

PhilHealth



Republic of the Philippines
PHILIPPINE HEALTH INSURANCE CORPORATION
 PhilHealth Regional Office IV-B
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BAC RESOLUTION NO. 2024 - 25

Resolution Recommending the Award of Contract to The Only Place Business Center Building for the Lease of Office Space of LHIO Lipa (NP-LRPV-PRO4B-2024-01)

WHEREAS, Rule XVI, Section 48.1 of the Revised IRR of R.A. 9184 provides that "Subject to the prior approval of the HoPE, 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 methods of procurement** provided in this Rule. In all instances, the Procuring Entity shall ensure that the most advantageous price for the Government is obtained;"

WHEREAS, Sec. 53 of the R.A. 9184 provides that **Negotiated Procurement** is a method of procurement of Goods, whereby the Procuring Entity directly negotiates a contract with a technically, legally and financially capable supplier;

WHEREAS, under Section 53.10 of the IRR of R.A. 9184 and its 2016 Revised IRR, **lease of real property** is included in the instances where the alternative mode of Negotiated Procurement may be allowed;

WHEREAS, per **BAC Resolution No. 2019-32** and in relation to Section IV.J of Annex III of the Revised IRR of R.A. 9184, the Bids and Awards Committee (BAC) of the PhilHealth Regional Office IV-B **delegated the authority to respective end-users** of the PRO and Local Health Insurance Office (LHIO) **the procurement of lease of real property**;

WHEREAS, the PRO, through the LHIO Lipa (herein referred to as the "End-User") intended to lease of office space through the aforementioned Negotiated Procurement;

WHEREAS, this Procurement Project, including the mode of procurement, was included in the approved Annual Procurement Plan (APP) CY 2024 of PRO IV-B per BAC Resolution No. 2024-01 dated January 24, 2024;

WHEREAS, the Local Government Unit of Lipa City issued on January 10, 2024 a Certification stating that the **Local Government Unit has no available space for rent**;

WHEREAS, the **Technical Specifications** required among others the following primary requirements for the office space to be leased:

- It must be strategically located within ten (10) kilometers from the City Government of Lipa and;
- It shall be accessible to the commuting public; and
- It shall have a total rentable area of at least 700 square meters.

WHEREAS, based on the conducted market survey, the Comparative Prevailing Rates of Real Estates in Lipa (for Office Space) as of January 4, 2024 are as follows:

Establishment	Location	Rate per Sq.m.
DSWD Pantawid Program	Barangay Marawoy, Lipa City, Batangas	950 per sq.m.
Shalom Laboratory	Barangay Marawoy, Lipa City, Batangas	800 per sq.m.
Jose Garcia Building	Barangay Sabang, Lipa City, Batangas	650 per sq.m.
Josephine Business Properties Corp.	JP Ayala Highway, Mataasna Lupa, Lipa City, Batangas	700 per sq.m.
The Only Place Business Center Building	Barangay Marawoy, Lipa City, Batangas	570 per sq.m.
JR Business Complex Corporation	JP Laurel Highway, Purok 2, Brgy. Tambo, Lipa City, Batangas	568 per sq.m.

WHEREAS, the procurement project of "Lease of Office Space of LHIO Lipa" covers a lease period of three (3) years with an Approved Budget for the Contract (ABC), of **Four Million Seven Hundred Eighty-Eight Thousand Pesos (Php4,788,000.00)** for the 1st year, inclusive of applicable taxes;

WHEREAS, a Notice of Meeting on February 8, 2024 was issued to LHIO personnel, COA Representative and the representatives of the prospective Lessors;

WHEREAS, the prospective Lessors were also informed of the following schedule of the said procurement project:

- February 14, 2024 at 10:00 A.M. – Negotiation Meeting;
- On or before February 21, 2024 at 10:00 A.M. – Deadline of Submission of sealed price quotation;
- February 21, 2024 at 10:00 A.M. – Bid Opening

WHEREAS, on February 14, 2024, the End-User invites to submit sealed price quotations to the three (3) prospective Lessors, namely:

1. Josephine Business Properties Corp.
2. The Only Place Business Center Building
3. JR Business Complex Corporation

WHEREAS, the following individuals attended the Negotiation Meeting held on February 14, 2024;

Attendee	Position	Office
Myla Alarcos	Representative	The Only Place Business Center Bldg.
Dharyl Garcia	Clerk III	LHIO Lipa
Herbert Palicpic	Admin Aide VI	LHIO Lipa
Reynaldo T. Dascl	CSIO	LHIO Lipa

