



PHILIPPINE NATIONAL OIL COMPANY

PNOC Building VI, Energy Center

Rizal Drive, BGC, Taguig City

Tel. No.: 8789 – 7662

www.philgeps.gov.ph / www.pnoc.com.ph

REQUEST FOR QUOTATION / PROPOSAL

The PHILIPPINE NATIONAL OIL COMPANY (PNOC) through its Bids and Awards Committee (BAC), invites all interested and PhilGEPS-registered suppliers / contractors / consultants to submit quotations / proposals for the following company requirements:

Date	: 10 February 2026
Project Title	: Appraisal of PNOC Properties for Disposal
Reference No.	: 2026-01-013
Total ABC	: PhP 1,050,000.00
Submission Deadline	: 18 February 2026 / 09:00 AM

Accomplished **Price Quotation/Proposal and Compliance Form** together with below listed documentary requirements and information may be submitted via:

Electronic Mail; or	Portable Document Format (PDF) file copy to email address: newprocurement@pnoc.com.ph
Physical Submission	Sealed envelope to PNOC Procurement Management Division at the above address

Documentary Requirements:

- Mayor's/Business Permit
- PhilGEPS Registration Number
- Latest Income/Business Tax Return
- Omnibus Sworn Statement – Annex "A" (Unnotarized copy may be submitted prior to submission deadline, but the notarized one shall be submitted after award or before payment)
- Price Quotation and Compliance Form
- Accomplished Price Schedule – see Annex "C"
- Performance Bond (based on RA 12009 and shall be submitted within ten (10) days upon receipt of the Notice of Award)

Additional Requirements:

- Technical Proposal with a Timeframe for activity completion
- Company profile/years of experience in the business
- List of completed projects with details on the amount of contract and duration. Must submit proof of completion or certificates of satisfactory completion of services rendered, as attachment.
- List of on-going appraisal projects.
- List of key personnel to be assigned to the project with complete qualification and experience data (education, licensure, seminars/training, similar and related experiences). A Curriculum Vitae (CV) must be submitted for each personnel – See Annex "B"
- BSP latest issued list of Appraisal Companies

The PNOC reserves the right to accept or reject any or all quotations/proposals or parts thereof, to waive formality therein or to accept such or to award any that are considered most advantageous to the company.

For any clarification, you may contact the Procurement Management Division at (02) 8789-7662 or send email to newprocurement@pnoc.com.ph / crgervacio@pnoc.com.ph.

Thank you.


ATTY. JOSEPHINE CASSANDRA J. CUI
Chairperson 
Bids and Awards Committee 

PRICE QUOTATION / PROPOSAL AND COMPLIANCE FORM

Appraisal of PNOC Properties for Disposal

LOT NO.	LOCATION	TOTAL AREA	ABC (₱)	TOTAL AMOUNT OF QUOTATION (₱)
1	Metro Manila/Luzon North	62,360.22	315,000.00	
2	Luzon South	236,253.00	360,000.00	
3	Visayas/Mindanao	26,631.50	265,000.00	
4	Petron Leased Properties	568,275.00	110,000.00	
	<i>Please see the Terms of Reference</i>			

Total amount of ABC: PhP 1,050,000.00

Timeline:	1st draft reports shall be submitted within 45 days from receipt of Notice to Proceed.
Delivery Place:	PNOC Main Office, BGC, Taguig City
Quoted price:	Shall be inclusive of VAT and all applicable taxes.
Awarding:	Per lot basis / One (1) lot

TERMS OF REFERENCE

Project: Third Party Appraisal of Various PNOC Properties

I. Background

The Philippine National Oil Company shall engage the services of independent Appraisal company/ies to determine the Market Value (MV) and Market Rent (MR) of the properties. The results of appraisal shall serve as basis for, but not limited to, the following purposes:

- Establishing the baseline value for the disposition, rental and/or development of the property;
- Negotiating lease rates with existing and prospective lessees for renewal and new lease contracts; and
- Updating of property valuations in the Company's books in compliance with Philippine Accounting Standards

II. The Properties

The properties to be appraised are located nationwide in 43 sites with a total area of about 89.35 hectares. These are divided into 4 Lots -

Lot 1	Metro Manila / Luzon North	13 sites
-------	----------------------------	----------

Lot 2	Luzon South	18 sites
Lot 3	Visayas / Mindanao	10 sites
Lot 4	Petron Leased properties	2 sites

The bidder may bid in just one (1), several or all Lots, provided that it will be able meet the timeline for the submission of the reports.

Interested bidders shall submit a quotation for each site/group of sites next to the corresponding ABC. The quotation may be higher or lower than the ABC.

- Any line item left "blank" shall result to the disqualification of the bid.
- Line item marked with "0" or "-" shall mean "free of charge"

Awarding shall be based on the TOTAL amount of bid per LOT.

III. Scope of Work

The appraisal shall generally cover the appraisal of **LAND ONLY** except for the Energy Center, Taguig City and El Pueblo Condominium which will require the valuation of the Land and Improvements; and Units/Improvements, respectively.

The appraiser shall:

1. Conduct detailed inspection of the property and consider critical factors such as, but not limited to -
 - 1.1 accessibility (location, identification, etc.);
 - 1.2 locational attributes (landmarks and distances from the property; boundaries);
 - 1.3 physical attributes (i.e., topography, shape, size, terrain, road type/width, road frontage, average depth, etc.);
 - 1.4 neighborhood data (official zoning of the area; land development; availability of public services - water/ power/ communication/ sanitation/ transportation/etc.; condition of thoroughfares; easement if any; accessibility of amenities- commercial centers/ recreational facilities/ hospitals/ churches/ school/ public markets/ etc.)
 - 1.5 other factors critical to the property's value, marketability and potential for further development
2. Determine the **LATEST** land classification (per zoning ordinance), zonal value, market value per tax declaration and highest and best use of the property
3. Determine and identify risks on the property and conditions that may aggravate the risk thereby affecting its value, requiring security or insurance coverage, such as but not limited to – traversed by a transmission line, located along an earthquake fault line, located beside a creek, encroachment, expropriation, etc.
4. All assumptions, and parameters used in the valuation shall be documented. The appraiser shall use the land area as reflected in the TCT or Tax Declaration. No deductions or adjustments to the stated area shall be made based on perceived

or assumed easements, judgments on leasable areas or other similar considerations.

