

**Privatization and Management Office  
Bids and Awards Committee (PMO-BAC)  
Resolution No. 99-2023**

**RECOMMENDING APPROVAL FOR THE AWARD OF CONTRACT**

**WHEREAS**, the PMO-BAC, through its Secretariat, received from the Marketing Division I, a Request for Procurement of Consultancy Services for the Appraisal of Various PMO-Held Properties through Negotiated Procurement – Small Value Procurement (Sec. 53.9) with an Approved Budget for the Contract (ABC) of One Hundred Ninety-Five Thousand Two Hundred Pesos (Php195,200.00), separate proposals on a per item basis may be submitted;

**WHEREAS**, the Request for Proposal (RFP) with Solicitation No. PMO-23-43 was posted in the Philippine Government Electronic Procurement System (PhilGEPS) and PMO Website from 7 to 14 June 2023, as well as in conspicuous places in its premises, in accordance with Section 53.9 (Small Value Procurement) of the Revised Implementing Rules and Regulations (RIRR) of Republic Act (RA 9184) (“The Government Procurement Reform Act”). In addition, nine (9) prospective bidders were also invited to submit their quotations, namely:

1. Colliers International Phils, Inc. (CIPI),
2. PAR Excellence Appraisal & Corporate Essentials (PEACE), Inc.,
3. Celer Appraisal, Inc.,
4. Cal-fil Appraisal and Management, Inc.,
5. Intech Appraisal, Inc.,
6. Royal Asia Appraisal Corp.,
7. Asian Appraisal Company, Inc. (AACI),
8. Cybertech Property Appraisal, Inc., and
9. AVISO Valuation & Advisory Corp.

**WHEREAS**, on 14 June 2023, the PMO-BAC, received proposals from four (4) prospective bidders, namely, First Independent Value Experts, Inc., PAR Excellence Appraisal & Corporate Essentials (PEACE), Inc., Asian Appraisal Company, Inc. (AACI) and Colliers International Phils, Inc. (CIPI);

**WHEREAS**, the End-User and PMO-BAC, through its Technical Working Group (TWG), evaluated the bid submitted using the Quality-Based Evaluation (QBE) pursuant to Section 33.2.1 of the Revised IRR of RA 9184, which resulted as follows;

	Bidders	Technical Proposals	Rating	Remarks
1	Asian Appraisal Company, Inc. (AACI)	Complete and valid	100%	Compliant
2	Colliers International Phils, Inc. (CIPI)	Complete and valid	100%	Compliant
3	PAR Excellence Appraisal & Corporate Essentials (PEACE), Inc.	Complete and valid	83%	Compliant
4	First Independent Value Experts, Inc	Complete and valid	65%	Compliant

**WHEREAS**, after evaluation of the submitted requirements by prospective bidders, two (2) appraisers, namely: Asian Appraisal Company, Inc. (AACI), and Colliers International Phils, Inc. (CIPI) got the same rating of 100 percent;

**WHEREAS**, based on the bids received, the AACI submitted proposals for all four (4) assets while CIPI submitted proposals for only three (3) assets;

Item No.	Asset Name	AACI Financial Proposal	CIPI Financial Proposal
1	Pioneer Glass Manufacturing Corp. (PGMC) Rosario, Cavite	Php 45,000.00	Php 54,800.00
2	Central Bank - Board of Liquidators (CB-BOL) Pagudpud, Ilocos Norte	Php 58,000.00	<b>did not submit</b>
3	Central Bank - Board of Liquidators (CB-BOL) Santolan, Pasig City	Php 30,000.00	Php 36,300.00
4	Central Bank - Board of Liquidators (CB-BOL) Cabanatuan City, Nueva Ecija	Php 40,000.00	Php 44,060.00
<b>Total</b>		<b>Php173,000.00</b>	<b>Php135,160.00</b>

**WHEREAS**, considering that CIPI did not submit a proposal for item no. 2 (Central Bank - Board of Liquidators (CB-BOL) Pagudpud, Ilocos Norte), AACI was determined and declared as the Single Rated and Responsive Bid (SRRB);

**WHEREAS**, for item nos. 1, 3 and 4, the PMO-BAC decided to use “draw lots” as the non-discretionary/non-discriminatory selection criteria for the tie-breaking method in accordance with the Government Procurement Policy Board (GPPB) Circular No.06-2005 (*Guidelines on the Use of Non-Discretionary/Non-Discriminatory Selection criteria as Tie-Breaking Method in Case of Two or More Bidders are Determined and Declared as the Lowest Calculated and Responsive Bidder (LCRB) or Highest Rated and Responsive Bidder (HRRB)*);

**WHEREAS**, on 06 July 2023, the PMO-BAC notified CIPI and AACI of the “draw lots” and to be conducted via Zoom. Draw lots was witnessed by the representative of CIPI, while AACI was not able to attend. Colliers International Phils, Inc. emerged as the Highest Rated and Responsive Bidder for item nos. 1, 3 and 4;

**WHEREAS**, the Head of Procuring Entity (HoPE) approved the BAC Resolution No. 97-2023, recommending AACI as the Single Rated and Responsive Bidder (SRRB) for item no. 2 and Colliers International Phils, Inc. as the Highest Rated and Responsive Bidder for item nos. 1, 3 and 4;

**NOW, THEREFORE, WE**, the Members of the PMO-BAC, hereby **RESOLVE** as it is **RESOLVED** to recommend for approval by the Chief Privatization Officer and Head of the Procuring Entity (HoPE), Atty. Maan Vanessa L. Doctor, the following:

- a) to award the Procurement of Consultancy Services for the Appraisal of Pioneer Glass Manufacturing Corp. (PGMC) Rosario, Cavite, Central Bank - Board of Liquidators (CB-BOL) Santolan, Pasig City, and Central Bank

- Board of Liquidators (CB-BOL) Cabanatuan City, Nueva Ecija properties (Item Nos. 1, 3, and 4) with Solicitation No. PMO-23-43 to **Colliers International Phils, Inc.** at a contract price of **One Hundred Thirty-Five Thousand One Hundred Sixty Pesos (Php135,160.00)**; and

- b) to award the Procurement of Consultancy Services for the Appraisal of CB-BOL Pagudpud, Ilocos Norte property (Item No. 2) with Solicitation No. PMO-23-43 to **Asian Appraisal Company, Inc.** at a contract price of **Fifty-Eight Thousand Pesos (Php58,000.00)**;

Done this 17 July 2023, Makati City.

  
**MARIA LIRIO A. ZABALA**  
Chairperson

  
**CESAR LUIS M. PARGAS**  
Member

  
**JENNIFER E. BRIGOLA**  
Provisional Member/End-User

On-leave

**CONCHITA Q. SAGUN**  
Vice-Chairperson

Not present during the  
tie-breaking event

**CARLA S. DEL PRADO**  
Member

Approved by:

  
**ATTY. MAAN VANESSA L. DOCTOR**  
Chief Privatization Officer / Head of the Procuring Entity