

Region V
Old Airport Road, Brgy. 40, Cruzada, Legazpi City

Old Airport Road, Brgy. 40, Cruzada, Legazpi City

R. No.): 2024-08-232

Date: 08/21/2024

REQUEST FOR QUOTATION

Office/Email-User: RÖVVALD

TIN No.

Please quote your lowest price on the Item(s) listed below, subject to the Terms and Conditions stated below and submit your quotation duly signed by your representative not later than 2:00 P.M. **September 11, 2024** in the open envelope attached herewith to the BAC Secretariat for Goods, DPWH Region V, Old Airport Road, Brgy. 40, Cruzado, Legazpi City.

TERMS and CONDITIONS:

1. All entries shall be typewritten or legibly written
2. Delivery period within Thirty (30) C.R. upon receipt of approved funded Purchase Order (P.O.), Administrative Penalties pursuant to Sec. 69 of the Revised JRS-R 3184 shall be imposed for non-delivery without valid reason
3. Warranty shall be for a minimum of three (3) months for supplies & materials, one year for equipment from date of acceptance by the end-user.

MARIA TEODORA P. LOSANTAS, Ph.D., DBA., JD
(BAC Chairperson)

Chief Administrative Officer

4. Price validity shall be for a period of sixty (60) calendar days.
 5. ***PHILDETS Registration Certificate, Mayor's Permit, DTI, Tax Clearance, Income/Business Tax Return and Omnibus Sworn Statement*** must be attached upon submission of the quotation
 6. Bidders shall submit original brochures showing certifications of the product, if applicable.
 7. Please indicate the brand for each item being offered.
- The approved budget ceiling for this procurement is ***PH126,925.52***

[illegible]

Brand and Model: _____

Warranty:			
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After having carefully read and accepted your General Conditions, I / We quote you on the item(s) at prices note above. If the space for Delivery Period,

Warranty and Price Validity are left black, it means that I concur with the Terms and Conditions specified by DPWH.

Printed Name / Signature / Date _____



REVISED TERMS OF REFERENCE FOR PROPERTY APPRAISAL SERVICES BY INDEPENDENT PROPERTY APPRAISER (IPA)

These Terms of Reference (TOR) shall serve as the basic guidelines for the provision to DPWH Implementing Office (IO) of the services of an Independent Property Appraiser (IPA) in determining the appropriate price of properties to be offered by the IO to the owners of the properties which are required as right-of-way (ROW) of an infrastructure project and which will be acquired through negotiated sale pursuant to the provisions of Section 6 of the Implementing Rules and Regulations (IRR) of Republic Act (RA) No. 10752 (Right-of-Way Act):

1. BACKGROUND

The Services will involve appraisal of lots affected by the Right-of-Way requirement of the following projects:

- a. **23F00065: ENSURE SAFE AND RELIABLE NATIONAL ROAD SYSTEM - BRIDGE PROGRAM - WIDENING OF PERMANENT BRIDGES - BUSAY BR. (B001961Z) ALONG DAANG MAHARLIKA (1Z) - PHASE II** which will traverse eleven (11) lots situated in Albay.
- b. **23F00139: CONSTRUCTION OF BY - PASS AND DIVERSION ROADS - DAANG MAHARLIKA - DAET MERCEDES ROAD LINK, CAMARINES NORTE** which will traverse twelve (12) lots situated in Camarines Norte.

2. OBJECTIVES OF THE SERVICES

- a) To determine the fair market value of the land described above as affected by the ROW requirement of the projects based on the actual or constructive taking of the affected property.

CID NO.	Date of Constructive/Actual Taking
23F00065	Not yet completed/For issuance of Notice
23F00139	Not yet completed/For issuance of Notice

- b) To recommend the appropriate price offer for negotiated sale of the affected land based on the above.
- c) To provide technical assistance, if necessary, to the IO on the negotiated sale proceedings, and in administrative and judicial processes for other modes of ROW acquisition as needed, including the attendance therein of concerned IPA technical personnel.

3. DESIRED OUTPUTS

The IPA is expected to deliver to the IO an Appraisal Report that contains the following:

- a. Basis of valuation, which shall be consistent with the standards and specifications provided in Section 4 of this TOR.
- b. Technical details and physical characteristics of the Properties affected by the ROW.
- c. Estimated market value of the land under consideration.
- d. Recommended price offer for negotiated sale for the lands affected.
- e. Other reports/advisories needed in the negotiation proceedings.

The Appraisal Report must be signed by a Real Estate Appraiser duly licensed by the Professional Regulation Commission (PRC) and registered with the Professional Regulatory Board of Real Estate Services (PRBRES) pursuant to RA 9646 (Real Estate Service Act of the Philippines, 2009)

4. STANDARDS AND SPECIFICATIONS

In providing the services and delivering the desired outputs, the GFI/IPA shall use the Philippine Valuation Standards (PVS) and observe the following standards and specifications listed under Section 7 of RA 10752:

- a. The classification and use for which the property is suited.