5. Identify the current use of the property. In case of presence of informal settler/s, provide approximate number of settlers and brief description with approximate area covered by the structure/s. In case of encroachment/expropriation by private or government entity, provide brief description and approximate area affected on the property.
6. Determine the MV and MR of the properties to include the detailed procedures used to estimate the values.
7. For areas with informal settlers, **two values must be submitted** – (1) MV and MR of the land as if vacant and (2) MV and MR of the land with informal settlers.
8. Obtain MV and MR of comparable lands through realtors including actual data on the listings of current rent offers and recent arm's length actual sales and leases of comparable properties.
9. The appraiser shall gather at least three (3) references for the appraisal, with pictures, lot plan, vicinity map and description of the reference properties/transactions used. Exact location should be provided.
10. On properties requiring valuation of improvements –
 - 10.1 Determine the floor area, nature, make or type, materials used, remaining economic life, extent and condition of the existing improvements. If possible, include names of lessee (s)/occupants (s)
 - 10.2 MV and MR on land and improvement must be derived using the market data or comparative approach (within the immediate vicinity of the property and other nearby comparable sites)
11. The valuation shall follow the procedures under and in accordance with the Philippine Valuation Standards otherwise known as the Generally Accepted Valuation Principles (GAVP)
12. Meet with PNOC-AMD prior to and after the conduct of the activity for clarification on properties and appraisal reports
13. For Lot 4, provide 2 sets of valuation (MV and MR): Limay, Bataan – as of August 2024 and current year (2026); and Bacolod City, Negros Occ. – as of September 2023 and current year (2026)

❖ **Deliverables**

1. Two (2) Copies of the Appraisal Report with all the required attachments and one (1) digital copy of the same shall be submitted.
2. The comprehensive appraisal report shall include:
 - A detailed description of the land/property
 - Basis of the valuation, including type and definition of value

- Market analysis with comparable sales
- Assessment of potential uses and value drivers
- Submit grid chart and other extensive data on comparable property/listing with name of source/ company and contact number). **Listings should be traceable when validated.**
- Estimation of the market value and market rent of the land/property

3. Attachments should include:

- Photographs with date showing condition of the property and its immediate surrounding
- Lot plan, vicinity/tax map and listings map indicating the relative location of the property and the locations of comparable sales/leases listings as well as the relative distance (in meter or kilometer) of the subject properties to the PNOC property subject of the appraisal
- Aerial view of the property and its vicinity using Google Earth or Google Map with delineated boundaries of the property overlaid over the map, showing clearly visible landmarks, thoroughfares or streets that are clearly visible

IV. The Appraiser/Project Team

1. Minimum requirements

Appraisal Company	<ul style="list-style-type: none"> • Must be included in the LATEST LIST OF APPRAISAL COMPANIES ACCEPTABLE TO THE BANGKO SENTRAL NG PILIPINAS (appraiser to submit copy of BSP issued list as part of the bid)
Team Leader	<ul style="list-style-type: none"> • Must be a licensed real estate appraiser • Must have at least 10 years experience in valuation/appraisal of real estate properties • Must have attended at least 5 appraisal or real estate related seminars/trainings
Team Member/s	<ul style="list-style-type: none"> • Must have attended at least 1 seminar/training on appraisal • Must have at least 1 experience in valuation/appraisal of real estate properties

2. Documentary requirements

- a. Company profile/years of experience in the business
- b. Completed projects with details on the amount of contract, duration, proof of completion and certificates of satisfactory completion of services rendered; and on-going appraisal projects
- c. List of key personnel to be assigned to the project with complete qualification and experience data (education, licensure, seminars/training, similar and related experiences)

3. Bidder/s are required to provide a minimum of two (2) distinct appraisers per lot. Accordingly, one (1) lot shall require at least two (2) appraisers; two (2) lots, at least four (4) appraisers; three (3) lots, at least six (6) appraisers; and four (4) lots, at least eight (8) appraisers.

4. Appraisers that have prior engagement with PNOC and whose contract(s) have been terminated for violation of the terms are disqualified from participating in this procurement project.

V. Timeline

1. **1st draft reports** shall be submitted within **45 days** from receipt of Notice to Proceed.
2. In case of revisions, submit revised report within 5 working days from receipt of instruction
3. Draft and revised reports shall be submitted via email to ealegaspi@pnoc.com.ph and rtmacapas@pnoc.com.ph
4. In case there are no revisions, submit the final report within 3 working days from receipt of instruction.
5. If there are delays in the submission of reports (based on Sec. VI), the computation of liquidated damages for each delayed report shall be based on the number of days delayed multiplied by 1/10th of 1% of the bid price for each property/site. This is without prejudice to termination by the procuring entity in case of delay in the submission of deliverables.

VI. Payment for services rendered

One-time full payment per consultant shall be made upon issuance of a Certification of Satisfactory Completion of Services rendered.

Service fee shall be inclusive of 12% VAT and all-out-of-pocket expenses incidental to the ocular inspection and appraisal services rendered

VII. Approved Budget for the Contract

	Area	ABC
Lot 1	Metro Manila / Luzon North	Php 315,000.00
Lot 2	Luzon South	Php 360,000.00
Lot 3	Visayas / Mindanao	Php 265,000.00
Lot 4	Petron Leased properties	Php 110,000.00
TOTAL ABC		Php 1,050.000.00

VIII. Documents to be provided by PNOC

1. Notice to Proceed
2. Authority to Inspect Property, if needed

3. Copy of Transfer Certificate of Title / Tax Declaration of properties
4. Other available documents available in AMD files, upon request of the appraisal company

IX. Other Conditions

1. The appraiser shall make himself/herself available should the appraisal report or any of the appraised property becomes subject of inquiry to address such inquiry/clarification.
2. Possible testimony in Court by the appraisal company shall be part of the service and shall not require any separate fees.
3. The appraisal company shall provide post-appraisal assistance, transmit appraisals in electronic format and make available the supporting documents and papers on the appraisal reports submitted.

