

TERMS OF REFERENCE

LAPRAP (BRIDGE SECTION) OF THE PROPOSED SIPAG-ACCESS ROADS AND OR BRIDGES FROM NATIONAL ROADS LEADING TO MAJOR/STRATEGIC BUILDING FACILITY, CONSTRUCTION OF BYPASS AND DIVERSION ROADS, SAN FABIAN/MANGALDAN STA. (16+700-17+200) BRIDGE PROPER AND APPROACHES (500M)

I.O INTRODUCTION

A. BACKGROUND

The Government of the Republic of the Philippines, thru the Department of Public Works and Highways (DPWH), intends to engage the services of Local Consultancy Firms for the conduct of Land Acquisition Plan and Resettlement Action Plan (LAPRAP) Survey of affected lots within the road right of way in order to ensure expeditious implementation of the PROPOSED SIPAG-ACCESS ROADS AND OR BRIDGES FROM NATIONAL ROADS LEADING TO MAJOR/STRATEGIC BUILDING FACILITY, CONSTRUCTION OF BYPASS AND DIVERSION ROADS, SAN FABIAN/MANGALDAN STA. (16+700-17+200) BRIDGE PROPER AND APPROACHES (500M)

B. OBJECTIVE

The objective of the services is to determine the number of project affected persons/families (PASPs/PAFs) and identify the assets (land, structures and improvements, crops, trees, and perennials) within the Road Right-of-Way (RROW) limits as indicated in the Republic Act 10572.

C. PROJECT SCOPE OF WORK

The proposed project which is the LAPRAP of the OF THE PROPOSED SIPAG-ACCESS ROADS AND OR BRIDGES FROM NATIONAL ROADS LEADING TO MAJOR/STRATEGIC BUILDING FACILITY, CONSTRUCTION OF BYPASS AND DIVERSION ROADS, SAN FABIAN/MANGALDAN STA. (16+700-17+200) BRIDGE PROPER AND APPROACHES has an estimated length of 500m.

II.SCOPE OF SERVICES

A. GENERAL

1. The Consultant shall Prepare a LAPRAP of the project. This will serve as the basis of, among others, the proposed budget for the Right-of-Way (ROW).

The consultant shall ensure that the LAPRAP covers, among other things, the ff:

- Preliminary Land Appraisal (Value)
- Preliminary Estimation of Replacement Cost of Structure/Improvements
- Preliminary Estimation of Value of Crops/Trees
- Description of the lands, structures/improvements, and crops/trees to be acquired as ROW;

- Profile of PAPs;
- Pricing of property based on current market value (for major new construction);
- Cost estimates for Acquiring Land and Improvements needed as ROW and for Relocation of informal settlers;
- Recommended compensation and entitlement package for owners and PAPs.

2. The consultant shall closely coordinate with the implementing office to monitor the performance and quality of output of the RAP Specialist/Geodetic Engineer in all Preliminary LAPRAP activities prior to the preparation of report to ensure that the Republic Act 10752, the DPWH ROW Acquisition Manual (DRAM), and other relevant national legislation and departmental social safeguards policies are properly compiled with adequately met.

The consultant shall undertake the LAPRAP through, but not limited to the following:

- Initiate coordination/consultation meeting with concerned LGUs to present the Project Description;
- Conduct Public Consultation Meeting (PCMs) in each barangay that will be traversed by the project;
- Inquire about and ensure the availability of sites allocated for socialized housing in case relocation becomes necessary;
- Conduct census and socioeconomic survey of PAPs which includes demographic data and basic information on the owner and properties to be affected;
- For areas with legitimate Indigenous Peoples (Ips), carry out a separate socioeconomic survey of affected IP community, as part of the Indigenous People Action Plan (IPAP), particularly if the Ips are holders of certificates of Ancestral Domain Claim or Title (CAD/CADT);
- Tag each structure within the defined ROW limit using pre-numbered stickers and taking photographs of each tagged structure
- Appraise affected land which entails identification of the exact location of affected land at the minimum using appropriate maps and GIS-based data, and using market-based valuation through appropriate property appraisal options;
- Estimate relocation costs which entails among others estimating the number and types of structures affected by the project, identifying affected Informal Settler Families (ISFs) if any, and preparation of costs estimates of all structures and improvement per square meter:
- Estimate relocation costs for ISFs which entails planning and crating with the PAPs relocation sites and instituting protective measures in a participatory manner; To the extent that there is impact on livelihoods, developing in close collaboration with the PAPs required livelihood restoration measures. These measures are needed when there is involuntary taking of land resulting to relocation or loss of shelter, loss of assets or access to assets, or loss of income sources or means of livelihood, whether or not the PAPs must move to another location; and

- Formulate the compensation/entitlements package for PAPs in accordance with applicable national legislation and departmental policies.

B. EXPECTED DELIVERABLES OF THE CONSULTING SERVICE

The major deliverables of the study are the LAPRAP report, the output shall be presented in English language, and shall be submitted to DPWH in three (3) copies. Electronic file formats (ie. Microsoft Office, Adobe PDF, Excel files, etc.) of all reports and documents systematically organized in traceable and auditable formats shall be prepared in DVD and/or CD, 3 copies each.

III.IMPLEMENTATION

A. STAFFING

The following experts/professionals and their members shall be required to carry out the Consulting Services for the road section/project and should have appropriate educational degree, relevant training and adequate years of experience in LAPRAP/RAP Preparation:

Position	Qualification	No. of Person	Duration	Wt. per person (%)	Total Wt (%)
Geodetic Engineer/ RAP Specialist	▪ Bachelors Degree in Geodetic Engineering, Licensed Engineer (At least 5 years experience as geodetic engineer)	1	30 man-days	30	30
Land Appraiser	▪ Licensed Real Estate Appraiser (At least 1 year experience as Land Appraiser)	1	20 man-days	30	30
RESEARCHER	▪ Any Bachelors Degree at least 1 year experience in research of documents for road route and tax declarations and titles .	1	20 man-days	25	25
Census/Tagger	▪ High School Diploma, can communicate fluently in tagalog or English.	1	20 man-days	10	10

Photographer/ Geotagger	▪ High School Diploma, Knows how to use cellphone and camera.	1	20 man- days	5	5
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B. CONTRACT PERIOD

The Consultant's contract period for undertaking the LAPRAP preparation of the afore-cited project shall not be more than 30 days and the Consultant shall commence work within seven (7) days after receipt of Notice to Proceed.

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