

REQUEST FOR QUOTATION

REFERENCE NO.: MR23-11-151

We are inviting all interested contractors/suppliers to submit their best quotation for the **PROCUREMENT FOR THE SERVICES OF TWO (2) 3RD PARTY APPRAISER TO INSPECT AND VALUE THE NDC-LIDE PROPERTIES CONSISTING OF LANDS, MACHINERY, IMPROVEMENTS AND FACILITIES**

Requirements:

A. LANDS

No.	Surve Plan No./Cadastral Lot No. /Location	Area (In Sq.M.)
1	Psd-08027982-D & Psd-08-028080, LIDE Industrial Area	1,665,733.00
2	Psd-08-001378-D, LIDE Housing Area	701,955.00
3	Cadastral Lot No. Cad. Lot 4492, LIDE	329,109
4	Cad. Lot 5044, Brgy. Matlang	85,255
5	Cad. Lot 5045, Brgy. Matlang	35,400
6	Cad. Lot 5639, Brgy. Honan	11,615.00
7	Cad. 5629, Brgy. Matlang	67,749.70
8	Cad. Lot 2548, Brgy. Matlang	4,819.64
9	Cad. Lot 2031, Brgy. Libertad	3,852.19
10	Various Lots in Brgy. Bantigue and San Francisco	459,873.27

B. FACILITIES, MACHINERY, AND IMPROVEMENTS

No.	Facility/Improvements	Details
1	NDC Port Complex, LIDE	Details marked as Annex "A"
2	NDC Tank Farm Facility, LIDE	Details marked as Annex "B"
3	LIDE Water Supply System (Salvacion, Ormoc City & Matlang, Isabel, Leyte)	Details marked as Annex "C"
4	Road Networks - Housing Areas, LIDE	

5	Road Networks - Plantsite Areas, LIDE	
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SCOPE OF SERVICES:

1. The appraisal services shall cover the lands, machinery, improvements, and facilities as stated above, with the end purpose of establishing the Market Value, Prompt Sale Value, and Market Rental Value.
2. Property, Location, and Identification-Based on the Technical Description as inscribed in the title, conduct all necessary inspections to verify and/or record the following:
 - Property location and identification
 - Landmarks and distance from main thoroughfares
 - Tenants and occupants
3. Land Data – Locate, inspect, and plot the subject property to determine boundaries, use and occupancy, illegal encroachments or structures, right-of-way or the lack thereof, obstructions that would affect the access to and from the property, easements and physical characteristics of the land.
4. Neighborhood Data – conduct verification with the Planning Office to determine any ongoing and future development within the covered barangay of the subject property.

The report should contain:

- Compliance with official zoning of the area in which the property is located
 - Land development
 - Availability of public services – i.e., water, power, gas, telephone, sanitation, and transportation
 - Nature and condition of public thoroughfares
 - Nuisances and/or easements, if any
 - Availability and accessibility of amenities, i.e., commercial centers, recreation facilities, hospitals and churches, school, and public markets
5. Identify risks – determine and identify risks present in the property and conditions that aggravate the risk that will affect its value and will require security or insurance coverage or will result in higher insurance premiums.
 6. Highest and Best Use (HABU) – analyze the prevailing land use in the neighborhood and current land use plans and compare the nature of the subject property in order to determine the HABU.
 7. Valuation – gather and analyze data on recent sales of similar properties in the vicinity of the subject property and interview people known to be knowledgeable of real estate prices and the circumstances of the sales.

Gather and analyze property listings including bank foreclosed properties. Also, gather and analyze data on the zonal valuation of the subject property.

Gather and analyze data on the prevailing rental rates in the vicinity of properties of the same classification or highest and best use and provide an opinion of the Market Rental Value of the subject property also stating therein the appropriate lease terms.

DURATION OF WORK AND REPORTING REQUIREMENTS:

The appraisal works shall be completed within 20 working days from the receipt of the Notice to Proceed.

A draft narrative report shall be submitted to the Asset Management Group (AMG) for review before its finalization.

The report should clearly and accurately set forth the conclusions of the valuation/appraisal in a manner that is not misleading specifying all assumptions and limiting conditions upon which the value conclusion is contingent.

The following should form part as annexes to the report:

- Compound layout, lot plan, vicinity map, and location plan to show the relative location of land and improvements, if any
- Photographs of the property
- BIR-certified Zonal Value of the property

3RD PARTY APPRAISER

The 3rd party appraiser must be duly accredited by the Bangko Sentral ng Pilipinas (BSP).

COST AND MANNER OF PAYMENT:

The total cost for the appraisal of the subject properties shall not exceed **P250,000.00** per appraisal company (inclusive of VAT and out-of-pocket expenses), and payable upon completion of the work.

NDC PORT COMPLEX IN LIDE - ANNEX "A"

LIST OF NDC PROPERTIES LEYTE PORT COMPLEX	
ASSET DESCRIPTION	QTY
EQUIPMENT/MACHINERIES VESSELS, ETC.	
Tugboat w/ complete accessories	3
Line boat with accessories	1
Mobile crane with carriers	3
Forklifts (5-T)	4
Towing Tractors	3
Trailers	6
Crawler Dozers	4
Dumptrucks	6
Toyota Hi-Lux pick-up	1
Suzuki Beaver	3
Isuzu KC pick-up	1
Furniture & Fixtures	
Belt conveyor with transit shed	1
Ship unloaders with accessories	2
Ship loaders with accessories	2
PORT FACILITIES	
Roads (1 and 2) (concrete pavement with gutter)	
Causeway, shore & slope protection water, etc.	
Warehouse	
Administration Bldg.	
Security Bldg. & others	
Weighbridge	
Weather station	
Pier, with lighting, navigational & comm. equipment (berth 1-5)	

