

BIDS AND AWARDS COMMITTEE
RESOLUTION NO. 220 s, 2024
BAC Meeting via MS Team

**A RESOLUTION DECLARING THE BID/PRICE QUOTATION OF OUR
 BUILDER'S WAREHOUSE, INC. AS THE SINGLE/LOWEST CALCULATED
 RESPONSIVE BID/PRICE QUOTATION FOR THE NEGOTIATED
 PROCUREMENT – "LEASE OF OFFICE SPACE FOR LHIO MALOLOS" OF PRO
 III AND RECOMMENDING APPROVAL**



WHEREAS, on May 28, 2024, a Virtual Pre-Procurement Conference via MS Teams for the Negotiated Procurement- Lease of Office Space for LHIO Malolos of PRO III was conducted;

WHEREAS, the following documents submitted by the End-User, Ms. Jackie Lyn S. Gonzales, to the Bids and Awards Committee (BAC) were presented by the Head of the BAC Secretariat, Ms. Cecilia N. Calderon:

1. Approved PMP No. GSU-2024-004- (Lease of Real Property)
2. Purchase Request
3. Approved Budget for the Contract
4. Approved Technical Specifications
5. Matrix of Pre-Canvass for the determination of ABC

WHEREAS, Matrix of Pre-Canvass was based on quotations submitted by Our Builder's Warehouse, Inc., Andan Enterprises, and CPN Rental OPC;

BUILDING	ADDRESS	SQ.M	RATE SQ.M.	REMARKS
Our Builder's Warehouse, Inc.	Malolos City	822	600.00	Valid
Andan Enterprises	Malolos City	822	700.00	Invalid, amount exceeded budget

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CPN Rental OPC	Malolos City	822	1,000.00	Invalid, amount exceeded budget
Average				N/A
Mean				N/A
Lowest plus 5%			630.00	
Approved MYOA cost per sq. m		822	626.08	

WHEREAS, the Approved Budget for the Contract (ABC) for the Negotiated Procurement-Lease of Office Space for LHIO Malolos is FIVE HUNDRED FOURTEEN THOUSAND SIX HUNDRED THIRTY-SEVEN PESOS and 76/100 (**Php 514,637.76**) per month;

WHEREAS, the Procurement Timeline was set and unanimously approved by the members;

Procurement Timeline - Lease of Office Space LHIO Malolos - 2024-04-LOS			
Procurement Stage	Start Date	End Date	Time
Preliminary Conference	06/04/2024	06/04/2024	1:00 PM
Submission of Bids:	6/17/2024	6/17/2024	9:00 AM
Opening of Bids and Bid Evaluation:	6/17/2024	6/17/2024	10:00 AM
Post-qualification	as prescribed under RA 9184		

WHEREAS, on June 04, 2024, during the Preliminary Conference, the Head of BAC Secretariat, Ms. Cecilia N. Calderon, presented the Request for Quotation per RFQ No. 2024-04-LOS and approved Technical Specification for the Procurement for the Lease of Office Space of LHIO Malolos with the End-user and Prospective Lessor in attendance, Our Builder's Warehouse, Inc. Representative, Mr. Lee Jose Tabudlong with the following particulars:

Particulars	Details of the RFQ
Approved COB 2024	Php 514,637.76 per month
Mode of Procurement	Negotiated Procurement - Lease of Privately Owned Real Property
Place of Bid Submission	3 rd Floor SBAC/Procurement Office, PhilHealth Bldg., No. 168 Lazatin Blvd., San Agustin, CSFP

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Deadline of Submission of Bid (Eligibility and Technical and Financial Proposal)	June 17, 2024 @ 9:00AM
Opening of Sealed Eligibility and Technical and Financial Proposal (Face to Face or Virtual)	June 17, 2024 @ 10:00AM
Documentary Requirements	Mayor's/Business Permit PhilGEPS Registration Updated Income/Business Tax Return
Post Qualification Documentary Requirements	Updated PhilHealth Premium Contributions Updated Tax Clearance Occupancy Permit (New Lessor) Latest Annual Inspection Permit Copy of As-Built-Plan (New Lessor)
Annex B – Price Quotation Sheet	Bid Amount in Words and in Figures

WHEREAS, on June 06, 2024, a Supplemental Bid Bulletin was issued which stated as follows:

All prospective bidders for the **Negotiated Procurement - Lease of Office Space for LHIO Malolos 2024-04-LOS of PRO III** are hereby being informed of the following amendments

