

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

BIDS ABD AWARDS COMMITTEE II

MINUTES OF THE PRE-BID CONFERENCE

HIRING OF TWO (2) INDEPENDENT APPRAISAL COMPANIES FOR THE APPRAISAL OF VARIOUS SSS-OWNED PROPERTIES (IPs AND ROPAs)

OCTOBER 25, 2019 (FRIDAY)-2:30 P.M., BIDDING ROOM 2ND FLOOR SSS MAIN OFFICE

Present

BAC II Members:

MARIO R. SIBUCAO
JOHNSY L. MANGUNDAYAO
JOSEPH LAMBERTO P. CARLOS
SYLVETTE C. SYBICO

BAC Secretariat:

ROSALYN AZUL-CONDAT
JULINA ROSE DL. DE OCAMPO

TWG Representatives:

CYRUS CAESAR D. LOZANO
BRAULIO T. CORTES
MYRNA M. PESARILLO

Participating Bidders:

CMSERNA	- Clarence Clark dela Serna
INTECH PROPERTY APPRAISAL	- Kate Abello
TOPCONSULT INC.	Gerome Manuta
	- Paula Menor

1. The Pre-Bid Conference was called to order at 2:40 P.M.
2. The published Approved Budget for the Contract is P1,246,000.00.
3. The following observers were invited through BAC Notice dated 17 October 2019:
 - 3.1 Commission on Audit
 - 3.2 Anti-Corruption Training Center
 - 3.3 Anti-Trapo Movement of the Philippines, Inc.
 - 3.4 Makati Business Club
 - 3.5 Philippine Chamber of Commerce and Industry (PCCI)

However, none of them attended the activity.

4. Nobody paid/secured the Bidding Documents at the time of the Pre-Bid Conference.
5. The Technical Working Group (TWG) presented the background, scope of work, and technical specifications of the project.

6. The following issues/clarifications were raised during the Pre-Bid Conference:

	Query/Clarifications	TWG/BAC Reply
6.1	Do the bidders need to include the application of income approach to value as a standard to income generating assets on the narrative report?	Yes.
6.2	Are all assets income generating?	Yes.
6.3	The bidder suggested that income-capitalization approach in arriving to value and apply it to correlation might result to a value pull down.	To be clarified through the Bid Bulletin.
6.4	The bidder clarified if single proprietorship appraisal companies are qualified as independent appraisers since the requirement for appraisers must be BSP accredited. BSP only accredits corporations and other entities are only PARA members.	To be clarified through the Bid Bulletin.

7. The BAC Secretariat announced the Composition of Envelopes No.1 (Eligibility and Technical Documents) and No.2 (Financial Proposal), and additional documents.

8. The BAC I informed the bidders that the bid proposals will be subjected to Bid Evaluation. The bidder with the Lowest Calculated Bid (LCB) shall be required to submit the following additional documents within non-extendible period of five (5) calendar days from receipt of BAC Notice:

- a) 2018 Income Tax Return (ITR) filed through Electronic Filing and Payment System (EFPS) corresponding to the submitted Audited Financial Statement;
- b) Quarterly VAT for the period January to June 2019;
- c) SEC/DTI Registration;
- d) 2019 Mayor's Permit;
- e) Valid Tax Clearance;
- f) 2018 Audited Financial Statements filed through EFPS.


9. The BAC II emphasized that Sworn Statements/Affidavits/Certifications must be:

- a) Signed by the Notary Public (attorney) himself/herself;
- b) The Notary Public has an updated Authority to notarize, issued by the Regional Trial Court.

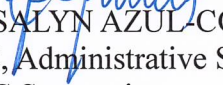
10. The BAC Secretariat also presented the schedule of the following activities:

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|--|---|
| 10.1 Deadline of Written Queries | : Monday, 28 October, 2019 |
| 10.2 Issuance of Bid Bulletin | : Thursday, 31 October 2019 |
| 10.3 Submission and Opening of
Technical and Financial Proposal | : Friday, 08 November 2019
at 2:00 P.M. at the Bidding Room
(formerly CDPRD Computer
Room), 2 nd Floor, SSS Main
Building, East Avenue, Diliman,
Quezon City. Late submission shall
not be accepted. |

Prepared by:


JULINA ROSE DL. DE OCAMPO
Staff, BAC Secretariat

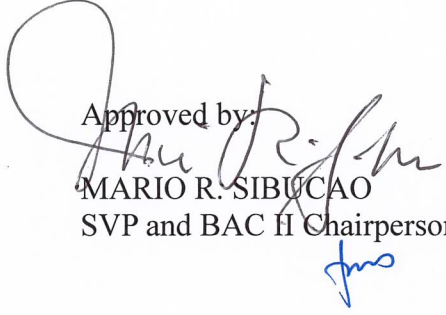
Certified Correct:


ROSALYN AZUL-CONDAT
OIC, Administrative Support Section
BAC Secretariat

Concurred by:


CYRUS CAESAR D. LOZANO
TWG Chairperson

Approved by:


MARIO R. SIBUCAO
SVP and BAC II Chairperson