WHEREAS, among the three (3) prospective Lessors, **The Only Place Business Center Building** submitted its sealed quotation on February 20, 2024 at 9:49 A.M.;

WHEREAS, on that same day at 10:00 A.M., the End-User conducted the Bid Opening in the presence of the representative of The Only Place Business Center Building;

WHEREAS, the Only Place Business Center Building submitted a quotation with an annual lease amount of **Four Million Seven Hundred Eighty Eight Thousand Pesos (Php 4,788,000.00)**, which is within the ABC, and was subsequently declared as the **Single Calculated Quotation (SCQ)**;

WHEREAS, the End-User thereafter requested from The Only Place Business Center Building the submission of documentary requirements;

WHEREAS, from February 27, 2024, the End-User conducted the evaluation of the documents submitted by The Only Place Business Center Building and inspection of the subject lease;

WHEREAS, on February 28, 2024, the End-User prepared and accomplished the Table of Rating Factor and Computation of Reasonableness of Rental Rates;

WHEREAS, on March 4, 2024, the End-User prepared and accomplished the Post Qualification Report determining The Only Place Business Center Building **complied with the technical, legal, and financial requirements of procurement project**. The property to be leased also acquired a total **Factor Value of 94%** in accordance to Appendix A of the GPPB Resolution No. 08-2009;

WHEREAS, on March 6, 2024, the End-User endorsed to the BAC through its Secretariat, all documents relative to the "Procurement of Lease of Office Space of LHIO Lipa" with the request for the possible recommendation of award to **The Only Place Business Center Building**;

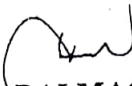
WHEREAS, after careful verification, validation and ascertainment of all statements and documents submitted by **The Only Place Business Center Building**, its price quotation was found to be **reasonable** based on comparative market analysis on the prevailing lease rates for real properties within the vicinity of the selected location and **responsive** to all requirements set forth in the technical specifications, and hence declared the same as the **Single Calculated and Responsive Quotation (SCRQ)**;


WHEREAS, on April 30, 2024, the BAC recommended the award of contract for the "Lease of Office Space of LHIO Lipa" to The Only Place Business Center Building;

1. To declare that the submitted quotation of The Only Place Business Center Building is **reasonable and responsive to all the requirements and conditions** specified for the Lease of Office of LHIO Lipa" under NP-LRPV-PRO4B-2024-01 and is within the Approved Budget for the Contract for the 1st year;
2. To recommend the issuance of award to **The Only Place Business Center Building** for having submitted the **Single Calculated and Responsive Quotation (SCRQ)** and in the amount of **Four Million Seven Hundred Eighty Eight Thousand Pesos (Php 4,788,000.00)**;

3. To recommend for approval by the Regional Vice President, Head of the Procuring Entity of the PhilHealth Regional Office IV-B (PRO IV-B), of the foregoing

RESOLVED this 30th day of April 2024, PhilHealth Regional Office IV-B, Batangas City.

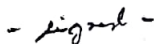

CIRILO C. BALMACEDA
Chairperson


RENSON A. FAJARDO
Vice-Chairperson



ENRICO G. CABRERA
Regular Member


MARY ARLENE C. VILLENA
Regular Member


JOHN DERICK P. DIOKNO
Provisional Member


REYNALDO T. DASCIL
End-User

Approved/Disapproved by:


ATTY. JERRY F. IBAY
Regional Vice President

BAC Resolution No. 2024-25

Recommendation approved by the Regional Vice President, Head of the Provincial Office of the Philippine Regional Office IV-B (PRO IV-B), of the Department of Health

RESOLVED that the results of the April 2024 PhilHealth Regional Office IV-B BAC meeting be

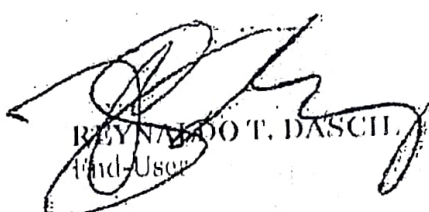
CRISTO C. BALMACEDA
Chairperson

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RENSON A. FAJARDO
Vice-Chairperson

ENRICO G. CARRERA
Member

MARY ARLENE C. VILLENA
Regular Member

JOHN DERICK P. DIOKNO
Regular Member


REYNALDO T. DASCH
Third-User

Approved/Disapproved by:

ATTY. JERRY F. IBAY
Regional Vice President

BAC Resolution No. 2024-25