FROM	IV. BUILDING EQUIPMENT AND FACILITIES Office building shall be structurally sound and made of reinforced concrete, structural steel or combination of both, and ready for occupancy.	Opening of Sealed Price Quotation: June 17, 2024 @ 10:00 AM
TO	IV. BUILDING EQUIPMENT AND FACILITIES Office building shall be structurally sound and made of reinforced concrete, structural steel or combination of both.	Opening of Sealed Price Quotation: June 18, 2024 @ 1:00 PM

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WHEREAS, on June 18, 2024, during the Opening of Bids, Ms. Calderon presented the submitted sealed quotations of the single prospective lessor, Our Builder's Warehouse, Inc.-Malolos;

WHEREAS, the sealed quotation presented was received on June 17, 2024 at 5:09 PM as noted and signed by the receiving guard of PRO III;

WHEREAS, due to late submission of bid of the single prospective lessor, the submitted technical and eligibility and financial bids were automatically disqualified;

WHEREAS, Ms. Calderon then sought the permission of the body to proceed with the Mandatory Review and the Preliminary Conference on the same procurement with presentation of the new procurement timeline, which was set as follows;

Procurement Timeline - Lease of Office Space LHIO Malolos - 2024-04A-LOS			
Procurement Stage	Start Date	End Date	Time
Submission of Bids:	6/25/2024	6/25/2024	9:00 AM
Opening of Bids and Bid Evaluation:	6/25/2024	6/25/2024	11:00 AM
Post-qualification	as prescribed under RA 9184		

WHEREAS, the Request for Quotation per RFQ No. 2024-04A-LOS has the following particulars:

Particulars	Details of the RFQ
Approved COB 2024	Php 514,637.76 per month
Mode of Procurement	Negotiated Procurement - Lease of Privately Owned Real Property
Place of Bid Submission	3 rd Floor SBAC/Procurement Office, PhilHealth Bldg., No. 168 Lazatin Blvd., San Agustin, CSFP
Deadline of Submission of Bid (Eligibility and Technical and Financial Proposal)	June 25, 2024 @ 9:00AM
Opening of Sealed Eligibility and Technical and Financial Proposal (Face to Face or Virtual)	June 25, 2024 @ 11:00AM
Documentary Requirements	Mayor's/Business Permit PhilGEPS Registration Updated Income/Business Tax Return

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Post Qualification Documentary Requirements	Updated Tax Clearance Updated PhilHealth Premium Contributions Occupancy Permit (New Lessor) Latest Annual Inspection Permit Copy of As-Built-Plan (New Lessor)
Annex B – Price Quotation Sheet	Bid Amount in Words and in Figures

WHEREAS, on June 25, 2024, during the Opening of Bids/Price Quotation, the single prospective lessor, Our Builder's Warehouse, Inc., submitted its Bidding Documents (Mandatory Eligibility Documents and Price Quotation), both received on June 24, 2024 at 4:06 PM;

WHEREAS, during the bid deliberation and evaluation of the submitted bid of Our Builder's Warehouse Inc., by the Bids and Awards Committee, resulted in the following;

I. Our Builder's Warehouse Inc. Eligibility and Technical Documents:

Document	Details	BAC Votes
Mayor's/ Business Permit	Business Permits were received from Our Builder's Warehouse Inc. 1. Permit No. 2024-04847 a. Date Issued 05/04/2024 b. Date Expired: 12/31/2024 2. Permit No. 24-00346 (Head Office) a. Date Issued 04/16/2024 b. Date Expired 12/31/2024	Mr. Maglalang- Present and Pass Ms. Gonzales- Present and Pass Ms. Capuli- Present and Pass Ms. Reyes - Present and Pass
PhilGEPS Registration	Platinum Membership Valid until June 20, 2024 Issued June 20, 2023	Mr. Maglalang- Present and Pass Ms. Gonzales- Present and Pass Ms. Capuli- Present and Pass Ms. Reyes - Present and Pass
Income Tax Return	eFPS Payment Details: Tax Period: 12/31/2023 Payment Transaction Number: xxxx Date: 04/15/2024	Mr. Maglalang- Present and Pass for further evaluation Ms. Reyes - Present and Pass Ms. Gonzales- Present and Pass Ms. Capuli- Present and Pass

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	(no stamped received by BIR)	Ms. Luciano mentioned that as per BIR provisions, for eFPS there's no need for a stamp received by BIR.
Conformity to Technical Specifications	Indicated COMPLY for all items	Mr. Maglalang- Present and Pass Ms. Gonzales- Present and Pass Ms. Capuli- Present and Pass Ms. Reyes - Present and Pass

