



MANILA ELECTRIC COMPANY (MERALCO)
Ortigas Center, Brgy. Ugong, Pasig City

REQUEST FOR INFORMATION

(SCM RFI NO. CU0425-0495-1)

REAL ESTATE PROPERTY CONSULTANCY SERVICES

The Facilities Design & Project Management team intends to lay the groundwork for MERALCO’s Campus Masterplan Project by inviting interested vendors to provide information regarding the potential requirement for Real Estate Property Consultancy Services.

MERALCO is exploring the market for property experts that can provide advice on various aspects of property acquisition, development, and management with the objective of understanding the current and potential value of land property.

DETAILS
Property consultants will serve as critical advisors on investment strategies to help the team make informed decisions through research including but not limited to:
<div><div>1. Market Analysis</div><div><ul style="list-style-type: none">Assess property value based on zonal valuation set by the Bureau of Internal Revenue (BIR), market valuation (private listings), and current Philippine market trends accounting for future growth projections and overall economic conditions.Observe sale trends of similar properties situated on comparable locations in consideration of population growth within the area and the impact of urban migration.Assess the availability of infrastructure (roads, utilities, public transport) and how planned developments or improvements in the surrounding area might impact the property's value.</div></div>
<div><div>2. Land Valuation</div><div><ul style="list-style-type: none">Determine land size and zoning regulations to assess how the property could be used to generate the highest return based on market conditions and development potential.Analyze the physical condition of the land such as terrain, access to roads, utilities, and proximity to transportation routes that impact property value.Review any potential zoning changes, environmental restrictions or entitlements that might affect property value or limit development and future use.</div></div>
<div><div>3. Building and Asset Valuation</div><div><ul style="list-style-type: none">Evaluate the rental income potential of commercial properties and estimate the market value based on the building’s income-generating ability.Assess the physical condition of buildings taking into consideration the age, any maintenance or renovation work required, structural integrity, and overall functionality that affect compliance with local building codes and regulations.Determine the cost of replacing buildings with either a new, or identical structure, accounting for construction and depreciation costs based on the building’s age, condition, and expected lifespan.</div></div>
<div><div>4. Property Appraisal</div><div><ul style="list-style-type: none">Provide impartial assessment of both land and building values, market assessment and insight on property potential.Estimate the feasibility of proposed developments and provide feedback on land use.Project expected occupancy rates and rental income based on current market value in the area.</div></div>

CALENDAR OF ACTIVITIES:

ACTIVITY	DATE	TIME
Submission of Letter of Intent	April 30, 2025 – May 07, 2025	Until 11:59 PM of May 07, 2025
Submission of Non-Disclosure Agreement	May 07 – 09, 2025	Until 11:59 PM of May 09, 2025
Release of RFI documents to Vendors	May 14, 2025	Until 11:59 PM of May 14, 2025

Interested vendors are requested to submit the following:

- Professional Regulation Commission (PRC) Accreditation or Certification on Property Management and Administration
- Letter of intent to participate in the Request for Information

Supplemental Information:

- This RFI is non-binding and does not constitute a commitment to acquire vendor’s products or services.
- Vendors shall shoulder all costs associated in the preparation of their responses (e.g., preparation of budgetary quotation, conduct of Proof of Concept/ Product Demo, among others).
- Responses received are to be used solely for informational and benchmarking purposes only.
- Documents or information provided with the responses shall become property of MERALCO.
- No bid fees are to be imposed in relation to this RFI.
- Non-Disclosure Agreement (NDA) is required prior the release of RFI document, and other relevant confidential data to the vendors.

MERALCO reserves the right to:

- Issue an addendum to the RFI at any time as a result of questions, change in submission schedule, or other matters; and
- To cancel or reissue the RFI on a reasonable basis.

Submission of requested information must be in portable document format (PDF) and must be emailed to Ms. Claire Prestosa (group.networks.retail.services@meralco.com.ph) not later than **11:59PM, May 07, 2025**. For inquiries or clarifications prior to the submission deadline, vendors may communicate directly to Ms. Prestosa.

(sgd.)
GLEN N. SAN PEDRO
Head, Supply Chain Management

MERALCO employs strict cybersecurity controls. Kindly refer to the following link for the Vendor Cybersecurity Advisory: <https://company.meralco.com.ph/news-and-advisories/supply-chain-management-invitations-bid>