LIST OF PROPERTIES FOR APPRAISAL - PRIORITY PROPERTIES FOR DISPOSAL							
LOT 1 - METRO MANILA AND LUZON NORTH PROPERTIES							
	REG		LOCATION	TCT NO.	AREA (sqm)	TOTAL AREA	ABC
1	NCR	IDL	MM-MANILA J NEPOMUCENO ST, BGY 386, QUIAPO	216243	1,476.00	1,476.00	10,000.00
2	NCR	LSD	MM-MANILA BATAAN ST/V MAPA ST, SAMPALOC	002-2012000387 002-2012000388 002-2012000389 002-2012000386 002-2012000383 002-2012000385 002-2012000384 002-2016002329	459.60 489.00 425.80 381.10 789.20 1,100.20 3,651.70 300.00	7,596.60	40,000.00
3	NCR	OWN	MM-TAGUI G <i>(to include valuation of improvements)</i>	164-2010000385 164-2010000639 Bldg. 2 Bldg. 3 Bldg. 4A Bldg. 4B Bldg. 5 Bldg. 6 Records Ctr Genset Laboratory Gym Motorpool/storage RSU room Parking (covered/open)	19,785.00 9,506.00	29,291.00	90,000.00
4	NCR	PDM C	MM-MANILA MODEL EL PUEBLO CONDOMINIUM, STA. MESA UNIT NO.	<i>(to include valuation of improvements)</i> CCT NO.	AREA		60,000.00

			Alegre 2 Alegre 2 Grande Alegre 2 Alegre 1 Alegre 1 Alegre 2 Alegre 2 Alegre 1 Alegre 1 Alegre 3 Loft 3- B	C-318 C-338 C-342 C-416 C-424 C-425 C-440 C-503 C-547 C-606 C-616 C-618 C-625 C-1002 C-1103 C-1232	002-2015003937 002-2014005554 002-2014004752 002-2022010152 002-2015008157 002-2014005594 002-2013008525 002-2015008086 002-2015008118 002-2015008048 002-2013009037 002-2013008530 002-2015008084 002-2013009034 002-2014004655 002-2014005592	18.80 18.80 18.72 18.80 18.50 18.50 18.80 25.00 25.30 25.30 18.80 18.80 18.80 18.50 18.50 25.00 55.50	361.62	
5	3	IDL	BULAC AN	BGY. ROAD, BGY. STA INES, SAN MIGUEL	T-71225	9,600.00	9,600.00	15,000.00
6	3	IDL	BULAC AN	BGY. CALUMPANG, SAN MIGUEL	T-71224	1,200.00	1,200.00	10,000.00
7	3	IDL	BULAC AN	BGY. POBLACION, SAN MIGUEL	T-71223	3,430.00	3,430.00	10,000.00
8	3	IDL	BULAC AN	BGY. STO NINO, BALIUAG	T-71221	356.00	356.00	10,000.00
9	3	IDL	BULAC AN	BGY. TANGOS, BALIUAG	RT-71222	1,214.00	1,214.00	10,000.00
10	3	IDL	NUEVA ECIJA	BGY. ANDAL ALIÑO, POBLACION, TALAVERA	N-32337	396.00	396.00	15,000.00
11	3	IDL	PAMPA NGA	BGY. BALIBAGO, ANGELES CITY	100427	1,242.00	1,242.00	15,000.00
12	3	LSD	PAMPA NGA	DOLORES, SAN FERNANDO CITY (Chevron)	042-2012005197	2,446.00	2,446.00	15,000.00
13	3	IDL	TARLAC	BGY. STO DOMINGO, CAPAS	283861	3,751.00	3,751.00	15,000.00
						Sub-total	62,360.22	315,000.00

LOT 2 - LUZON SOUTH

	REG		LOCATION		TCT NO.	AREA (sqm)	TOTAL AREA	ABC
1	4A	IDL	BATAN GAS	BGY NATIPUAN, NASUGBU	T-72827	22,500.00	22,500.00	15,000.00
2	4A	IDL	BATAN GAS	BGY. KAYUMANGGI/SOU TH, LIPA CITY	T-91949	625.00	625.00	15,000.00

3	4A	IDL	BATAN GAS	BGY. SAN MIGUEL, BOLO & SAN ROQUE, BAUAN	T-139742	53,472.00	53,472.00	15,000.00
4	4A	IDL	BATAN GAS	BGY. SAN MIGUEL, BOLO & SAN ROQUE, BAUAN	-	2,050.00	3,998.00	15,000.00
					-	1,948.00		
5	4A	IDL	BATAN GAS	BGY. SAN MIGUEL, BOLO & SAN ROQUE, BAUAN	-	635.00	1,058.00	15,000.00
					-	423.00		
6	4A	IDL	BATAN GAS	BGY. SAN MIGUEL, BOLO & SAN ROQUE, BAUAN	T-139744	7,687.00	7,687.00	30,000.00
					T-139741	1,719.00	1,719.00	
					-	2,862.00	2,862.00	
					T-139743	364.00	364.00	
7	4A	IDL	BATAN GAS	BANABA SOUTH, BATANGAS CITY	T-29247	12,399.00	12,399.00	35,000.00
					T-29248	450.00	450.00	
					T-29249	291.00	291.00	
8	4A	PDM C	CAVITE	BGY. TEJERO, ROSARIO	057-2013002858	437	6,934.00	20,000.00
					057-2013002859	6,497		
9	4A	PDM C	CAVITE	BGY. TEJERO, ROSARIO	057-2013002860	184	184.00	10,000.00
10	4A	PDM C	CAVITE	BGY. BAGBAG, ROSARIO	T-288199	49,951	49,951.00	10,000.00
11	4A	PDM C	CAVITE	BGY. WAWA, ROSARIO	T-1089869	59	122.00	10,000.00
					T-1089873	63		
12	4A	PDM C	CAVITE	COSTA VERDE SUBD., ROSARIO BLOCK LOT				60,000.00
					3 3	T-1129725	239	5,664.00
					7 1	T-1129774	363	
					7 2	T-1129775	393	
					7 3	T-1129776	260	
					7 9	T-1129782	260	
					7 11	T-1129784	260	
					8 26	T-1129812	240	
					8 28	T-1129814	240	
					9 11	T-1129828	300	
					20 16	T-1130045	395	
					22 12	T-1130097	250	
					22 17	T-1130102	250	
					22 36	T-1130121	240	
					26 7	T-1130297	240	
					26 14	T-1130304	240	
					26 17	T-1130307	240	
					26 27	T-1130317	240	
					26 30	T-1130329	258	
					31 25	T-1130476	120	
					31 26	T-1130477	156	
					38 60	T-1130336	240	
					38 61	T-1130337	240	
13	4A	IDL	LAGUN A	SITIO LUNAO, KALAYAAN	T-13187	4,601.00	40,554.00	35,000.00
					T-13188	35,953.00		

