

**PHILIPPINE GUARANTEE CORPORATION  
BIDS AND AWARDS COMMITTEE**

**R E S O L U T I O N N O. 2021-240**

**WHEREAS**, the Recovery Management Department (RMD) requested the Bids and Awards Committee (BAC) for the procurement of services of two (2) Independent Appraisers to conduct an updated appraisal of Margarita Eastville Townhomes, Barangay San Isidro, Antipolo City with an Approved Budget for the Contract (ABC) of **Pesos: Forty-Five Thousand (Php45,000.00) for each appraiser or a total of Pesos: Ninety Thousand (Php90,000.00)**, inclusive of applicable taxes;

**WHEREAS**, CFA:201-2021 in the amount of **Pesos: Ninety Thousand (Php90,000.00)**, was issued by the Budget Management Department (BMD) for this purpose;

**WHEREAS**, the requested procurement is included in the Philippine Guarantee Corporation Annual Procurement Plan (APP) for FY 2021-Updated as of June 30, 2021, viz:

<b>Procurement Program/Project</b>	<b>Mode of Procurement</b>	<b>Estimated Budget (MOOE)</b>
Appraisal Services (External)	NP-53.9 - Small Value Procurement	Php1,476,500.00

**WHEREAS**, in order to promote economy and efficiency, alternative methods of procurement may be resorted to in accordance with Section 48.1 of the 2016 Revised Implementing Rules and Regulations (IRR) of Republic Act (RA) No. 9184 or the Government Procurement Reform Act, such as in this case;

**WHEREAS**, the item to be procured does not exceed the threshold prescribed in Section V.D.8.a.i of Annex H of the 2016 Revised IRR of RA No. 9184;

**WHEREAS**, Section V.D.8.b.ii and iii of Annex H of the 2016 Revised IRR of RA No. 9184 provides that:

- “ii. BAC shall prepare and send the RFQs/RFPs to at least three (3) suppliers, contractors or consultants of known qualifications. This, notwithstanding, those who responded through any of the required postings shall be allowed to participate. Receipt of at least one (1) quotation is sufficient to proceed with the evaluation thereof.
- iii. Except for those with ABCs equal to Fifty Thousand Pesos (P50,000.00) and below, RFQs shall be posted for a period of three (3) calendar days in the PhilGEPS website, website of the Procuring Entity, if available, and at any conspicuous place reserved for this purpose in the premises of the Procuring Entity.”

**WHEREAS**, the Request for Quotation (RFQ) was posted and sent on November 24, 2021 to the following service providers:

1. Cal-Fil Appraisal and Management, Inc.;
2. Intech Property Appraisal, Inc.;
3. Lineage Valuation and Allied Services Corporation; and
4. Pro-Valuers Alliance Corporation.

**WHEREAS**, the following service providers submitted quotations before the deadline of November 29, 2021; 2:00 P.M.:

1. Toppers Performer Appraisal, Inc. received on November 25, 2021, 12:10 P.M.;
2. Intech Property Appraisal, Inc. received on November 26, 2021, 9:08 A.M.;
3. Lineage Valuation and Allied Services Corp. received on November 26, 2021, 1:30 P.M. and
4. Pro-Valuers Alliance Corporation received on November 29, 2021, 08:07 A.M.

**WHEREAS**, the RMD determined that the proposal of **Intech Property Appraisal, Inc.** and **Pro-Valuers Alliance Corporation** in the amounts of **Pesos: Forty-Two Thousand (Php42,000.00)** and **Pesos: Forty-Four Thousand Five Hundred (Php44,500.00)** respectively, inclusive of applicable taxes to be the two (2) **Lowest Calculated and Responsive Quotations** to the requirements of PHILGUARANTEE (copy of the Memorandum dated December 17, 2021 is attached as Annex "A") and recommended to the BAC its award;

**NOW THEREFORE**, in consideration of the recommendation of the Recovery Management Department, the Bids and Awards Committee resolved to recommend the approval by the Head of the Procuring Entity of the following:

- a. The use of **Small Value Procurement** for the procurement of services of two (2) Independent Appraisers to conduct an updated appraisal of Margarita Eastville Townhomes, Barangay San Isidro, Antipolo City with an Approved Budget for the Contract (ABC) of **Pesos: Forty-Five Thousand (Php45,000.00) for each appraiser or a total of Pesos: Ninety Thousand (Php90,000.00)**, inclusive of applicable taxes; and
- b. The award of contract to **Intech Property Appraisal, Inc.** and **Pro-Valuers Alliance Corporation** for the procurement of services of two (2) Independent Appraisers to conduct an updated appraisal of Margarita Eastville Townhomes, Barangay San Isidro, Antipolo City in the amounts of **Pesos: Forty-Two Thousand (Php42,000.00)** and **Pesos: Forty-Four Thousand Five Hundred (Php44,500.00)** respectively, inclusive of applicable taxes.

Makati City, 22 December 2021.

**BIDS AND AWARDS COMMITTEE**

  
**IAN A. BRIONES**  
Chairperson

  
**MELINDA M. ADRIANO**  
Vice Chairperson

  
**RAFAEL P. DE LOS SANTOS**  
Member

  
**NELIA O. OANDASAN**  
Member

  
**ARSENIO C. DE GUZMAN**  
Member

  
**ANDRES O. VILLAR**  
Provisional Member (Technical)

  
**MARICHUA A. LAZARO**  
Provisional Member (End-user)

Approved by:

  
**ALBERTO E. PASCUAL**  
Head of the Procuring Entity

Digitally  
Signed by:  
Pascual,  
Alberto E.