NDC TANK FARM FACILITY IN LIDE - ANNEX "B"

A. Equipment List

1. Fuel Oil Tank (T-85101-A)
Capacity: 24,000 barrels with suction heater and level indicator
2. Fuel Oil Tank (T-85101-B)
Capacity: 24,000 barrels with suction heater and level indicator
3. Diesel Oil Tank (T-85102)
Capacity: 20,000 barrels with level indicator
4. Fuel Oil Pumps (P-85101 A/R)
2 Units; gear type
Capacity/unit: 30MT/hr
Discharge pressure: 5 kg/cm
rating unit: 11kw
5. Diesel Oil Pumps (P-85102 A/R)
2 units; gear type
Capacity/unit 20 MT/hr
Discharge pressure: 4.5 kg/cm
Rating unit: 7.5 kw
6. Foam Storage Tank for fire water system

B. Line List

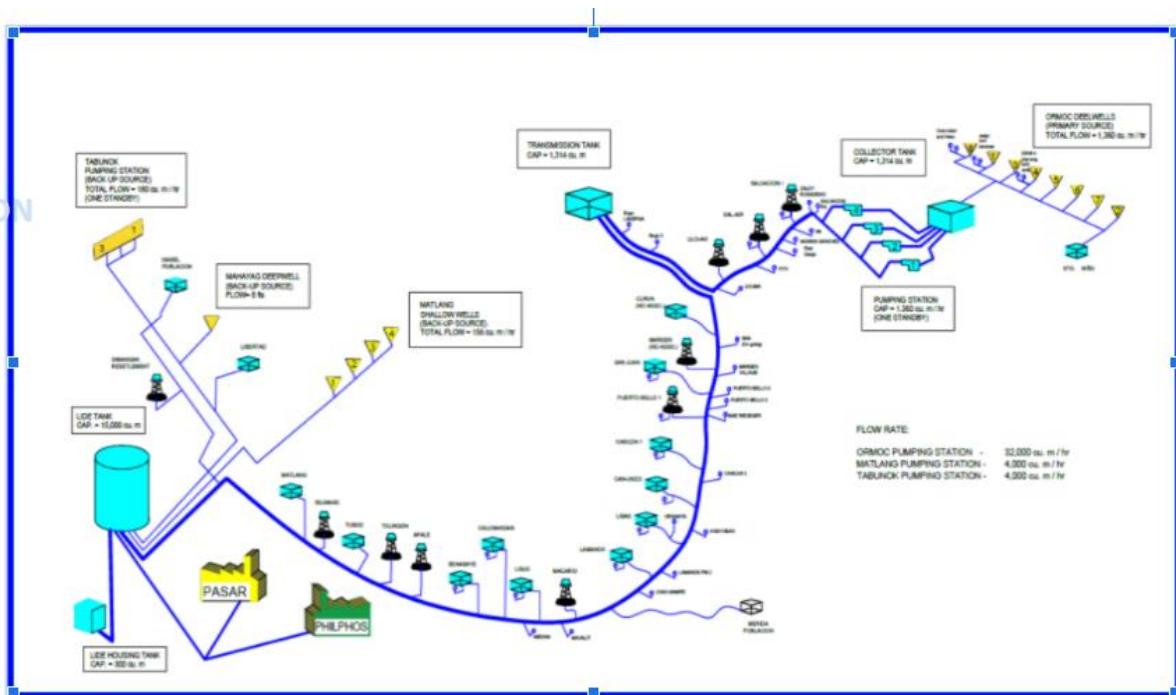
1. 8" Fuel Oil Unloading Line from Wharf area to depot with air separator, filter and flowmeter
2. 6" Diesel Oil Unloading Line from Wharf area to depot with air separator, filter and flowmeter
3. 8" Fuel Oil Suction Lines from tank suction heaters to fuel oil pumps (with suction filters)
4. 4" Diesel Oil Suction Lines from diesel oil tank to diesel oil pumps (with suction filters)
5. 3" Low Pressure Steam Lines to fuel oil tank suction heaters
6. Condensate Return Lines from fuel oil tank suction heaters (with steam traps)
7. Instrument air lines
8. Fire Water Lines to 3 fuel tanks

C. Miscellaneous

1. Tank Farm Dike

2. Cyclone wire fences
3. LPG Storage Fire Walls

LIDE WATER SUPPLY SYSTEM IN LIDE – ANNEX “C”



Approved Budget : ₱ 500,000.00 (VAT Inclusive)
(₱ 250,000.00/Appraiser)

Mode of Procurement : Small Value Procurement

Submission of Quotation and Eligibility Requirements : November 17, 2023

Eligibility Requirements :

1. Valid and current Mayor's Permit (certified true copy)
2. PhilGEPS Registration Certificate (certified true copy) or PhilGEPS Registration Number
3. Omnibus Sworn Statement (Notarized and accordance with GPPB Circular 04-2020 dated September 16, 2020)

Note: In lieu of the Mayor's Permit and PhilGEPS Registration Number, you may submit a valid Certificate of PhilGEPS Registration (Platinum Membership).

Please submit your quotation and eligibility requirements in a sealed envelope at the address stated below.

Name of Bidder:

BIDS AND AWARDS COMMITTEE
National Development Company
7/F NDC Building, 116 Tordesillas St.
Salcedo Village, Makati City
Fax: 8840-4862
Attention: BAC Secretariat

Reference Number: MR23-11-151

All prices should be VAT inclusive. Further, please indicate in the quotation the following:

1. Terms of Payment – Government Terms
2. Delivery Period – Twenty (20) working days from the receipt of Notice to Proceed

(SIGNED)

AGM LEOPOLDO JOHN F. ACOT

Chairperson, Bids and Awards Committee