

**BIDS AND AWARDS COMMITTEE
RESOLUTION NO. 116 S. 2021**

-NEGOTIATED PROCUREMENT- Lease of Real Property and Venue-

OFFICE RENTAL OF SWAD KALINGA 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 KALINGA FOR 2021** with an Approved Budget for the Contract (ABC) of Six Hundred Seventy Three Thousand Six Hundred Eight Pesos Only (₱673,608.00)

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 15th day of December 2020, Request for Quotations were transmitted to the End-User;

WHEREAS, on 18th day of December 2020 at 6pm was the set deadline for the submission of quotations wherein three (3) price quotations were obtained from **TAKAMIREG CONDOTEL, AMELIA MAYYAM (GOLDA'S HOUSE RENTAL)** and **MLLK REAL ESTATE LEASING**. 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 **22nd day of December 2020**, findings were listed in the summary of quotations below:

	NAME OF BIDDER	AS READ	AS CALCULATED	REMARKS
1	TAKAMIREG CONDOTEL	673,000.00	673,000.00	WITHIN ABC
2	AMELIA MAYYAM (GOLDA'S HOUSE RENTAL)	672,000.00	672,000.00	WITHIN ABC
3	MLLK REAL ESTATE LEASING	480,000.00	480,000.00	WITHIN ABC

WHEREAS, upon evaluation by the Bids and Awards Committee (BAC), it was observed that all bidders were found to be non-compliant on the technical requirements needed for the procurement at hand. Thus, the BAC resolved to declare **Failure of Bidding**;

[Handwritten Signature]

[Handwritten Signature]

**BIDS AND AWARDS COMMITTEE
RESOLUTION NO. 116 S. 2021**

-NEGOTIATED PROCUREMENT- Lease of Real Property and Venue-

OFFICE RENTAL OF SWAD KALINGA FOR 2021

WHEREAS, on the 22nd day of January 2021, the Procurement Section received a letter for reconsideration of the **OFFICE RENTAL OF SWAD KALINGA FOR 2021**. On the same day, the said concern was presented to the BAC. As per said letter, the End-User requested for the consideration that the award of contract be awarded to the most responsive bidder. Since the extension of contract of lease for SWAD Kalinga is only for one (1) month and considering the time left, refloating of RFQ is not feasible at this time. Also, if this will be replaced with new RFQ, the same suppliers will be floated due to limited service providers for the rent of office space. With this the BAC resolved to consider the request of the End-User;

WHEREAS, MLLK REAL ESTATE LEASING, emerged to be the lowest bidder. However, upon verification made as to the compliance of the said bidder on the technical requirements, the latter was found to be non-complaint specifically on the provision for the "Air- Conditioning". The bidder indicated that the Air condition will be installed by the lessee at their own expense. As such were found to deviated on the prescribed technical requirements. Thus, **MLLK REAL ESTATE LEASING**, was deemed to be non-compliant with the prescribed requirements;

WHEREAS, AMELIA MAYYAM (GOLDA'S HOUSE RENTAL) emerged to be the second 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 the 22nd day of February 2021, the Rating Factor and Reasonableness of Rental Rates were presented to the BAC. As per the Rating Factor, **AMELIA MAYYAM (GOLDA'S HOUSE RENTAL)** passed the 90% passing rate wherein it garnered 90.45% rating factor from the End-User. Further, based on the Reasonableness of Rental Rates, the calculated amount for such was ₱65,130.00/month, thus, the monthly cost offered by said bidder was ₱56,000.00. Therefore, the amount offered by the said bidder did not exceed the reasonable rental rate and the same passed the required rating factor;

WHEREAS, it was observed that the name of the owner indicated on the Occupancy Permit was different from the name of the owner indicated on the Business Permit. With this during the deliberation, it was verified that the name of the owner that they usually indicate on the Occupancy Permit was the name of the person who applied for it. Thus, the BAC considered the said documents;

WHEREAS, upon deliberation, the BAC found **AMELIA MAYYAM (GOLDA'S HOUSE RENTAL)** to be compliant. On the other hand, it was also discussed that since the office rental of SWAD Kalinga for February 2021 was still being leased from the lessor for CY 2020, the contract of lease recommended for **AMELIA MAYYAM (GOLDA'S HOUSE RENTAL)** shall only cover the period of March 2021 to December 2021 (10 months). With this, based on the monthly rate of ₱56,000.00, the contract amount recommended for **AMELIA MAYYAM (GOLDA'S HOUSE RENTAL)** shall be ₱560,000.00;



**BIDS AND AWARDS COMMITTEE
RESOLUTION NO. 116 S. 2021**

-NEGOTIATED PROCUREMENT- Lease of Real Property and Venue-

OFFICE RENTAL OF SWAD KALINGA FOR 2021

WHEREAS, based on the foregoing, the BAC resolved to declare **AMELIA MAYYAM (GOLDA'S HOUSE RENTAL)** 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 **AMELIA MAYYAM (GOLDA'S HOUSE RENTAL)** which have a contract amount of Five Hundred Sixty Thousand Pesos Only (P560,000.00) inclusive of all the applicable taxes and fees for the **OFFICE RENTAL OF SWAD KALINGA 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 **22nd day of February 2021**.

BIDS AND AWARDS COMMITTEE


ENRIQUE H. GASCON JR.
Chairperson

RINA CLAIRE L. REYES
Alternate Vice Chairperson

Not present
Regular Member


AILEEN M. BALLESTEROS
Provisional Member (End-User)


BERNARD L. ANGAYON
Provisional Member (Expert)


APPROVED/DISAPPROVED

LEO L. QUINTILLA
OIC Regional Director


YUB/ij