



**ROBAC Resolution Recommending Award through  
Negotiated Procurement – Small Value Procurement**

**ESROBAC RESOLUTION NO. 2022 - 006 (Consultancy Service)**

WHEREAS, the National Housing Authority (NHA) through the East Sector Regional Office Bids and Awards Committee (ESROBAC) posted the Request for Proposal (RFP) for the contract **NCRES-CONS-2022-05-003: Procurement of Two (2) External Real Estate Appraisal Service Providers for the Appraisal of a Portion of Lot R.P.-3-B-3-A-1-B-3-B-2, Bsd-22015. Equivalent to an Area of 50,000.00 square meters (or otherwise known as former Botanical Garden site) located at Quezon Avenue corner BIR Road, Quezon City for Market Value and Market Rent Determination** on May 17, 2022 in the PhilGEPS and NHA conspicuous places at the premises of the NHA;

WHEREAS, the above-cited project has an Approved Budget for the Contract (ABC) amounting to **Sixty-Five Thousand Pesos (Php 65,000.00) or Thirty-Two Thousand Five Hundred Pesos (Php 32,500.00)** for each of the appraisers;

WHEREAS, pursuant to the Section 53.9 of 2016 Revised Implementing Rules and Regulations of Republic Act 9184, **4** prospective bidders were invited to the said procurement, and **4** responded to the invitation and submitted dated May 20, 2022 to the East Sector ROBAC their signed Proposals together with their eligibility requirements as stated in the approved Terms of Reference (TOR);

WHEREAS, **4** bidders were found complying with the eligibility requirements;

No.	ELIGIBLE CONSULTANTS
1.	CAL-FIL APPRAISAL AND MANAGEMENT, INC.
2.	INTECH PROPERTY APPRAISAL, INC.
3.	TOPCONSULT, INC
4.	ALBANO APPRAISALS, INC.

WHEREAS, upon evaluation of the technical and financial requirements of the **4** eligible bidders, the proposals offered by Cal-Fil Appraisal and Management, Inc. and Intech Property Appraisal, Inc. were found as the Two **(2)** Highest Rated and Responsive Bids, to wit:

No	Contractor	Cost of Financial Proposal as Read (A)	Financial Score (100% x F1/F) (B)	Weighted Financial Score X20% (C)	Technical Score (D)	Weighted Technical Score X 80% (E)	Total Score (C+E) (F)
1.	CAL-FIL APPRAISAL AND MANAGEMENT, INC	32,000	85.94%	17.19%	83.75%	67%	84.19 %
2.	INTECH PROPERTY APPRAISAL, INC.	30,000	91.67%	18.33%	80.21%	64.17%	82.5 %

WHEREAS, Section 34.4 of the Revised Implementing Rules and Regulations of Republic Act 9184 stipulates that the BAC shall recommend to the Head of the Procuring Entity the award of the contract to the Highest Rated Responsive Bid at its submitted or calculated quotation;

NOW, THEREFORE, We, the Members of the East Sector ROBAC, hereby RESOLVE as it is hereby RESOLVED to:

- a) Declare **Cal-Fil Appraisal and Management, Inc. and Intech Property Appraisal, Inc.** as the two (2) bidders with the **Highest Rated Responsive Bid (HRRB)** for the contract **NCRES-CONS-2022-05-003: Procurement of Two (2) External Real Estate Appraisal Service Providers for the Appraisal of a Portion of Lot R.P.-3-B-3-A-1-B-3-B-2, Bsd-22015. Equivalent to an Area of 50,000.00 square meters (or otherwise known as former Botanical Garden site) located at Quezon Avenue corner BIR Road, Quezon City for Market Value and Market Rent Determination;**
- b) Recommend the award of **NCRES-CONS-2022-05-003: Procurement of Two (2) External Real Estate Appraisal Service Providers for the Appraisal of a Portion of Lot R.P.-3-B-3-A-1-B-3-B-2, Bsd-22015. Equivalent to an Area of 50,000.00 square meters (or otherwise known as former Botanical Garden site) located at Quezon Avenue corner BIR Road, Quezon City for Market Value and Market Rent Determination** in favor of **Cal-Fil Appraisal and Management, Inc. and Intech Property Appraisal, Inc.** at their submitted price quotations of **Thirty-Two Thousand Pesos (Php 32,000.00)** and **Thirty Thousand Pesos (Php 30,000.00)**, respectively. The appraisal reports shall be made available within **Ten (10) working days** upon receipt of the Purchase Order; and

NCRES-CONS-2022-05-00 Procurement of Two (2) External Real Estate Appraisal Service Providers for the Appraisal of a Portion of Lot R.P.-3-B-3-A-1-B-3-B-2, Bsd-22015. Equivalent to an Area of 50,000.00 square meters (or otherwise known as former Botanical Garden site) located at Quezon Avenue corner BIR Road, Quezon City for Market Value and Market Rent Determination

- c) Recommend for approval by the Officer-in-Charge the foregoing findings/recommendations;

RESOLVED, at the East Sector Conference Room, Ground Floor, NHA Main Building, Elliptical Road, Diliman, Quezon City this 23<sup>rd</sup> of May 2022.

