) calendar days from the date of the Opening Examination of the Quotation/Proposal.

III. ADDITIONAL REQUIREMENTS

As part of the post-qualification process, kindly submit the following documents within three (3) calendar days from receipt of the notice as the bidder having the Lowest / Single Calculated Quotation:

1. BIR Certificate of Registration for individuals (if applicable);

OR;

1.1 Registration Certificate from the Department of Trade and Industry (DTI) for sole proprietors, Registration Certificate from the Securities and Exchange Commission (SEC) for corporations, partnerships or joint ventures or Registration Certificate from the Cooperative Development Authority (CDA); and

1.2 Valid Mayor's Permit issued by the city or municipality where the principal place of business of the bidder is located.

OR;

Recently expired Mayor's/Business Permits together with the official receipt as proof that the bidder has applied for the renewal within the period prescribed by the concerned local government unit, provided that the renewed permit shall be submitted as a post-qualification requirement in accordance with Section 34.2 of the 2016 Revised IRR of R.A. 9184.

2. Latest Income or Business Tax Returns filed and paid through the BIR Electronic Filing and Payment System (EFPS).

In accordance with Executive Order (E.O.) No. 398, Revenue Regulation (R.R.) No. 03-2005 and Revenue Memorandum Circular (RMC) 16 – 2005, the above-mentioned tax returns shall refer to the following:

- a) Latest Income Tax Return (ITR) shall be the ITR for the preceding year, whether calendar or fiscal, **or**
- b) Latest Business Tax Returns shall refer to the Value Added Tax (VAT) or Percentage Tax filed and paid covering the previous six (6) months before the date of Submission, Receipt, Opening & Preliminary Examination of Quotations.

3. Philippine Government Electronic Procurement System (PhilGEPS) Registration Number (Please indicate below your PhilGEPS Registration Number);

PhilGEPS Registration Number: _____;

OR

Valid PhilGEPS Registration Certificate under Platinum Membership;

4. Omnibus Sworn Statement using the attached prescribed form.

The original duly signed Omnibus Sworn Statement shall be supported by an attached document showing proof of authorization, e.g., original copy of a duly notarized Secretary's Certificate (in case of corporations, partnerships or joint ventures) or a Special Power of Attorney (in case of Sole Proprietor) attesting that the signatory is the duly authorized and designated representative of the prospective bidder, and granted full power and authority to do, execute and perform any and all acts necessary and/or to represent the prospective bidder in the procurement process.

IV. **NOTES:**

1. Bidders shall submit their quotations through their duly authorized representatives using this form only. This form must be completed without any alterations to their format and no substitute form shall be accepted. All blank spaces shall be filled in with the correct and accurate information as required.
2. Quotation(s)/Proposal(s) submitted exceeding the Approved Budget for the Contract shall not be accepted.
3. The prices quoted are to be paid in Philippine Currency.
4. All prices quoted are **INCLUSIVE** of all applicable duties, government permits, fees, and other charges relative to the acquisition and delivery of items to PAGCOR, but **VAT Exclusive, Zero-Rated Transaction**.
5. For the purpose of standardization of quotations, this RFQ Form will prevail over all kinds and forms of quotation. In case of price discrepancy over the amounts in words and in figures, the amount in words will prevail.
6. Any interlineations, erasures or overwriting shall be valid only if they are signed or initialed by you or any of your duly authorized representative/s.
7. PAGCOR shall have the right to inspect and/or to test the goods to confirm their conformity to the technical specifications.
8. Award of contract shall be made in favor of the supplier or contractor having the Single or Lowest Calculated Responsive Quotation (for goods and infrastructure projects) or a consultant with the Single or Highest Rated Responsive Proposal, which complies with the minimum technical specifications and other terms and conditions stated herein.
9. To guarantee the faithful performance of the winning bidder's obligations, it shall post a Performance Security prior to the signing of the contract, in accordance with any of the following schedule:

Form of Security	Amount in Percentage of Total Contract Price
Cash or cashier's/manager's check issued by a Universal or Commercial Bank; 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; or	Five Percent (5%)
Surety Bond callable upon demand issued by a surety or insurance company duly certified by the Insurance Commission as authorize to issue such security specific for the contract awarded.	Thirty Percent (30%)

The Performance Security shall remain valid for the entire contract duration and shall be release only after the issuance by the PAGCOR of the final Certificate of Acceptance (issuance of the IAR); Provided that PAGCOR has no claims filed against the contract awardee or the surety or insurance company.

10. The **SUPPLIER** shall complete the supply and delivery of the required/goods/items within the time agreed by both parties.

Should the **SUPPLIER** incurs delay or fails to satisfactorily deliver any or all of the goods/items required under the CONTRACT within the specified schedule, inclusive of any time extension duly granted, the **SUPPLIER** shall be liable for liquidated damages equivalent to one-tenth (1/10) of one percent (1%) of the cost of the delayed or unperformed or unsatisfactorily performed Services for each day of delay, including Sundays and Holidays, until such goods/ items are finally delivered and accepted by PAGCOR.

Such liquidated damages shall be paid by the **SUPPLIER** or deducted from any money due or which may become due to the **SUPPLIER**, or collected from any applicable securities or warranties posted by the **SUPPLIER**.

In case the total sum of liquidated damages reaches ten percent (10%) of the total contract price. PAGCOR may rescind or automatically terminate the CONTRACT and impose appropriate sanctions over and above the liquidated damages to be paid

11. Other terms and conditions are stipulated in the attached Annex A of the Purchase Order.

BIDDER'S COMMITMENT:

We hereby agree and bind ourselves to the terms and conditions herein specified, to the manner of procurement and evaluation set up by the Bids and Awards Committee (BAC), to the provisions of the Annex A (Terms and Conditions) of the Purchase Order and to the rules and regulations of the Government and PAGCOR.

We understand that PAGCOR is not bound to accept the lowest or any offer/quotation it may receive.

Very truly yours,

Signature over Printed Name

Date: _____

TIN: _____

Position: _____

Company Represented: _____

TIN: _____

Address / Tel. No. / Fax No. _____

E-mail Address: _____

