



Republic of the Philippines
PHILIPPINE HEALTH INSURANCE CORPORATION

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PRO-BAC RESOLUTION NO.001 s. 2019

**RESOLUTION TO CONDUCT EMERGENCY PROCUREMENT FOR
TEMPORARY OFFICE SPACE OF LOCAL HEALTH INSURANCE OFFICE
LOCATED IN IMUS/DASMARIÑAS CITY, CAVITE AND RECOMMENDS
AWARDING OF CONTRACT TO PREMIUM LINK DEVELOPMENT
CORPORATION (PLDC) FOR ITS PURPOSE FOR THE PERIOD OF TWO
MONTHS**

WHEREAS, on March 21, 2018, PRO BAC started to process procurement of Negotiated Procurement of Five (5) Year Lease Contract of Office Space for PRO IVA LHIO located in Imus/Dasmariñas City, Cavite per INP#2018-LRP-03;

WHEREAS, on April 23, 2018, PRO BAC held the Opening of Proposal and declared the bid of South Supermarket as Single Calculated Bid (SCB) for Negotiated Procurement of Five (5) Year Lease Contract of Office Space for PRO IVA LHIO located in Imus/Dasmariñas City, Cavite per INP#2018-LRP-03, subject to post-qualification evaluation;

WHEREAS, on April 30, 2018, PRO BAC declared the bid of South Supermarket as Single Calculated Responsive Bid (SCRB) and recommends the awarding of contract to them for the provision of Five (5) Year Lease Contract of Office Space for PRO IVA LHIO located in Imus/Dasmariñas City, Cavite per INP#2018-LRP-03. South Supermarket received the Notice of Award on May 2, 2018. However, on May 17, 2018, PRO BAC received the letter from South Supermarket dated May 16, 2018 explaining that they are withdrawing their bid proposal due to high costing that it will incur for the required leasehold improvement for the office space. Due to this, PRO BAC declared a failure of bidding for the provision of Negotiated Procurement for Five Year Lease Contract for Office Space of LHIO located in Imus/Dasmariñas City, Cavite and conduct another negotiated procurement for its purpose;

WHEREAS, on May 28, 2018, PRO BAC conducted the second Negotiated Procurement of Five (5) Year Lease Contract of Office Space for PRO IVA LHIO located in Imus/Dasmariñas City, Cavite per INP#2018-LRP-08;

WHEREAS, on June 25, 2018, PRO BAC held the Opening of Proposal and declared the bid of Premium Link Development Corp. (Central Mall) as Single Calculated Bid (SCB) for Negotiated Procurement of Five (5) Year Lease Contract of Office Space for PRO IVA LHIO located in Imus/Dasmariñas City, Cavite per INP#2018-LRP-08, subject to post-qualification evaluation;

WHEREAS, on September 6, 2018, PRO BAC declared the bid of Premium Link Development Corporation as single calculated responsive bid and recommends the awarding of contract for Negotiated Procurement of Five (5) Year Lease Contract of Office Space for PRO IVA LHIO located in Imus/Dasmariñas City, Cavite per INP#2018-LRP-08;



[Handwritten signatures and initials]

WHEREAS, on October 9, 2018, PRO BAC and Mr. Michael Rivera of PLDC had a discussion through phone call regarding the status of the on-going project by which Mr. Rivera explained that they are planning to offer another space inside the mall premises which is more suitable and convenient to be office space of LHIO-Imus. He also explained that said office space is currently occupied and will be vacated on January 2019. However, PRO BAC informed PLDC that the lease contract LHIO-Imus was already expired last June 2018 and only occupying the office space on a monthly basis until November 15, 2018. That is why PRO IVA is expecting PLDC to provide the office space before November 15, 2018;

WHEREAS, on October 23, 2018, PRO BAC received a letter from PLDC dated October 22, 2018 regarding their offer to give a temporary office space of 250 sq.m. for PhilHealth Local Health Insurance Office of Imus City, Cavite (LHIO-Imus) to rent until new office space is renovated for occupancy of LHIO-Imus tentatively on March 2019. In view of this, PRO BAC instructed PRO BAC Secretariat to prepare a letter for Central Mall informing them that their offer for a temporary office space is not acceptable being highly inadequate for LHIO-Imus operation. Included in the letter is the inquiry of PRO IVA whether they can provide the required office space on or before November 15, 2018. PLDC was given until November 7, 2018 to respond on this matter;

