



REPUBLIC OF THE PHILIPPINES
SOCIAL SECURITY SYSTEM
East Avenue, Diliman, Quezon City

BIDS AND AWARDS COMMITTEE (BAC) I

PROJECT : OUTSOURCING OF APPRAISAL SERVICES COVERING
COLLATERAL PROPERTIES USED TO SECURE SSS HOUSING
LOANS AND HOUSING ACQUIRED PROPERTIES

ITB NO. : Goods 2019-037

SUBJECT : BID BULLETIN NO. 1

DATE : 30 July 2019

Details of the bidding, as advertised:

Advertisement:	Posting at Websites & Conspicuous Places – July 13 to 20, 2019
Approved Budget for the Contract (ABC) and Source of Fund	Lot 1 – P1,420,000.00 Lot 2 – P7,500,000.00 Lot 3 – P1,750,000.00 Lot 4- P10,330,000.00
	COB - MOOE
Price of BD (non-refundable)	Lot 1 – P1,400.00 Lot 2 – P8,000.00 Lot 3 – P1,750.00 Lot 4 – P11,500.00
Delivery Period	Within the agreed timeline from the delivery schedule

This addendum/Bid Bulletin No. 1 is issued to clarify, modify or amend items in the Bidding Documents (BD) as a result of the pre-bidding conference on 22 July 2019. This shall form an integral part of the BD.

Under Section 22.5.3 of the RIRR of RA 9184, it shall be the responsibility of all those who have properly secured the BD to inquire and secure Supplemental/Bid Bulletins that may be issued by the BAC.

1. Schedule of activities as discussed in the Pre-bidding Conference:

- Deadline for the submission of written queries: Thursday, 25 July 2019
- Issuance of Bid Bulletin No. 1 – reply to written queries: Tuesday, 30 July 2019
- **Submission and opening of 2 envelopes: Thursday, 8 August 2019, 2:00 p.m. at the Green Room, 12th floor, SSS Main Building, East Avenue, Diliman, Quezon City**

2. Clarifications and Amendments – Annex “A”

3. Documentary Requirements

a. 1st Envelope

APPLICABLE FOR ALL THE LOTS THE BIDDER WILL PARTICIPATE IN

a.1 PhilGEPS Certificate of Registration and membership.

In case of uploaded document/s, which validity period had already expired, submit the updated document/s.

a.2 Statement of all its Ongoing Government and Private Contracts, including contracts awarded but not yet started, if any, whether similar or not similar in nature and complexity to the contract to be bid;

- a.3 Statement of Single Largest Completed Contract (SLCC) **within five (5) years** prior to the submission and opening of bids **with supporting documents**, which should be equivalent to at least **50% of the ABC per lot**.
- a.4 JVA, in case of Joint Venture – Class “B” Documents (Each partner of the joint venture shall submit the legal eligibility documents. The submission of technical and financial eligibility documents by any of the joint venture partners constitutes compliance, except for SSS Clearance that must be complied by all JV partners);
- a.5 Omnibus Sworn Statement (form supplied)
- a.6 NFCC Computation or committed Line of Credit (form supplied)

TO BE SUBMITTED ON A PER LOT BASIS

- a.7 Bid Security (2% of the ABC for Cash or Manager’s/Cashier’s Check payable to SSS or Bank Draft of the ABC, 5% of the ABC for Surety Bond or Bid Securing Declaration – form supplied).
- a.8 Technical Documents – project requirements
 - Section VI – Schedule of Requirements
 - Section VII – Statement of Compliance with the Technical Specifications

b. Checklist of the 2nd envelope:

- b.1 Bid Form (form supplied) – pages 67 to 68
- b.2 Bid Breakdown pages (form supplied) - page 69 to 72

c. Additional Requirements to be submitted by the bidder with the Lowest Calculated Bid

- c.1 2018 Income Tax Return filed through Electronic Filing and Payment System (EFPS) corresponding to the submitted Audited Financial Statement;
- c.2 Quarterly VAT for the period January to June 2019;
- c.3 Documents listed in the Platinum Membership and updates, if any;
 - SEC/DTI Registration
 - 2019 Mayor’s Permit
 - Valid Tax Clearance
 - 2018 Audited Financial Statement filed through EFPS

4. Awarding shall be made to the bidder with the Lowest Calculated and Responsive Bid (LCRB) per lot.

Prepared by:


ROSALYN AZUL-CONDAT
 OIC, Administrative Support Section
 BAC Secretariat Department

Concurred by:


MARIE ADA ANGELIQUE T. DE SILVA
 Chairperson, TWG

Approved by:


ERNESTO D. FRANCISCO JR.
 Senior Vice-President & Chairperson
 Bids and Awards Committee I