14	4A	IDL	LAGUNA	BGY. PARIAN, CALAMBA	060-2012010213	3,600.00	3,600.00	15,000.00
15	4A	IDL	QUEZON	BGY. IBABANG IYAM, LUCENA CITY	T-78619 T-78620	4,470.00 6,529.00	10,999.00	25,000.00
16	4A	IDL	RIZAL	BGY CUPANG, ANTIPOLO CITY	261035 261036	300.00 300.00	600.00	10,000.00
17	4A	IDL	RIZAL	BGY. GITNANG BAYAN, SAN MATEO	260843	1,622.00	1,622.00	10,000.00
18	5	IDL	ALBAY	BGY. GOGON, LEGASPI CITY	39888	8,598.00	8,598.00	15,000.00
						Sub-total	236,253.00	360,000.00

LOT 3 -VISAYAS/MINDANAO

	REG		LOCATION		TCT NO.	AREA (sqm)	TOTAL AREA	ABC
1	6	LSD	ILOILO	JARO, ILOILO CITY (Chevron)	095-2011002869	1,747.00	1,747.00	25,000.00
2	6	DES	ILOILO	MIRAMAR SUBD. DUNGON B SAN ISIDRO JARO	T-146788	213.00	213.00	25,000.00
3	6	IDL	NEGROS OCC.	BGY 39, BACOLOD CITY	T-96238 T-96239	133.00 1,852.00	1,985.00	25,000.00
4	6	LSD	NEGROS OCC.	BGY4, BACOLOD CITY (Chevron)	092-2011007843 092-2011007844	1,000.00 946.00	1,946.00	25,000.00
5	7	IDL	BOHOL	UBUJAN, TAGBILARAN CITY	T-36922	4,367.00	4,367.00	40,000.00
6	7	IDL	BOHOL	UBUJAN, TAGBILARAN CITY	T-36923	1,388.00	1,388.00	
7	7	LSD	CEBU	COR. COLON & BORROMEO CEBU CITY (GADC)	107-2011003877	499.00	499.00	25,000.00
8	7	LSD	CEBU	LAPU-LAPU CITY (Chevron)	110-2011003859	1,240.00	1,240.00	25,000.00
9	11	IDL	DAVAO DS	BGY. CATALUNAN GRANDE, TALOMO, DAVAO CITY	T-208617	2,501.00	2,501.00	30,000.00
10	13	IDL	AGUSAN DN	BGY. BADING, BUTUAN CITY	T-9242-A	10,745.50	10,745.50	45,000.00
						Sub-total	26,631.50	265,000.00

LOT 4 - PETRON LEASED PROPERTIES

	REG		LOCATION		TCT NO.	AREA (sqm)	TOTAL AREA	ABC
1	3	LSD	BATAAN	AYAM, ALANGAN, LIMAY	T-167130 T-78958 T-81621	219,904.00 285,880.00 60,991.00	566,775.00	66,000.00
2	6	SS	NEGROS OCC.	BGY. BANAGO, BACOLOD CITY	T-211522	1,500.00	1,500.00	44,000.00
						Sub-total	568,275.00	110,000.00

TOTAL **893,519.72** **1,050,000.00**

TECHNICAL-FINANCIAL EVALUATION CRITERIA FOR APPRAISAL SERVICES

Criteria	%	Remarks/Justification
I. Technical Proposal	60	
A. Plan of approach/work plan and timeframe	20	<p>A.1 The approach/methodology for the conduct of appraisal shall include among others, the physical, environmental, social and economic considerations within and in the vicinity of the property.</p> <p>Comprehensiveness, innovativeness and clarity of the plan</p>
A.2 Timeframe for activity completion	10	Timeframe for completion of activity shall be within acceptable/reasonable period as indicated in the TOR
B. Experience and capability of the appraisal company to complete the project	20	
B.1 Experience of the company and Team leader	5	Shall consider the overall experiences of the company; and individual experiences of the team leader and key personnel
<u>Minimum requirement: Company</u> <ul style="list-style-type: none"> • Must be included in the LATEST LIST OF APPRAISAL COMPANIES ACCEPTABLE TO THE BANGKO SENTRAL NG PILIPINAS (appraiser to submit copy) <u>Minimum requirement: Team Leader</u> <ul style="list-style-type: none"> • Must be a licensed real estate appraiser • Must have at least 10 years experience in valuation/ appraisal of real estate properties • Must have attended at least 5 appraisal or real estate related seminars/trainings 	5	
B.2 Records of previous and present engagements and quality of performance in similar and related projects;	5	Bidder's records of successful/quality completion of projects
<ul style="list-style-type: none"> • Completed projects (with proof of completion and certificates of satisfactory completion of services rendered) • On-going projects 	5	Bidder has established a good working relationship with previous and current clients

C. Number and Quality of personnel to be assigned to the project	20	
<u>Minimum number of distinct appraisers for bidden lots</u> <ul style="list-style-type: none"> • One (1) lot : shall require at least two (2) appraisers • Two (2) lots : shall require at least four (4) appraisers • Three (3) lots: shall require at least six (6) appraisers • Four (4) lots: shall require at least eight (8) appraisers <u>Minimum requirement:</u> <u>Appraiser/Personnel</u> <ul style="list-style-type: none"> • Must have attended at least 1 seminar/training on appraisal • Must have at least 1 experience in valuation/appraisal of real estate properties 	10	Assignment of qualified and competent personnel will ensure timely and quality output. General qualifications shall include education, licensure and seminars/trainings attended by the team leader and key personnel
	10	

Technical evaluation shall be conducted on a compliance–non-compliance basis for the required technical documents, using a presented/not presented criterion. A bidder that submits all required documents in full and in accordance with the requirements shall be rated “Compliant” and shall receive the full technical score for the applicable item.

