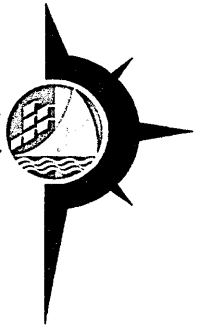




PHILIPPINE
PORTS
AUTHORITY



BAGONG PILIPINAS

REQUEST FOR PROPOSAL/QUOTATION
Negotiated Procurement (Two Failed Biddings)

The Philippine Ports Authority (PPA) through its Bids and Awards Committee for the Procurement of Goods and Consultancy Services (BAC-PGCS) will undertake a Negotiated Procurement (Two Failed Biddings) for the **Procurement of Service Provider for CY 2026 Re-Appraisal of Port Property, Plant and Equipment (PPE)**, with an Approved Budget for the Contract of **₱ 15,000,000.00**, based on the attached Terms of Reference (TOR). Bid Documents are available at the Philippine Ports Authority, BAC Office, 5th Floor, PPA Bldg., Bonifacio Drive, South Harbor, Port Area, Manila or may be downloaded from the website of the Procuring Entity at www.ppa.com.ph.

The Negotiated Procurement (Two Failed Biddings) will be undertaken in accordance with Sections 35.1 of the Implementing Rules and Regulations (IRR) of R.A. 12009.

As such, we are inviting all legally, technically and financially capable Service Provider to submit their duly signed Proposals/Quotations (3 copies) in a sealed envelope, together with the documents stated in the attached Checklist of Documents, to be submitted with the Proposal/Quotation. Other required documents may be submitted by the winning Service Provider before issuance of the Notice of Award.

Proposals/Quotations shall be submitted in person at the Philippine Ports Authority, BAC Office, 5th Floor, PPA Bldg., Bonifacio Drive, South Harbor, Port Area, Manila, not later than 6:00 p.m. of 07 October 2026.

For further information, please refer to:

BAC Secretariat, Philippine Ports Authority
5th Floor, PPA Bldg., A. Bonifacio Drive,
South Harbor, Port Area, Manila
Telephone Nos. 8527-4735
8527-8356 to 83 loc. 539
PPA Website: www.ppa.com.ph
PhilGEPS Website: www.philgeps.gov.ph

September 23, 2026

fn: *vaallase*
MARK JON S. PALOMAR
Chairperson, PPA Head Office Bids and Awards
Committee for the Procurement of Goods and
Consultancy Services (HO-BAC-PGCS)

13	SOCSARGEN	BASEPORT	350KVA & 250KVA	6LTAA9.5-G1 6LTAA8.9-G2	2
14	Bicol	TMO Matnog	250	6LTAA8.9-G2	1
15	Batangas	Port of San Juan	50	4BTA3.9-G2	4
		Port of Calatagan	50	4BTA3.9-G2	
		Port of Nasugbu	50	4BTA3.9-G2	
		Port of Ambulong	50	4BTA3.9-G2	
16	Negros Oriental/Siquijor	PTB of Dumaguete	200	6CTAA8.3-G2	1
		POB of Dumaguete	500	QSZ13-G3	1
		PTB port of Larena	150	6BTA5.9-G2	1
TOTAL NO. OF UNITS					39

H.O. - BIDS AND AWARDS COMMITTEE - PGCS
CHECKLIST OF BIDDING DOCUMENTS
PROCUREMENT OF SERVICE PROVIDER FOR CY-2026 RE-
APPRAISAL OF PORT PROPERTY, PLANT AND EQUIPMENT (PPE)
ABC = Php 15,000,000.00

	SUPPLIER
REQUIREMENTS	
I. TECHNICAL COMPONENT ENVELOPE (1 orig. and 6 copies)	
CLASS "A" DOCUMENTS	
LEGAL DOCUMENTS	
(a) Valid PhilGEPS Certificate of Registration (Platinum Membership) in accordance with Section 20 of the IRR of R.A. 12009	
TECHNICAL DOCUMENTS	
(b) Statement of the bidder 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 procurement project	
(c) Statement of the Bidder's Single Largest Completed Contract (SLCC) similar to the procurement project.	
(d) Bid Security in the prescribed form and amount in accordance with ITB Clause 16. If in the form of a Surety Bond, Submit also a certification issued by the Insurance Commission; <u>or</u> Original copy of Notarized Bid Securing Declaration	
(e) Conformity with the Technical Specifications, which may include production or delivery schedule, manpower requirements, or after- sales service or parts, if applicable	
(f) Original duly signed Omnibus Sworn Statement (OSS); and if applicable, Original Notarized Secretary's Certificate in case of a corporation, partnership, or cooperative; or Original Special Power of Attorney of all members of the joint venture giving full power and authority to its officer to sign the OSS and do acts to represent the Bidder, in accordance with Section 54.3 of the IRR of RA 12009	
FINANCIAL DOCUMENTS	
(g) The bidder's computation of the Net Financial Contracting Capacity (NFCC). <u>or</u> A committed Line of Credit from a Universal or Commercial Bank in lieu of its NFCC computation.	