WHEREAS, on November 22, 2018, PRO BAC held a meeting and discussed among others the current situation where PLDC was not able to deliver the requirements for the said project as stipulated in INP. No. 2018-LRP-08. PRO BAC acknowledged the urgent need of acquiring a new lease contract for office space of LHIO-Imus to avoid interruption in the operation. Due to this, PRO BAC declared to recommend the cancellation of award to PLDC for the provision of Negotiated Procurement for Five Year Lease Contract for Office Space of LHIO located in Imus City/Dasmariñas, City, Cavite per INP no. 2018-LRP-08, declare failure of aforementioned Negotiated Procurement and conduct another Negotiated Procurement for its purpose;

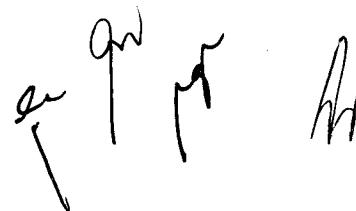
WHEREAS, on November 26, 2018, PRO BAC conducted the third Negotiated Procurement of Five (5) Year Lease Contract of Office Space for PRO IVA LHIO located in Imus/Dasmariñas City, Cavite per INP#2018-LRP-11;

WHEREAS, on December 7, 2018, PRO BAC held the Opening of Proposal wherein two (2) bidders submitted their bid proposals. M.C.W. Autosupply was declared failed due to non-compliance on the space requirement while the bid of PLDC was declared as Single Calculated Bid subject for post-qualification evaluation;

WHEREAS, on December 17, 2018, PRO BAC declared the bid of PLDC as single calculated responsive bid and recommends the awarding of contract for Negotiated Procurement of Five (5) Year Lease Contract of Office Space for PRO IVA LHIO located in Imus/Dasmariñas City, Cavite per INP#2018-LRP-11;

WHEREAS, on January 10, 2019, PRO BAC held a meeting and discussed among others the received letter from MYP GBY Philippine Corporation explaining that they will no longer allow any extension after January 31, 2019 for the existing office space of LHIO-Imus;

WHEREAS, PRO BAC discussed among others the discussion between PRO BAC and PLDC last December 7, 2018. Mr. Gatchalian, Assistant to the President of PLDC, informed PRO BAC that the office space they are offering will be fully vacated on January 31, 2019 per agreement with the department store. The construction for the office space of LHIO-Imus shall



start on February 1, 2019 and be available for occupancy by March 2019. PLDC also offered a temporary office space with area of 280 sq.m. located in the same building offered during the Opening of Proposal with rental fee based on their bid price so that LHIO-Imus/Dasmariñas may continue to operate;

WHEREAS, PRO BAC discussed the matter at hand and decided to accept the offer of PLDC for temporary office space taking into considerations the following:

- a. LHIO-Imus is given until January 31, 2019 to vacate the current office space and no further extension shall be allowed by the lessor.
- b. No other bidder can comply with LHIO Imus office space requirement;

WHEREAS, in order to avoid interruptions on the delivery of public service to PhilHealth Clients, PRO BAC accepted the timeline offered by PLDC and agreed to conduct emergency procurement for temporary office space for LHIO located in Imus/Dasmariñas City, Cavite being offered by PLDC using the price per sq.m. stated on their quotation during Opening of Proposal last December 7, 2018 until March 30, 2019;

NOW, THEREFORE, premises considered, the PRO BAC has resolved, as it is hereby resolved to conduct emergency procurement for temporary office space for LHIO located in Imus/Dasmariñas City, Cavite and recommends awarding of contract for its purpose for the period of two months.

IT IS SO RESOLVED.

Signed this 10th day of January, 2019 in Lucena City.

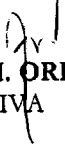

ARTURO C. ARDIENTE
Chairperson

Absent
SANTIAGO G. ABARICIA, M.D.
Member


SARACHEL I. LUCERO
Member


MA. TERESITA R. OCADO
Member

APPROVED / DISAPPROVED:


EDWIN M. ORIÑA, M.D.
RVP, PRO IVA