In the event that two (2) or more bidders are rated “Compliant,” reverse scoring shall be applied for each evaluation item. The bidder with the highest number of compliant or superior submission (e.g. more than 2 appraisers per lot; more than 1 seminar and /or 1 project completed) shall receive the maximum score (e.g., ten [10] points). The succeeding bidder(s) with a lesser number or lower level of compliant submission shall receive correspondingly lower scores, with a one-point (1-point) decrement (e.g., nine [9], eight [8], and so forth), ranked in descending order.

II. Financial Proposal	40	
The lowest Financial Proposal (F _l) shall be given a Financial Score (S _f) of 100 points. The S _f of other Financial Proposals shall be computed based on the formula indicated below:		
$S_f = 100 \times F_l / F$ <p>Where:</p> <p>S_f is the financial score of the Financial Proposal under consideration, F_l is the lowest Financial Proposal, and F is the Financial Proposal under consideration.</p> <p>Using the formula $S = S_t \times T\% + S_f \times F\%$, the Bids shall then be ranked according to their combined S_t and S_f using the weights (S_t is the technical score of the Terminal Proposal under consideration; T = the weight given to the Technical Proposal; F = the weight given to the Financial Proposal; T + F = 1) indicated below:</p> <p>T _____ [From 0.6 to 0.85]; and F _____ [From 0.15 to 0.4];</p> <p>Provided that the total weights given to the Technical and Financial Proposals shall add up to 1.0.</p>		
		100

TERMS AND CONDITIONS

1. Payment Terms: Government Terms - full payment upon completion of delivery/implementation, or subject to the conditions specified in the Scope of Works/Activities or Terms of Reference.
2. All entries shall be typed or written in a clear legible manner.
3. Bidder shall offer one (1) bid only. Alternative bids shall be rejected.
4. All prices offered herein are valid, binding and effective for THIRTY (30) calendar days upon issuance of this document.
5. As a general rule, price quotations to be denominated in Philippine Peso shall include all taxes, duties and/or levies payable.
6. In case of tie quotations, tie breaking shall be on draw lots or toss coin.
7. In case supplier pro forma quotation is submitted, conditions will be governed by the submitted signed Terms of Reference / Technical Specifications Sheet.
8. During evaluation of quotation/proposal, the project proponent may require additional documents to verify, validate and ascertain the compliance of the supplier/contractor or consultant.
9. Liquidated damages shall be imposed pursuant to Section 71.1.4 of RA 12009.

We undertake, if our Proposal is accepted, to supply/deliver the goods/services in accordance with the specifications and/or delivery schedule.

We agree to abide by this quotation/proposal for a period of thirty (30) calendar days, which is the price's validity period and it shall remain binding upon us and may be accepted at any time before the expiration of that period.

Until a Contract or a Purchase Order is executed, this Quotation/Proposal shall be binding upon us. We understand that you are not bound to accept the lowest or any Proposal you may receive.

Signature over Printed Name	:	_____
Designation / Position	:	_____
Name of Organization	:	_____
Address	:	_____
Telephone/Mobile No.	:	_____
Email Address	:	_____
TIN	:	_____
PhilGEPS Registration Number	:	_____

INSTRUCTIONS AND PROCEDURES FOR ONLINE SUBMISSION OF QUOTATIONS/PROPOSALS FOR SMALL-VALUE PROCUREMENT

1. Interested bidders must submit proposal/quotation in portable document format (PDF) file via email address newprocurement@pnoc.com.ph

File format should be:

RFQREFERENCENO_NAME OF THE COMPANY.pdf

Example: RFQ202401001_XYZCompany.pdf

Note: RFQ Reference Number is located at the front page of the request for quotation.

Email Format Instructions:

- a. The subject line must indicate the RFQ Reference Number
- b. The email body must include the following details:
 - i. Project Title
 - ii. Name of the company and its authorized representative
 - iii. Contact details such as telephone/mobile number and email address

Proposal/quotation must be in a PDF file only and must not exceed 25 MB.

2. Bidders will be immediately notified via email of the receipt of the proposal/quotation.
3. Proposal/quotation submitted late based on system timestamp will be automatically disqualified.
4. A bid opening will take place immediately after the deadline through video conferencing. The meeting link will be sent to participating bidders upon request.
5. Upon opening, the BAC shall verify the presence or absence of the specified requirements in the quotation/proposal. All eligible quotations/proposals will undergo further evaluation.
6. The award of contract shall be made to the Lowest Calculated Responsive Quotation or Highest Rated Responsive Bid, which complies with the minimum technical specifications and other terms and conditions. The result will be posted on the website and the official social media sites of PNOC.

Annex A

Omnibus Sworn Statement Form

[Note: The duly accomplished form shall be submitted with the Bid]

REPUBLIC OF THE PHILIPPINES)
CITY/MUNICIPALITY OF _____) S.S.