H.O. - BIDS AND AWARDS COMMITTEE - PGCS
CHECKLIST OF BIDDING DOCUMENTS
PROCUREMENT OF SERVICE PROVIDER FOR CY-2026 RE-
APPRAISAL OF PORT PROPERTY, PLANT AND EQUIPMENT (PPE)
ABC = Php 15,000,000.00

	SUPPLIER
REQUIREMENTS	
CLASS "B" DOCUMENTS	
(h) If applicable, duly signed joint venture agreement (JVA) in case the joint venture is already in existence;	
<u>or</u>	
duly notarized statements from all the potential joint venture partners stating the following:	
a. that they will enter into and abide by the provisions of the JVA in the instance that the bid is successful; <u>and</u>	
b. failure to enter into JVA in the event of a contract award shall be a ground for bid disqualification and subsequent forfeiture of the bid security.	
<u>Other documentary requirements under RA No. 12009 (as applicable)</u>	
(i) [For foreign bidders claiming by reason of their country's extension of reciprocal rights to Filipino] Certification from the relevant government office of their country stating that Filipinos are allowed to participate in government procurement activities for the same item or product.	
(j) Certification from the DTI if the Bidder claims preference as a Domestic Bidder or Domestic Entity.	
II FINANCIAL COMPONENT ENVELOPE	
(a) Original of duly signed and accomplished Financial Bid Form; <u>and</u>	
(b) Original of duly signed and accomplished Price Schedule(s).	

**TERMS OF REFERENCE
PROCUREMENT OF SERVICE PROVIDER
FOR CY 2026 RE-APPRAISAL OF PORT PROPERTY, PLANT
AND EQUIPMENT (PPE)**

1. BACKGROUND

The Authority shall engage the services of an independent appraiser to determine the current and fair market value of the fixed assets in the Financial Statements. The re-appraisal is conducted every five years in compliance with the Loan Covenant and existing COA regulations. The last re-appraisal of fixed assets was conducted in 2021.

2. GENERAL OBJECTIVES

The re-appraisal of fixed assets PPA-wide shall be conducted in CY 2026 with the following objectives:

1. To present the current and fair market value of the fixed assets in the Financial Statements.
2. To provide for a more realistic asset base which shall be the basis in determining a meaningful profitability ratio (Return on Assets or ROA) as a tool for managerial decisions.
3. To serve as basis for the rental rate adjustment program.
4. To serve as basis for determining the appropriate insurable value for property insurance.
5. To reflect in the financial statements the effect of revaluation of the foreign loan in relation to the current and fair market value of the related asset.
6. To serve as basis for disposition of fixed assets/properties.
7. To serve as basis in the evaluation of the necessary cost components which shall serve as an input in determining the adequate tariff that shall cover cost to deliver an efficient and effective port service.

3. PROJECT DESCRIPTION

- 3.1 The Project will involve the re-appraisal of the following fixed assets owned by the Authority to which the individual appraised value of the land and the Replacement Cost New, Accumulated Depreciation and Carrying/Sound Value as of June 30, 2026 of all other Property, Plant and Equipment (PPE) **except Office Furniture, Fixtures, Books and Office Equipment shall be determined:**

- 3.1.1 Land
- 3.1.2 Other Land Improvements
- 3.1.3 Buildings
- 3.1.4 Other Minor Structures
- 3.1.5 Port Facilities
- 3.1.6 Watercrafts
- 3.1.7 Land Transportation Equipment
- 3.1.8 Other Machineries and Equipment
- 3.1.9 Technical and Scientific Equipment
- 3.1.10 Information and Communication Technology Equipment
- 3.1.11 Construction/Port Equipment

- 3.2 The Project shall likewise include the determination of the individual Replacement Cost New, Accumulated Depreciation and Carrying Value/Sound Value as of June 30, 2026 of all buildings/structures constructed by the lessees on PPA leased lot whose Lease Contract expired or will expire in CY 2026. **A listing of these properties shall be provided by the PPA-PMO Counterpart Appraisal Committee. These properties shall be listed in the appraisal report separately.**

- 3.3 Actual inspection of the PPEs and confirmation of its physical existence, area/description and actual economic condition shall be conducted. All Schedules of PPEs as of December 31, 2025 shall be provided by the Treasury Department for reference.