**THE EAST SECTOR REGIONAL OFFICE BIDS AND AWARDS COMMITTEE**

  
**FIEL IVY S. PENDON**  
*Member*

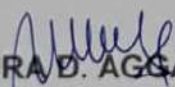
  
**MANILYN L. BARTOLO**  
*Member*

  
**KARLA ELAINE L. KATIGBAK**  
*Member*

  
**KRISTIANSSEN T. GOTIS**  
*Vice-Chairperson*

  
**MONN ALEXANDER ONG**  
*Chairperson*

Approved:

  
**ENGR. MAURA D. AGGARAO**  
*Officer-in-Charge*  
*NCR-East Sector*



## NOTICE OF AWARD

May 23, 2022

**MRS. AURORA CRISTINA C. ENGO**

Authorized Representative  
CAL-FIL APPRAISAL AND MANAGEMENT, INC  
Unit 1001 Bldg. 2B, Palmdale Heights Condominium  
8505 Alfonso Sandoval Avenue, Pinagbuhatan  
Pasig City

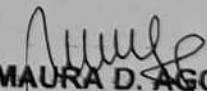
Dear Mrs. Engo:

We are pleased to inform you that your proposal for **NHA-QCDO-RFP-2022-05-003: Procurement of Two (2) External Real Estate Appraisal Service Providers for the Appraisal of a Portion of Lot R.P.-3-B-3-A-1-B-3-B-2, Bsd-22015. Equivalent to an Area of 50,000.00 square meters (or otherwise known as former Botanical Garden site) located at Quezon Avenue corner BIR Road, Quezon City for Market Value and Market Rent Determination** has been determined to be the 1<sup>st</sup> Highest Rated and Responsive Proposal (HRRP) for a maximum contract amount of **Thirty-Two Thousand Pesos (P32,000.00)**.

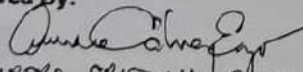
The **Purchase Order** shall be approved at the soonest possible time and commencement of the works shall be undertaken upon receipt of the **Purchase Order** and complete the same within **Ten (10) working days**.

We appreciate your interest in this opportunity and we look forward to your satisfactory performance of your obligations under the contract.

Very truly yours,

  
**ENGR. MAURA D. AGGARAO**  
Officer-In-Charge  
NCR East Sector

Received By:

  
**AURORA CRISTINA C. ENGO**  
(Signature above printed name)

5/26/2022  
(Date and Time of Receipt)

• Kindly fax to sender to acknowledge receipts



## NOTICE OF AWARD

May 23, 2022

**MR. RAUL T. PUNZALAN**  
Authorized Representative  
**INTECH PROPERTY APPRAISAL, INC.**  
SEC Bldg., EDSA  
Mandaluyong City, Metro Manila

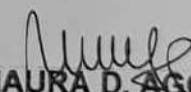
Dear Mr. Punzalan:

We are pleased to inform you that your proposal for **NHA-QCDO-RFP-2022-05-003: Procurement of Two (2) External Real Estate Appraisal Service Providers for the Appraisal of a Portion of Lot R.P.-3-B-3-A-1-B-3-B-2, Bsd-22015. Equivalent to an Area of 50,000.00 square meters (or otherwise known as former Botanical Garden site) located at Quezon Avenue corner BIR Road, Quezon City for Market Value and Market Rent Determination** has been determined to be the 2<sup>nd</sup> Highest Rated and Responsive Proposal (HRRP) for a maximum contract amount of **Thirty Thousand Pesos (P30,000.00)**.

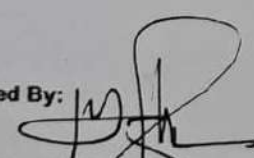
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We appreciate your interest in this opportunity and we look forward to your satisfactory performance of your obligations under the contract.

Very truly yours,

  
**ENGR. MAURA D. AGGARAO**  
Officer-In-Charge  
NCR East Sector

Received By:

  
**ENGR. RAUL T. PUNZALAN**  
(Signature above printed name)

**5/26/22 ; 11:16AM**  
(Date and Time of Receipt)

• Kindly fax to sender to acknowledge receipts