OMNIBUS SWORN STATEMENT

I, [Name of Affiant], of legal age, [Civil Status], [Nationality], and with residence at [Address of Affiant], after having been duly sworn in accordance with law, do hereby depose and state that:

1. Select one, delete the others:

- *If sole proprietorship:* I am the sole proprietor or authorized representative of [Name of Bidder] with office address at [Address of Bidder];
- *If partnership, corporation, cooperative, or joint venture:* I am the duly authorized and designated representative of [Name of Bidder] with office address at [Address of Bidder];
- *If individual consultant not registered under a sole proprietorship, in case of Consulting Services:* I am the individual consultant or authorized representative of [Name of Bidder] with office address at [Address of Bidder];

2. Select one, delete the others:

- *If sole proprietorship:* As the owner and sole proprietor or authorized representative of [Name of Bidder], I have full power and authority to do, execute and perform any and all acts necessary to participate, submit the bid, and to sign and execute the ensuing contract for [Project Title] of the [Name of the Procuring Entity][insert "as supported by the attached duly notarized Special Power of Attorney" for authorized representative];
- *If partnership, corporation, cooperative, or joint venture:* I am granted full power and authority to do, execute and perform any and all acts necessary to participate, submit the bid, and to sign and execute the ensuing contract for [Project Title] of the [Name of the Procuring Entity], as supported by the attached duly notarized Special Power of Attorney, Board/Partnership Resolution, or Secretary's Certificate, whichever is applicable;
- *If individual consultant not registered under a sole proprietorship, in case of Consulting Services:* As the individual consultant or authorized representative of [Name of Bidder], I have full power and authority to do, execute and perform any and all acts necessary to participate, submit the bid, and to sign and execute the ensuing contract for [Project Title] of the [Name of the Procuring Entity], as supported by the attached duly notarized Special Power of Attorney for authorized representative;

3. [Name of Bidder] is not "blacklisted" or barred from bidding by the Government of the Philippines or any of its agencies, offices, corporations, or Local Government Units, foreign government/foreign or international financing institution whose blacklisting rules have been

recognized by the Government Procurement Policy Board; by itself or by relation, membership, association, affiliation, or controlling interest with another blacklisted person or entity;

4. Each of the documents submitted in satisfaction of the bidding requirements is an authentic copy of the original, complete, and all statements and information provided therein are true and correct;
5. *[Name of Bidder]* is authorizing the Head of the Procuring Entity or its duly authorized representative(s) to verify all the documents submitted;
6. *Select one, delete the others:*
 - *If sole proprietorship* : The *[Name of Bidder]* and its spouse are not related by consanguinity or affinity up to the third civil degree to the Head of the Procuring Entity, Procurement Agent (if engaged), or the End-User or Implementing Unit, project consultants, head of the Project Management Office, or the members of the Bids and Awards Committee (BAC), the Technical Working Group, and the BAC Secretariat;
 - *If partnership* : The partnership itself and the partners of *[Name of Bidder]* are not related by consanguinity or affinity up to the third civil degree to the Head of the Procuring Entity, Procurement Agent (if engaged), or the End-User or Implementing Unit, project consultants, head of the Project Management Office, or the members of the Bids and Awards Committee (BAC), the Technical Working Group, and the BAC Secretariat;
 - *If cooperative*: The cooperative itself and members of the board of directors, general manager, or chief executive officer of *[Name of Bidder]* are not related by consanguinity or affinity up to the third civil degree to the Head of the Procuring Entity, Procurement Agent (if engaged), or the End-User or Implementing Unit, project consultants, head of the Project Management Office, or the members of the Bids and Awards Committee (BAC), the Technical Working Group, and the BAC Secretariat;
 - *If corporation, or joint venture*: The corporation or joint venture itself, and officers, directors, controlling stockholders and beneficial owners of *[Name of Bidder]* are not related by consanguinity or affinity up to the third civil degree to the Head of the Procuring Entity, Procurement Agent (if engaged), End-User or Implementing Unit, project consultants, head of the Project Management Office, or the members of the Bids and Awards Committee (BAC), the Technical Working Group, and the BAC Secretariat;
 - *If individual consultant not registered under a sole proprietorship, in case of Consulting Services*: The individual consultant and its spouse are not related by consanguinity or affinity up to the third civil degree to the Head of the Procuring Entity, Procurement Agent (if engaged), End-User or Implementing Unit, project consultants, head of the Project Management Office, or the members of the Bids and Awards Committee (BAC), the Technical Working Group, and the BAC Secretariat;
7. It is understood that failure to faithfully disclose its relationship with the Head of the Procuring Entity, members of the BAC, the TWG, and the BAC Secretariat, the head of the PMO or the end-user unit or implementing unit, and the project consultants of the Procuring Entity, or of the procurement agent by consanguinity or affinity up to the third civil degree, as well as its submission of beneficial ownership information containing false entries shall be subject to

blacklisting under Section 100 of the Implementing Rules and Regulations (IRR) of Republic Act (RA) No. 12009, without prejudice to criminal and civil liabilities under applicable laws, including their accessory penalties, if any.

Select one, delete the rest:

- *In case of corporations:* [Name of Bidder] declares its beneficial ownership information consistent with its updated General Information Sheet or Beneficial Ownership Declaration Form or any other document duly submitted to the SEC and has maintained a valid and updated file therein in compliance with Sections 20.2.9.1, 81, and 82 of the IRR of RA No. 12009.
- *In case of Foreign Bidders:* [Name of Bidder] submitted an appropriate equivalent document in English issued by the country of the bidder concerned in accordance with Section 20.2.9.2 of the IRR of RA No. 12009.

8. [Name of Bidder] complies with existing labor laws and standards; and

9. [Name of Bidder] is aware of and has undertaken the following responsibilities as a Bidder:

- a) Carefully examine all of the Bidding Documents;
- b) Acknowledge all conditions, local or otherwise, affecting the implementation of the Contract;
- c) Made an estimate of the facilities available and needed for the contract to be bid, if any; and
- d) Inquire or secure Supplemental Bid Bulletin(s) issued for the [Project Title].

10. [Name of Bidder] did not give or pay directly or indirectly, any commission, amount, fee, or any form of consideration, pecuniary or otherwise, to any person or official, personnel or representative of the government in relation to any procurement project or activity.

11. In case advance payment was made or given to [Name of Bidder], failure to perform or deliver any of the obligations and undertakings in the contract shall be sufficient grounds to constitute criminal liability under existing laws.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 20____ at _____, Philippines.

Duly authorized to sign the Bid for and behalf of:

[Insert Bidder's Name]

[Affiant's Signature over Printed Name]
[Position/Designation]
[Date]

JURAT

SUBSCRIBED AND SWORN to before me this _____ day of [month] [year] at [place of execution], Philippines. Affiant/s is/are personally known to me and was/were identified by me through competent evidence of identity as defined in the 2004 Rules on Notarial Practice (A.M. No. 02-8-13-SC). Affiant/s exhibited to me his/her [insert type of government identification card used], with his/her photograph and signature appearing thereon, with no. _____.

