



Republic of the Philippines
PHILIPPINE HEALTH INSURANCE CORPORATION

PhilHealth Regional Office – National Capital Region
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**BIDS AND AWARDS COMMITTEE
PHILIPPINE HEALTH INSURANCE CORPORATION
NATIONAL CAPITAL REGION**

BAC Resolution No. 45, s. 2021

**RESOLUTION RECOMMENDING TO THE HEAD OF THE PROCURING
ENTITY (HoPE) THAT THE NEGOTIATED PROCUREMENT FOR LEASE OF
OFFICE SPACE FOR LOCAL HEALTH INSURANCE OFFICE (LHIO) MANILA
BE AWARDED TO ORAS REALTY CORPORATION BEING THE LOWEST
CALCULATED AND RESPONSIVE BID
(PRO NCR NP NO. 09, S-2021 LEASELHIOMANILA)**

WHEREAS, on 31 August 2021, the Management Services Division submitted the Execom Memorandum No. 2021-047 as attachment to the following documents for the Negotiated Procurement of Lease of Office Space for LHIO Manila with an Approved Budget for the Contract of Fifteen Million Six Hundred Twenty-Eight Thousand Nine Hundred Sixty-Six Pesos and 92/100 (Php15,628,966.92) per year, certified by the Fund Management Section as per approved MYOA dated May 8, 2019;

1. Technical Specifications
2. Purchase Request
3. Approved Budget for the Contract
4. Abstract of Quotations from the following:
 - a. Oras Realty Corporation
 - b. Park N Ride, Inc.
 - c. U.N. Properties Development Corporation
4. Market Analysis
5. Factor Ratings
6. Certificate of Non-Availability of Government Office for Lease
7. Estimated Relocation Cost

WHEREAS, on 08 September 2021, Pre-Procurement Conference was held where the calendar of activities for the Negotiated Procurement of Lease of Office Space for LHIO Manila has been set;

WHEREAS, Commission on Audit, Philippine Chamber of Commerce and Industry and Knight of Kolumbus of Fraternal Association of the Philippines, has been invited to sit as observers during the procurement process;

WHEREAS, on 29 September 2021, Ms. Maria Theresa Cynthia Belleza, a representative from COA attended the opening of bids via virtual meeting;

WHEREAS, during the Opening of Bids on 29 September 2021, only two (2) proponents submitted their best and final offer namely:

**Resolution Recommending to the Head of the Procuring Entity (HoPE) Award
For the Negotiated Procurement for Lease of Office Space for LHIO Manila
BAC Resolution No. 45, S-2021**



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BIDDER/S	FINANCIAL COMPONENT/ BID OFFER	REMARKS
Oras Realty Corporation	Php 5,275,200.00 per year Php26,376,000.00 for five (5) years Php439,600.00 per month	Lowest Calculated Bid; offered area is for 1,099 sq.m.
Park N Ride, Inc.	Php 15,561,840.00 per year Php 77,809,200.00 for five (5) years Php1,296,820.00 per month	Highest Calculated Bid; offered area is for 1,210 sq.m.

WHEREAS, on 05 & 12 October 2021, the Technical Working Group conducted the Post Qualification and Evaluation for Oras Realty Corporation;

WHEREAS, on 13 October 2021, the Vice Chairperson of Technical Working Group, presented their Post Qualification and Evaluation Report to the Bids and Awards Committee. Based on their evaluation, the Oras Realty Corporation has passed the Technical, Financial and Post Qualification requirements for the Negotiated Procurement of Lease of Office Space for LHIO Manila, hence found to be **RESPONSIVE**.

NOW, THEREFORE, premises considered, the PRO NCR BAC resolves, hereby recommend to the Vice President of Area II and concurrent Vice President of PRO NCR, as Head of the Procuring Entity, the award of the contract to **ORAS REALTY CORPORATION**, at **Four Hundred Thirty-Nine Thousand Six Hundred Pesos** (Php439,600.00) per month or **Five Million Two Hundred Seventy-Five Thousand Two Hundred Pesos** (Php 5,275,200.00) per year for five years totaling to Twenty-Six Million Three Hundred Seventy-Six Thousand Pesos (Php26,376,000.00) with no escalation cost, inclusive of all taxes and charges with a total area of 1,099 sq.m. for having been determined as the lowest calculated and responsive bid for the Negotiated Procurement of Lease of Office Space for Local Health Insurance Office (LHIO) Manila

RESOLVED, this 3rd day of November 2021, Quezon City, Philippines.


ALBERTO C. MANDURIAO
Chairperson


AIZA B. BUENAVENTURA-LOA
Vice-Chairperson


ROMAN R. BALGOMERA
Member

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- Sr. Asst. Pangniban
JOSE SIDFRY M. PANGANIBAN
Member

Maglalat
MARICEL J. MAGLALANG
End-User

☒ **APPROVED**
☐ **DISAPPROVED**
☐ **Others** _____

Francisco Z. Soria, Jr.
DR. FRANCISCO Z. SORIA, JR.
Vice President – Area II and
Concurrent Vice-President, PRO NCR
Head of Procuring Entity
PhilHealth Regional Office - NCR

Date Signed: 11/9/21

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