This shall be based on, among other things, the latest approved land use plan and/or zoning ordinance, if any, of the city or municipality concerned.
- b. The development cost for improving the land.

This shall be based on, among other things, the records and estimates of the City or Municipal Assessor concerned, GFI or IPA for similar or comparable lands.
- c. The value declared by the owners.

This shall be based on the value shown in the owners' latest Tax Declaration Certificates or Sworn Statements.
- d. The current selling price of similar lands in the vicinity.

This shall be based on, among other things, the latest records on Deeds of Sale for similar lands in the office of the Register of Deeds concerned.
- e. The reasonable disturbance compensation for the removal and/or demolition of certain improvements on the land and for the value of improvements thereon.

This shall consider, among other things, the replacement cost of improvements at current market prices as provided in Section 6.6 of this IRR.

- f. The size, shape or location, tax declaration and zonal valuation of the land.
These shall be based on, among other things, the latest records on Deeds of Sale in the Register of Deeds, tax declaration by the City or Municipal assessor, zonal valuation of the BIR for comparable properties.
- g. The price of the land as manifested in the ocular findings, oral as well as documentary evidence presented.
- h. Such facts and events so as to enable the affected property owners to have sufficient funds to acquire similarly situated lands of approximate areas as those required from them by the government, and thereby rehabilitate themselves as early as possible.

5. DURATION OF SERVICES

The IPA shall perform the services and deliver the said outputs to the IO within **23 calendar days** from its receipt of the IO's Notice to Proceed for the Memorandum of Agreement for these services, and according to the following schedule

Phases	Timeline	Deliverables	Schedule of Payment of Fee
Pre-Project Start Up	1 st to 3 rd Day	Planning Framework <ul style="list-style-type: none"> - Gathering of Documents: Project Layout/Survey Plans, Parcellary Plans, Title and Tax Declaration per Lot, etc - Conferences/Meetings - Confirmation of Proposal - Consolidation and review of documents 	
Pre-Site Visit	4 th to 5 th Day	Site Familiarization <ul style="list-style-type: none"> - Meeting with Barangay Officials - Establishment of Field Office - Pre-Site Inspection - Securing Other References (Tax Map/ Tax Declaration) from the Assessors 	
	End of 1st Wek	Submission of Inception Report to IO – including initial observations and program of activities	
On-Site Investigation and Analysis	8 th to 9 th Day	Property Identification and Site Analysis <ul style="list-style-type: none"> - Identification of each property on ground versus plans submitted, including its location, accessibility, 	

Phases	Timeline	Deliverables	Schedule of Payment of Fee
		<ul style="list-style-type: none"> - terrain, developments and improvements thereon - Definition of physical features of improvements and their conditions and measurements. - Counts of considerable trees within each affected lot and other structures on site. - Investigation, queries and validation of current prices of lots and sold properties in the project vicinity. - Canvas of current construction costs - materials, labor, equipment, and indirect costs- in the locality 	
On Site Validation of Ownership	10 th to 11 th Day	<p>Documentation of Properties Affected</p> <ul style="list-style-type: none"> - Securing or verification of documents (Titles) with Registry of Deeds and other agencies concerned 	
Off Site Evaluation and Drafting of Appraisal Report	End of 2 nd Week	<p>Write-ups and Preparation of Draft Final Appraisal Report</p> <ul style="list-style-type: none"> - Consolidation and analysis of gathered data and information. - Establishing benchmarks of valuation and calculations of market values and replacement costs per property - Composition and printing of Draft Report - Reproduction of gathered documents for attachments. - Compilation of write-ups and attachments for submission. 	
	15 th to 17 th Day	Submission of Draft Final Appraisal Report to IO – including estimated market values of lots.	
Finalization of Appraisal Report	3 rd Week	<p>Preparation of Revised Final Appraisal Report</p> <p>Preparation of Revised Draft Report considering comments of IO. - Refinements of detailed data and supporting documents - Reproduction of Final Reports – 6 copies</p> <p>Submission of Final Report</p>	100% of Total Fee

6. **QUALIFICATION OF IPA**

The IPA must meet the following criteria to qualify for the consulting services: During the consulting services, the Consultant shall perform the works, but not limited to, the following items;

- a. The IPA has the mandate to deliver the property appraisal services required by the IO.
- b. The IPA has the absorptive capacity to perform the required appraisal services, i.e., it has adequate personnel and resources to carry out the services in accordance with this TOR, after considering the requirements of its existing workload and commitments.
- c. The IPA must actually undertake the required appraisal services by administration using its own in-house manpower and resources.
- d. The IPA must assign a Real Estate Appraiser duly licensed by the PRC and registered with the PRBRES pursuant to RA 9646.

Submitted by:


D'JOANNA M. DIAMANTE
Chief, ROW Acquisition and Legal Division

Approved:


VIRGILIO C. EDUARTE, CESO III
Regional Director