4. APPROVED BUDGET FOR THE CONTRACT

PPA intends to apply the sum of Fifteen Million Pesos (PHP15,000,000.00) inclusive of 12% VAT, being the Approved Budget for the Contract (ABC).

5. ELIGIBLE BIDDERS

1. Only Bids of Bidders found to be legally, technically, and financially capable will be evaluated.
2. The Bidder should have a Single Largest Completed Contract (SLCC) that is similar to the Project within the last ten years, the value of which must be at least equivalent to fifty percent (50%) of the ABC.

A similar contract refers to any APPRAISAL SERVICES RELATED TO VALUATION OF LAND, OTHER LAND IMPROVEMENTS, BUILDINGS, OTHER MINOR STRUCTURES, OTHER MACHINERIES AND EQUIPMENT, TECHNICAL AND SCIENTIFIC EQUIPMENT, INFORMATION AND COMMUNICATION TECHNOLOGY EQUIPMENT, LAND TRANSPORTATION EQUIPMENT, CONSTRUCTION/PORT EQUIPMENTS AND WATERCRAFTS.

6. SCOPE OF SERVICE & IMPLEMENTATION

- 6.1 The Appraiser's engagement shall be for a one (1) year period from receipt by the winning bidder of the Notice to Proceed (NTP). The properties owned by the PPA located in the following areas shall be appraised:

6.1.1 Head Office

6.1.2 Port Management Offices (PMOs) / Terminal Management Offices (TMOs) / Port Terminals within Northern Luzon Area

6.1.3 Port Management Offices (PMOs) / Terminal Management Offices (TMOs) / Port Terminals within Southern Luzon Area

6.1.4 Port Management Offices (PMOs) / Terminal Management Offices (TMOs) / Port Terminals within Visayas Area

6.1.5 Port Management Offices (PMOs) / Terminal Management Offices (TMOs) / Port Terminals within Southern Mindanao Area

6.1.6 Port Management Offices (PMOs) / Terminal Management Offices (TMOs) / Port Terminals within Northern Mindanao Area

- 6.2 The timeline of activities for the re-appraisal of fixed assets PPA-wide is attached as Annex A.

7. APPRAISAL TEAM COMPOSITION AND QUALIFICATION REQUIREMENTS

- 7.1 One (1) Team leader / Lead Appraiser

- Must be a licensed Real Estate Appraiser (PRC)
- At least 5-10 years of relevant experience
- Extensive experience in:
 - Government appraisal projects
 - Land and Building valuation
- Responsible for:
 - Final review and signing of reports
 - Project management and coordination

7.2 One (1) Senior Appraiser

- Licensed Real Estate Appraiser
- At least 3-5 years of experience
- Supports review and validation of reports

7.3 Minimum of Four to Six (4-6) Field Appraisers

- Licensed Appraiser or Graduate of Real Estate, Engineering or related field
- At least 1-3 years of experience
- Responsible for:
 - Site inspection
 - Data gathering
 - Preparation of field reports

7.4 Technical Support Staff

- Documentation Staff
- Data Encoder/Analyst
- Responsible for:
 - Document management
 - Data processing and report preparation

7.5 Technical Specialists (as needed)

- Civil/Structural Engineer
- Geodetic Engineer
- Other specialists depending on project requirements

8. APPRAISAL PROCEDURE AND METHODOLOGY

- 8.1 The Appraisal shall be performed applying the two traditional approaches to value, namely, the **MARKET DATA APPROACH** and the **COST APPROACH** and using fully acceptable valuation techniques and principles.

The **MARKET DATA APPROACH** shall be used mainly for the valuation of natural land. It is reached primarily on a comparison of the subject property with other similar land properties which have been sold recently, plus current asking prices and offers, thereby establishing a measure of market reaction to the subject property. In the process of comparison, adjustments are usually made on the actual sale prices of the properties to account for differences in the properties. Functional or economic divergences are considered, as well as location and physical variations, and adjustments made accordingly.

The **COST APPROACH** shall be used for the valuation of all other properties including reclaimed areas. It requires, in addition to an estimate of the value of the subject by comparison with similar property, an estimate of the current cost to reproduce or replace the improvements and estimates of the extent to which the subject improvements have depreciated. Estimates shall be based on reasonable determinants being used in the industry.