WHEREAS, the Committee proceeded with the opening of the Our Builder's Warehouse Inc.'s Financial Envelope:

II. Our Builder's Warehouse Inc. Financial Bid Component

Name of Bidder	Approved ABC (in Peso)	Amount of Bid/Price Quotation (in Peso)	BAC Votes
Our Builder's Warehouse Inc.	Php 514,637.76 per month.	Php 493,200.00 per month	Mr. Maglalang- Present and Pass Ms. Gonzales- Present and Pass Ms. Capuli- Present and Pass Ms. Reyes - Present and Pass
	822 sq.m Space Requirements	822 sq.m Space Requirements	

WHEREAS, the BAC declared Our Builder's Warehouse Inc., as the Single/Lowest Calculated Bidder and being such, it will be subjected to post qualification process pursuant to Section 34. Objective and Process of Post-Qualification;

WHEREAS, on July 31, 2024, the TWG for Goods and Services presented to the BAC their Post-Qualification and Evaluation Report;

WHEREAS, the TWG for Goods and Services presented its findings which stated that Our Builder's Warehouse, Inc. failed to comply with the legal and technical documents/requirements in the procurement of LHIO Malolos 2024-04A LOS and declared as non-responsive due to the following;

Tax clearance per EO No. 398, s. 2005 as finally reviewed and approved by the BIR	Tax clearance as not presented during the prescribed period until July 15,2024
Divider partition walls between	During the time of post qual, no

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tenants shall be from floor to ceiling and are made of soundproof materials to avoid / reduce noise from other occupants *shall be complied by the bidder prior to the LHIO transfer	During the time of post qual, no divider partitions
Flooring should be either tiled or rubberized finish	Flooring is neither rubberized nor tiled as per TWG

WHEREAS, after the presentation of the Post-qualification and Evaluation Report, discussion ensued on the different provision and technical specifications;

Tax clearance per EO No. 398, s. 2005 as finally reviewed and approved by the BIR	Tax clearance was submitted to LHIO Malolos on July 22, 2024, which was the deadline extension date approved by the HoPE for the post qualification
Divider partition walls between tenants shall be from floor to ceiling and are made of soundproof materials to avoid / reduce noise from other occupants *shall be complied by the bidder prior to the LHIO transfer	Indicated in the technical specifications that divider partition shall be complied by the bidder prior to the LHIO transfer
Flooring should be either tiled or rubberized finish	Flooring is rubberized as per inquiry with the end- user support, Mr. Makayan and Ms. Dela Vega

WHEREAS, after the discussion on the Post-Qualification and Evaluation Report the majority of the members of the Bids and Awards Committee (BAC),overruled the declaration of the TWG;

1. ATTY. RAE GENEVIEVE L. ACOSTA - NON RESPONSIVE
2. ANALEE Y. REYES, M.D.– RESPONSIVE

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3. DEXTER S. MAGLALANG- RESPONSIVE
4. MA. ELIZABETH B. CAPULLI- RESPONSIVE
5. JACKIE LYN S. GONZALES- RESPONSIVE

WHEREAS, the BAC Chairperson declared the Bid/Price Quotation of Our Builder's Warehouse Inc. as the Single/Lowest Calculated Responsive Bidder for the Lease of Office Space of LHIO Malolos of PRO III;

NOW, THEREFORE, premises duly considered, we, the Members of the Bids and Awards Committee of PRO III, hereby **RESOLVE**, as it is **RESOLVED**:

1. To declare the bid/price quotation of OUR BUILDER'S WAREHOUSE, INC., as the Single/Lowest Calculated Responsive Bid/Price Quotation for the Negotiated Procurement- Lease of Office Space of LHIO Malolos of PRO III; and
2. To recommend to the Acting Vice President of Regional Office III the approval of the same.

IT IS SO RESOLVED.

RESOLVED at PhilHealth Bldg., City of San Fernando, Pampanga this 31st day of July 2024.

JACKIE LYN S. GONZALES
End-User, GSU

MA. ELIZABETH B. CAPULLI
BAC Member

ATTY. RAE GENIEVEVE L. ACOSTA
BAC Member

DEXTER S. MAGLALANG
Provisional Member for Goods and Services

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ANALEE Y. REYES, M.D.
BAC, Vice Chairperson

RS
ROWENA S. ZABAT-SAN MATEO, M.D.
BAC, Chairperson

ACTION TAKEN:

- (☒) APPROVED
(☐) DISAPPROVED
(☐) OTHERS

hvp
HENRY V. ALMANON
Acting Vice President
PhilHealth Regional Office III

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