WITNESS MY HAND AND SEAL this _____ day of [month] [year].

NAME OF NOTARY PUBLIC
Notarial Commission No. _____
Notary Public for _____ until _____
Roll of Attorneys No. _____
PTR No. __, [date issued], [place issued]
IBP No. __, [date issued], [place issued]

Doc. No. _____
Page No. _____
Book No. _____
Series of _____.

Annex B

Format of Curriculum Vitae (CV) for Proposed Professional Staff

Proposed Position						
Personal Information						
Name of Staff						
Address			Contact No.		Email Address	
Date of Birth		Citizenship		Civil Status		
Project Experience (start from the current employment, add rows if necessary)						
<i>Similar and Related to the Project</i>						
EMPLOYER (AGENCY / COMPANY NAME) (Write in Full)	CLIENT (COMPANY NAME) (Write in Full)	PROJECT TITLE With Brief Project Description (Write in Full)	PROJECT DURATION (MM/DD/YYYY)		POSITION TITLE (Write in Full)	DETAILED JOB DESCRIPTION
			START	END		
Relevant Training (start from the most recent, add rows if necessary)						
Course Title	Inclusive Dates		Location	No. of Hours	Conducted / Sponsored by	
	From	To				
Education (start from the most recent, add rows if necessary)						
School	Inclusive Dates		Degree Course (Indicate if Completed)	Scholarships / Academic Honors Received		
	From	To				

Technical Expertise					
Database					
Operating Systems					
Application Software					
Professional Licenses, Certificates, Other Credentials					
Title			Date Received		

Certification:

I, the undersigned, certify that to the best of my knowledge and belief, these data correctly describe me, my qualifications, and my experience.

[Printed Name and Signature of staff member]

Date: _____
MM/DD/YYYY

CERTIFIED CORRECT:

[Printed Name and Signature of authorized representative of the firm]

Date: _____
MM/DD/YYYY

Annex C

Price Schedule

LIST OF PROPERTIES FOR APPRAISAL - PRIORITY PROPERTIES FOR DISPOSAL									
LOT 1 - METRO MANILA AND LUZON NORTH PROPERTIES									
	REG		LOCATION		TCT NO.	AREA (sqm)	TOTAL AREA	ABC	Total Amount of Quotation (PhP)
1	NCR	IDL	MM-MANILA	J NEPOMUCENO ST, BGY 386, QUIAPO	216243	1,476.00	1,476.00	10,000.00	
2	NCR	LSD	MM-MANILA	BATAAN ST/V MAPA ST, SAMPALOC	002-2012000387 002-2012000388 002-2012000389 002-2012000386 002-2012000383 002-2012000385 002-2012000384 002-2016002329	459.60 489.00 425.80 381.10 789.20 1,100.20 3,651.70 300.00	7,596.60	40,000.00	
3	NCR	OWN	MM-TAGUIG	ENERGY CENTER <i>(to include valuation of improvements)</i>	164-2010000385 164-2010000639 Bldg. 2 Bldg. 3 Bldg. 4A Bldg. 4B Bldg. 5 Bldg. 6 Records Ctr Genset Laboratory Gym	19,785.00 9,506.00	29,291.00	90,000.00	

					Motorpool/storage RSU room Parking (covered/open)				
4	NCR	PDMC	MM-MANILA MODEL Alegre 2 Alegre 2 Grande Alegre 2 Alegre 1 Alegre 1 Alegre 2 Alegre Prosperidad Prosperidad Alegre 2 Alegre 2 Alegre 1 Alegre 1 Alegre 3 Loft 3-B	EL PUEBLO CONDOMINIUM, STA. MESA UNIT NO. C-318 C-338 C-342 C-416 C-424 C-425 C-440 C-503 C-547 C-606 C-616 C-618 C-625 C-1002 C-1103 C-1232	(to include valuation of improvements) CCT NO. 002-2015003937 002-2014005554 002-2014004752 002-2022010152 002-2015008157 002-2014005594 002-2013008525 002-2015008086 002-2015008118 002-2015008048 002-2013009037 002-2013008530 002-2015008084 002-2013009034 002-2014004655 002-2014005592	AREA 18.80 18.80 18.72 18.80 18.50 18.50 18.80 25.00 25.30 25.30 18.80 18.80 18.50 18.50 25.00 55.50	361.62	60,000.00	
5	3	IDL	BULACAN	BGY. ROAD, BGY. STA INES, SAN MIGUEL	T-71225	9,600.00	9,600.00	15,000.00	
6	3	IDL	BULACAN	BGY. CALUMPANG, SAN MIGUEL	T-71224	1,200.00	1,200.00	10,000.00	
7	3	IDL	BULACAN	BGY. POBLACION, SAN MIGUEL	T-71223	3,430.00	3,430.00	10,000.00	
8	3	IDL	BULACAN	BGY. STO NINO, BALIUAG	T-71221	356.00	356.00	10,000.00	
9	3	IDL	BULACAN	BGY. TANGOS, BALIUAG	RT-71222	1,214.00	1,214.00	10,000.00	
10	3	IDL	NUEVA ECIJA	BGY. ANDAL ALIÑO, POBLACION, TALAVERA	N-32337	396.00	396.00	15,000.00	
11	3	IDL	PAMPANGA	BGY. BALIBAGO, ANGELES CITY	100427	1,242.00	1,242.00	15,000.00	
12	3	LSD	PAMPANGA	DOLORES, SAN FERNANDO CITY (Chevron)	042-2012005197	2,446.00	2,446.00	15,000.00	

13	3	IDL	TARLAC	BGY. STO DOMINGO, CAPAS	283861	3,751.00	3,751.00	15,000.00	
						Sub-total	62,360.22	315,000.00	