REPLACEMENT COST, NEW shall be based on the cost of reproducing a new replica property as of appraisal date, based on current cost of construction materials and labor, including reasonable contractor's overhead, profit and fees and all other attendant cost associated with its acquisition and installation in place.

CARRYING VALUE/SOUND VALUE shall be based upon the Replacement Cost, New, as defined, less an allowance for accumulated depreciation as evidenced by the observed condition in comparison with new or like kind with consideration of physical deterioration and functional and economic factors deemed relevant.

8.2 The appraisal service shall determine the physical existence, area/description, actual economic condition and inventory of all properties as reflected in the PPA Schedule of PPE.

8.3 The appraisal service shall likewise determine the assessed value of the land based from the records of the City/Municipality Assessor's Office and the BIR Zonal Value of all land properties appraised.

9. SPECIFICATION OF SERVICES

The work to be performed by the independent appraiser, shall be as follows:

9.1 Submit to the respective Port Manager/ASD Manager a work program to include schedule of activities per team.

9.1.1 In collaboration with respective PPA-PMO or HO-RC Manager, examine available property records to identify which are useful in the appraisal process.

9.2 For the valuation of land:

9.2.1 Conduct a personal inspection and undertake a thorough investigation and record of the utility, environment, market condition, sales and holding prices of similar land and supplemented by informed local opinions, records and judgement.

9.2.2 Secure the Assessed Value per square meter from the City/Municipal Assessor's Office; and

9.2.3 Secure the Zonal Value per square meter from the Bureau of Internal Revenue/BIR website.

9.2.4 There shall be a separate valuation for the natural land and the reclaimed areas.

9.3 Valuation of other Port Properties Plant and Equipment

9.3.1 Undertake detailed inspection of the buildings, other land improvements, wharves, piers, breakwaters, causeways, roads and pavements, port operational area, back-up area, lighting facilities, to determine:

- Nature and extent of construction
- Quality and materials of construction
- Dimensions and configuration
- Physical condition

and for each location, investigate current cost of materials, machinery and equipment and contractor's practices.

9.3.2 As required by the COA/PFRS, parts and/or accessory/ies (particularly detached parts) shall have separate valuation, such as but not limited to the following:

- Fender Piles, Rubber Dock Fenders, Mooring Bollard, Mooring Cleat and Breasting Dolphins, which were formerly lumped with Wharves and Piers
- Lighted Buoy/Marker Buoy formerly lumped with Navigational Aids

9.4 Conduct physical inventory of the boats, transportation equipment/vehicles, machinery and equipment, to determine the following:

- Technical specification
- Details of installation
- Utility and condition of maintenance
- Physical condition

- 9.5 Conduct necessary research and gather basic price information and statistics to establish current prices for materials, labor, manufactured plant and equipment.
- 9.6 Using appropriate appraisal technique, price in detail the items as physically inventoried, giving due consideration to all elements of cost to arrive at an estimate of the Replacement Cost, New (CRN).
- 9.7 Guided by physical conditions as recorded during field inspection, adjust the Accumulated Depreciation to arrive at the individual Carrying Value (CV) or Sound Value (SV) of the property. The regulations of the Commission on Audit to observe 10% Residual Value shall be followed.
- 9.8 Exit Conference

The Appraiser shall conduct an exit conference with the respective PMO/HO Counterpart Appraisal Committee to secure conformity on the Appraisal Report.

9.8.1 The completeness of the properties appraised as reflected in the final Appraisal Reports shall be confirmed by the Chairperson PMO/HO Counterpart Appraisal Committee and approved by the Port Manager/HO-DSD/ASD Manager.

9.8.2 The Appraisal Reports should bear their signatures before they are submitted by the Appraiser to the Office of the Assistant General Manager for Finance and Administration.

