

**BIDS AND AWARDS COMMITTEE
RESOLUTION NO. 002 S. 2021**

-NEGOTIATED PROCUREMENT- Lease of Real Property and Venue-

OFFICE RENTAL OF SWAD APAYAO FOR 2021

WHEREAS, the Department of Social Welfare and Development-Cordillera Administrative Region (DSWD-CAR) has been granted appropriations for the **OFFICE RENTAL OF SWAD APAYAO FOR 2021** with an Approved Budget for the Contract (ABC) of One Million Nineteen Thousand Six Hundred Forty Pesos Only (₱1,019,640.00)

WHEREAS, in consonance with the Republic Act 9184 and its Implementing Rules and Regulations, a Project Procurement Management Plan (PPMP) which has been consolidated into the Annual Procurement Plan (APP) is in order for procurement of the programs, activities and projects for 2021;

WHEREAS, in consonance with the Republic Act 9184, otherwise known as the Government Procurement Reform Act, in its Implementing Rules and Regulations under Section 10, provides that "all procurement shall be done through competitive bidding, except as provided in Rule XVI";

WHEREAS, Section 48.1 of the IRR of the above cited act stipulates that "subject to prior approval of the head of procuring entity, and whenever justified by the conditions provided in this Act, the procuring entity may, in order to promote economy and efficiency, resort to any of the alternative mode of procurement;

WHEREAS, section 53.10 of the Revised Implementing Rules and Regulations (IRR) of the RA 9184 or otherwise known as the Government Procurement Reform Act of 2002 allows the procuring entity to resort to Negotiated Procurement – **Lease of Real Property and Venue**;

WHEREAS, on 11th day of December 2020, Request for Quotations were transmitted to the End-User;

WHEREAS, on 15th day of December 2020 at 6pm was the set deadline for the submission of quotations wherein three (3) price quotations were obtained from **PRECIOUS SARAH RESIDENCE, MARTINA'S, and JLA COMMERCIAL BUILDING**. In pursuant to the 2016 Revised IRR of RA 9184 under Lease of Real Property and Venue, and Small Value Procurement, the receipt of at least one (1) price quotation is sufficient to proceed with the evaluation thereof;

WHEREAS, upon opening of the Request for Quotations held on the **18th day of December 2020**, findings were listed in the summary of quotations below:

	NAME OF BIDDER	AS READ	AS CALCULATED	REMARKS
1	PRECIOUS SARAH RESIDENCE	N/A	1,014,000.00	WITHIN ABC
2	MARTINA'S	N/A	1,017,000.00	WITHIN ABC
3	JLA COMMERCIAL BUILDING	N/A	561,600.00	WITHIN ABC

WHEREAS, upon evaluation by the Bids and Awards Committee (BAC), **JLA COMMERCIAL BUILDING** emerged to be the lowest bidder. However, during the said RFQ opening date, the Rating Factor and Reasonableness of Rental Rates were not yet available. Therefore, the BAC resolved to require first the submission of the Rating Factor and Reasonableness of Rental Rates;

WHEREAS, on 6th day of January 2021, the Rating Factor and Reasonableness of Rental Rates were presented to the BAC. As per the Rating Factor, **JLA COMMERCIAL BUILDING** failed the 90% passing rate wherein it garnered less than 90% rating factor from the End-User. This was due to its non-compliance to some of the critical prescribed requirements;



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WHEREAS, PRECIOUS SARAH RESIDENCE emerged to be the next lowest bidder. Upon tabulation of its rating factor, said bidder passed the 90% passing rate wherein it garnered 90.50% rating factor from the End-User. Further, based on the Reasonableness of Rental Rates, the calculated amount for such was ₱86,625.00/month, thus, the monthly cost offered by said bidder was ₱84,500.00. Therefore, the amount offered by the said bidder did not exceed the reasonable rental rate and the same passed the required rating factor;

WHEREAS, upon deliberation, the BAC found **PRECIOUS SARAH RESIDENCE** to be compliant. On the other hand, it was also discussed that since the office rental of SWAD Apayao for January 2021 was still being leased from the lessor for CY 2020, the contract of lease recommended for **PRECIOUS SARAH RESIDENCE** shall only cover the period of February 2021 to December 2021 (11 months). With this, based on the monthly rate of ₱84,500.00, the contract amount recommended for **PRECIOUS SARAH RESIDENCE** shall be ₱929,500.00;

WHEREAS, based on the foregoing, the BAC resolved to declare **PRECIOUS SARAH RESIDENCE** as the Lowest Calculated and Responsive Bidder (LCRB);

NOW, THEREFORE, foregoing premises considered, We, the Members of the Bids and Awards Committee, hereby **RESOLVED** as it is hereby resolved to recommend to the Regional Director the award of contract to **PRECIOUS SARAH RESIDENCE** which have a contract amount of Nine Hundred Twenty-Nine Thousand Five Hundred Pesos Only (₱929,500.00) inclusive of all the applicable taxes and fees for the **OFFICE RENTAL OF SWAD APAYAO FOR 2021.**

RESOLVED FURTHER, in consonance to the provisions of the 2016 Revised IRR of RA 9184, this recommended contract of lease shall be subject for renewal for the succeeding year. This is provided that the said service provider shall be able to establish a favorable performance for the Procuring Entity;


RESOLVED at the DSWD-CAR, 40 North Drive, Baguio City this **6th day of January 2021.**

BIDS AND AWARDS COMMITTEE

Not present
ENRIQUE H. GASCON JR.
Chairperson


RINA CLAIRE L. REYES
Alternate Vice Chairperson


ARNOLD D. LARTEC
Regular Member


AILEEN M. BALLESTEROS
Provisional Member (End-User)

Not present
Provisional Member (Expert)


APPROVED/DISAPPROVED

LEO L. QUINTILLA
OIC Regional Director


VLB/kenneth