LOT 2 - LUZON SOUTH								
	REG		LOCATION		TCT NO.	AREA (sqm)	TOTAL AREA	ABC
1	4A	IDL	BATANGAS	BGY NATIPUAN, NASUGBU	T-72827	22,500.00	22,500.00	15,000.00
2	4A	IDL	BATANGAS	BGY. KAYUMANGGI/SOUTH, LIPA CITY	T-91949	625.00	625.00	15,000.00
3	4A	IDL	BATANGAS	BGY. SAN MIGUEL, BOLO & SAN ROQUE, BAUAN	T-139742	53,472.00	53,472.00	15,000.00
4	4A	IDL	BATANGAS	BGY. SAN MIGUEL, BOLO & SAN ROQUE, BAUAN	-	2,050.00	3,998.00	15,000.00
					-	1,948.00		
5	4A	IDL	BATANGAS	BGY. SAN MIGUEL, BOLO & SAN ROQUE, BAUAN	-	635.00	1,058.00	15,000.00
					-	423.00		
6	4A	IDL	BATANGAS	BGY. SAN MIGUEL, BOLO & SAN ROQUE, BAUAN	T-139744 T-139741 - T-139743	7,687.00 1,719.00 2,862.00 364.00	7,687.00 1,719.00 2,862.00 364.00	30,000.00
7	4A	IDL	BATANGAS	BANABA SOUTH, BATANGAS CITY	T-29247 T-29248 T-29249	12,399.00 450.00 291.00	12,399.00 450.00 291.00	35,000.00
8	4A	PDMC	CAVITE	BGY. TEJERO, ROSARIO	057-2013002858 057-2013002859	437 6,497	6,934.00	20,000.00
9	4A	PDMC	CAVITE	BGY. TEJERO, ROSARIO	057-2013002860	184	184.00	10,000.00
10	4A	PDMC	CAVITE	BGY. BAGBAG, ROSARIO	T-288199	49,951	49,951.00	10,000.00
11	4A	PDMC	CAVITE	BGY. WAWA, ROSARIO	T-1089869 T-1089873	59 63	122.00	10,000.00
12	4A	PDMC	CAVITE	COSTA VERDE SUBD., ROSARIO BLOCK LOT				60,000.00

				3 3 7 1 7 2 7 3 7 9 7 11 8 26 8 28 9 11 20 16 22 12 22 17 22 36 26 7 26 14 26 17 26 27 26 30 31 25 31 26 38 60 38 61	T-1129725 T-1129774 T-1129775 T-1129776 T-1129782 T-1129784 T-1129812 T-1129814 T-1129828 T-1130045 T-1130097 T-1130102 T-1130121 T-1130297 T-1130304 T-1130307 T-1130317 T-1130329 T-1130476 T-1130477 T-1130336 T-1130337	239 363 393 260 260 260 240 240 300 395 250 250 240 240 240 240 240 240 258 120 156 240 240	5,664.00			
13	4A	IDL	LAGUNA	SITIO LUNAO, KALAYAAN	T-13187 T-13188	4,601.00 35,953.00	40,554.00	35,000.00		
14	4A	IDL	LAGUNA	BGY. PARIAN, CALAMBA	060-2012010213	3,600.00	3,600.00	15,000.00		
15	4A	IDL	QUEZON	BGY. IBABANG IYAM, LUCENA CITY	T-78619 T-78620	4,470.00 6,529.00	10,999.00	25,000.00		
16	4A	IDL	RIZAL	BGY CUPANG, ANTIPOLO CITY	261035 261036	300.00 300.00	600.00	10,000.00		
17	4A	IDL	RIZAL	BGY. GITNANG BAYAN, SAN MATEO	260843	1,622.00	1,622.00	10,000.00		
18	5	IDL	ALBAY	BGY. GOGON, LEGASPI CITY	39888	8,598.00	8,598.00	15,000.00		
						Sub-total	236,253.00	360,000.00		

LOT 3 -VISAYAS/MINDANAO								
	REG		LOCATION		TCT NO.	AREA (sqm)	TOTAL AREA	ABC
1	6	LSD	ILOILO	JARO, ILOILO CITY (Chevron)	095-2011002869	1,747.00	1,747.00	25,000.00
2	6	DES	ILOILO	MIRAMAR SUBD. DUNGON B SAN ISIDRO JARO	T-146788	213.00	213.00	25,000.00
3	6	IDL	NEGROS OCC.	BGY 39, BACOLOD CITY	T-96238	133.00	1,985.00	25,000.00
					T-96239	1,852.00		
4	6	LSD	NEGROS OCC.	BGY4, BACOLOD CITY (Chevron)	092-2011007843	1,000.00	1,946.00	25,000.00
					092-2011007844	946.00		
5	7	IDL	BOHOL	UBUJAN, TAGBILARAN CITY	T-36922	4,367.00	4,367.00	40,000.00
6	7	IDL	BOHOL	UBUJAN, TAGBILARAN CITY	T-36923	1,388.00	1,388.00	
7	7	LSD	CEBU	COR. COLON & BORROMEO CEBU CITY (GADC)	107-2011003877	499.00	499.00	25,000.00
8	7	LSD	CEBU	LAPU-LAPU CITY (Chevron)	110-2011003859	1,240.00	1,240.00	25,000.00
9	11	IDL	DAVAO DS	BGY. CATALUNAN GRANDE, TALOMO, DAVAO CITY	T-208617	2,501.00	2,501.00	30,000.00
10	13	IDL	AGUSAN DN	BGY. BADING, BUTUAN CITY	T-9242-A	10,745.50	10,745.50	45,000.00
						Sub-total	26,631.50	265,000.00

LOT 4 - PETRON LEASED PROPERTIES							
	REG		LOCATION	TCT NO.	AREA (sqm)	TOTAL AREA	ABC
1	3	LSD	BATAAN AYAM, ALANGAN, LIMAY	T-167130 T-78958 T-81621	219,904.00 285,880.00 60,991.00	566,775.00	66,000.00
2	6	SS	NEGROS OCC. BGY. BANAGO, BACOLOD CITY	T-211522	1,500.00	1,500.00	44,000.00
					Sub-total	568,275.00	110,000.00

TOTAL	893,519.72	1,050,000.00	
--------------	-------------------	---------------------	--