10. DELIVERY OF APPRAISAL REPORTS

- 10.1. The Appraisal Report must be signed by a real property appraiser or valuer duly licensed by the Professional Regulation Commission (PRC) and registered with the Professional Regulatory Board of Real Estate Service (PRBRES) pursuant to Republic Act No. 9646.
- 10.2 The delivery period of the appraisal reports shall be on a per PMO basis on the following period:
 - 10.2.1. Draft Appraisal Report – within thirty (30) calendar days after actual inspection.
 - 10.2.2. Final Appraisal Report – within fifteen (15) working days after the HO/PMO's review and confirmation.
- 10.3. The Final Appraisal Reports duly signed by the Licensed Real Estate Appraiser and approved by the Port Manager shall be submitted to the Assistant General Manager for Finance and Administration in six (6) sets of 26 volumes per set (156 pieces) and electronic copies in pdf format, as follows:

Volume I	Head Office (including the Supply/Attendant Boats, Motor Vehicles, and Computer Servers)
Volume II	PMO NCR -South (Baseport, 2 Government Ports and 1 Private Port)
Volume III	PMO NCR – North (Baseport, 3 TMO/PTO and 9 Private Ports)
Volume IV	PMO Bataan/Aurora (Baseport and 8 TMO/PTO)
Volume V	PMO Northern Luzon (Baseport, Baseport Extension and 10 TMO/PTO)
Volume VI	PMO Batangas (Baseport, 8 TMO/PTO and 11 Government Port)
Volume VII	PMO Bicol (Baseport and 18 TMO/PTO and 1 Government Port)
Volume VIII	PMO Mindoro (Baseport and 11 TMO/PTO)
Volume IX	PMO Palawan (Baseport and 15 TMO/PTO)
Volume X	PMO Marinduque/Quezon (Baseport, 4 TMO/PTO and 20 Government/Municipal Ports)
Volume XI	PMO Masbate (Baseport and 7 TMO/PTO)
Volume XII	PMO Bohol (Baseport and 13 TMO/PTO)
Volume XIII	PMO Panay/Guimaras (2 Baseport and 19 TMO/PTO)
Volume XIV	PMO Eastern Leyte/Samar (Baseport and 30 TMO/PTO)
Volume XV	PMO Negros Oriental/Siquijor (Baseport and 8 TMO/PTO)

Volume XVI	PMO Negros Occ./Bacolod/Banago/Bredco (Baseport and 7 TMO/PTO)
Volume XVII	PMO Western Leyte/Biliran (Baseport, 12 TMO/PTO and 15 Government Ports)
Volume XVIII	PMO Misamis Oriental/Cag. De Oro (Baseport and 7 TMO/PTO)
Volume XIX	PMO Lanao del Norte/Iligan (Baseport, 2 TMO/PTO and 1 Government Port)
Volume XX	PMO Misamis Occ./Ozamis (Baseport, 3 TMO/PTO, 1 Government Port and 1 Private Port)
Volume XXI	PMO Agusan (Baseport and 2 TMO/PTO)
Volume XXII	PMO Surigao (Baseport, 15 TMO/PTO and 1 Government Port)
Volume XXIII	PMO Davao (Baseport, 10 TMO/PTO and 3 Private Ports)
Volume XXIV	PMO SOCSARGEN (Baseport, 6 TMO/PTO and 1 Private Port)
Volume XXV	PMO Zamboanga (Baseport and 12 TMO/PTO)
Volume XXVI	PMO Zamboanga del Norte (Baseport and 4 TMO/PTO)

10.4. Each volume shall be segregated by area such as Base Port and Port Terminal Office.

10.5. Materials and Bindings:

Cover	Thick Moroccan Board or better
Binder	Ring Binder
Pages	Book Paper Substance 20

10.6. Each volume shall include as attachment the following:

10.6.1. Location map/s indicating the land area and location of the buildings and other structures inside the port.

10.6.2. Picture of each building, structure, vehicles, heavy equipment, floating craft and others.

10.7. The Appraisal Reports shall include the following column headings:

10.7.1. Asset Description (to include the total area in square meters). For the land area, include also the applicable Assessed Value and BIR Zonal Value per square meter.

10.7.2. Asset Number per PPA Books

10.7.3. Acquisition Date

10.7.4. Cost per PPA Books

10.7.5. Replacement Cost, New

10.7.6. Accumulated Depreciation as of June 30, 2026

10.7.7. Carrying Value/Book Value as of June 30, 2026

10.7.8. Remaining Economic Life

11. PAYMENT

11.1 Total Bid Price shall include among others, the transportation fare, food and hotel accommodations, Professional Fees, other contingencies and 12% Value Added Tax.

11.2 The Contract Price shall be subject to Expanded Withholding Tax and Final Withholding Tax on VAT.

11.3 Progress billing is allowed based on the Appraisal Reports submitted and signed in accordance with Section 10.2 above. The computation of the progress billing shall be:

Total Contract Price
÷ 26 Volumes
x Actual Number of Volumes submitted
= Progress Billing


EMERINA R. BILLONES
Manager, Treasury Department