Annex “A”
BAC Resolution No. BB-2019-074
 dated 30 July 2019



PROJECT : 'OUTSOURCING OF APPRAISAL SERVICES COVERING COLLATERAL PROPERTIES USED TO SECURE SSS HOUSING LOANS AND HOUSING ACQUIRED PROPERTIES

SUBJECT : BID BULLETIN

DATE : 25 July 2019

Issues raised during the Pre-Bid Conference:

Queries	SSS Reply																				
<p>Bullet #1 on Property Valuation</p> <ul style="list-style-type: none"> Gather the data needed to come up with a fair value of the property under appraisal; investigate and identify sale of comparable properties within the last two (2) years within the vicinity of the subject property. 	<p>This shall be revised as:</p> <ul style="list-style-type: none"> Gather the data needed to come up with a fair value of the property under appraisal; investigate and identify actual sales and selling/listed price of comparable properties within the last two (2) years within the vicinity of the subject property. 																				
<p>Company Background and Experience</p> <p>1.3 List of at least ten (10) regular in-house licensed appraiser/s employed by the company to be deployed for this project who must have at least five (5) years of work experience in real estate property appraisal work or in any related field and at least one (1) with experience in the appraisal of residential properties.</p>	<p>This sa</p> <p>1.3 List of at least five (5) regular in-house licensed appraiser/s employed by the company to be deployed for this project who must have at least three (3) years of work experience in real estate property appraisal work or in any related field and at least one (1) with experience in the appraisal of residential properties.</p> <p><u>Note:</u> Additional Requirements to be submitted by the bidder (e.g., copy of professional license or any proof of being licensed appraiser)</p>																				
<p>Definition of Similar Contracts</p> <p>Similar Contracts refer to one (1) contract covering residential house & lots with a value of at least 50% of the approved budget contract per lot, as follows:</p> <table border="1"> <thead> <tr> <th>Lot No.</th> <th>50% of ABC</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Php710,000.00</td> </tr> <tr> <td>2</td> <td>Php3,750,000.00</td> </tr> <tr> <td>3</td> <td>Php875,000.00</td> </tr> <tr> <td>4</td> <td>Php5,165,000.00</td> </tr> </tbody> </table>	Lot No.	50% of ABC	1	Php710,000.00	2	Php3,750,000.00	3	Php875,000.00	4	Php5,165,000.00	<p>Similar Contracts refer to at least two (2) similar projects completed which include residential projects/development with aggregate contract value of at least 50% of the approved budget contract per lot, as follows:</p> <table border="1"> <thead> <tr> <th>Lot No.</th> <th>50% of ABC</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Php710,000.00</td> </tr> <tr> <td>2</td> <td>Php3,750,000.00</td> </tr> <tr> <td>3</td> <td>Php875,000.00</td> </tr> <tr> <td>4</td> <td>Php5,165,000.00</td> </tr> </tbody> </table> <p>Similar projects may include appraisal contracts/work in any of the following:</p> <p>a) Socialized Housing Project b) Residential Village/Subdivision Lots</p>	Lot No.	50% of ABC	1	Php710,000.00	2	Php3,750,000.00	3	Php875,000.00	4	Php5,165,000.00
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	<p>c) Mixed-use commercial development with residential component d) Residential/Office Condominium e) Subdivision Land Development</p>										
<p>Submission of Single Largest Completed Contract (SLCC)</p>	<p>Statement of SLCC similar to the project to be bid equivalent to at least 50% of the Approved Budget for the Contract (ABC), as follows:</p> <table border="1" data-bbox="822 518 1389 725"> <thead> <tr> <th data-bbox="822 518 1078 560">Lot No.</th> <th data-bbox="1085 518 1389 560">50% of ABC</th> </tr> </thead> <tbody> <tr> <td data-bbox="822 570 1078 600">1</td> <td data-bbox="1085 570 1389 600">Php710,000.00</td> </tr> <tr> <td data-bbox="822 610 1078 640">2</td> <td data-bbox="1085 610 1389 640">Php3,750,000.00</td> </tr> <tr> <td data-bbox="822 650 1078 680">3</td> <td data-bbox="1085 650 1389 680">Php875,000.00</td> </tr> <tr> <td data-bbox="822 690 1078 720">4</td> <td data-bbox="1085 690 1389 720">Php5,165,000.00</td> </tr> </tbody> </table> <p>Sample Bid:</p> <ul style="list-style-type: none"> <li data-bbox="822 807 1430 922">• If Bidder bids for more than one (1) lot, the amount of SLCC shall be based on the lot with higher/highest ABC 	Lot No.	50% of ABC	1	Php710,000.00	2	Php3,750,000.00	3	Php875,000.00	4	Php5,165,000.00
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