



Republic of the Philippines
Professional Regulation Commission
Region IX

BIDS AND AWARDS COMMITTEE
Resolution No. 59(A)

**RECOMMENDING TO THE REGIONAL HEAD OF PROCURING ENTITY,
PROFESSIONAL REGULATION COMMISSION, THE USE OF NEGOTIATED
PROCUREMENT, THE RENEWAL OF CONTRACT FOR LEASE OF OFFICE SPACE
FOR THE REGIONAL OFFICE OF PRC PAGADIAN WITH THE CITY
COMMERCIAL CENTER (C3), OWNED AND OPERATED BY THE CITY
GOVERNMENT OF PAGADIAN CITY**

WHEREAS, a Resolution 2016-001 was approved by the Chairman of Professional Regulation Commission on year 2016 authorizing the use of Negotiated Procurement, the Award for Lease of Office Space for the Regional Office of PRC Pagadian, and a Contract of Lease be entered between the Professional Regulation Commission and the City Commercial Center, owned and operated by the City Government of Pagadian City;

WHEREAS, the term of said Contract of Lease is for 1 (one) year and will expire on December 2019, renewable for the same period upon mutual agreement of the parties subject to the conditions stipulated on the previous contract.

WHEREAS, a Cost-Benefit Analysis was conducted by the Regional Office of PRC Pagadian hereto attached as ANNEX "A".

WHEREAS, on the basis of Cost-Benefit Analysis, the City Commercial Center offers the lowest rental with no transfer and renovation cost to be incurred at all due to it has been done last year before the occupancy of PRC Regional Office IX.

WHEREAS, the City Government of Pagadian has donated a lot for PRC Regional Office IX located at Regional Center Balintawak, Pagadian City where all other regional government offices are situated. The PRC was granted the privilege by the National Government to build a Regional Office in the donated lot through the Build Build Build program of DPWH. The winning bidder with contract price of Php 109,481,958.28, was awarded to Alpha and Omega Gen. Contractor & Development Corp which has commenced the construction upon Notice to Proceed last July 12, 2019. The duration of the construction will take around 501 calendar days, estimated to end around December 2020, thus need to lease for office space for another one year.

WHEREAS, Paragraph 9, Lease of Real Property and Venue, Section B, Policy Considerations. Item I, Public-Owned vis-à-vis Privately Owned Real Property and Venue of ANNEX "H", the Consolidated Guidelines for the Alternative Methods of Procurement, under Section 53.10 of the Implementing Rules and Regulations of R.A. 9184 of the Implementing Rules and Regulations of R.A. 9184, provides as follows:

"i. it is preferred that government agencies lease publicly-owned real property or venue from other government agencies.

If there is an available publicly-owned real property or venue that complies with the requirements of the Procuring Entity, it may enter into a contract of lease with the government-agency owner.



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In the event that the Procuring Entity would resort to privately-owned real property or venue, the End-User shall justify that the same is more efficient and economical to the government.” (underscoring for emphasis)

WHEREFORE, the Regional Bids and Awards Committee **RESOLVES**, as it is hereby **RESOLVED**, to recommend to the Regional Head of Procuring Entity, Professional Regulation Commission, the use of Negotiated Procurement, the Renewal of Contract for the Lease of Office Space with the City Commercial Center, owned and operated by the City Government of Pagadian City with the amount of **SEVENTY TWO THOUSAND FOUR HUNDRED NINETY FOUR PESOS (P72,494.00)** per month or **EIGHT HUNDRED SIXTY NINE THOUSAND NINE HUNDRED TWENTY EIGHT PESOS (P869,928.00)** per year.

Done in the City of Pagadian, Philippines, this 12th day of September, 2019.

REGIONAL BIDS AND AWARDS COMMITTEE

GUILBERT J. CATUBAY
Chairman

NORA A. SIASON
Vice-Chairman

JORGE B. DUTERTE
Member

MA. AISELROSE E. MACHADO
Member

GLORY URS N. MIGUEL
Provisional Member

BRYAN M. DAEL
Provisional Member

APPROVED:

SHARO B. LO
Regional Director
Head of Procuring Entity

"ANNEX A"

COST BENEFIT AND MARKET ANALYSIS

	PARTICULARS	PRICE	COST OF TRANSFER, RENOVATION & INSTALLATION
CITY COMMERCIAL CENTER (C3)	<ul style="list-style-type: none"> ➤ It is owned and operated by the City Government of Pagadian. ➤ located at the center of the city proper and bounded by F. Pajares Avenue on the west, Francisco St. on the east, Jamosola St. on the south and facing Rizal Avenue on the north. ➤ The area being offered is 541 sq meters found in the fourth floor of the building. ➤ It is 500 meters away from the Police Station and City Hall, 300 meters away from the Fire Station and 50 meters away from the Land Bank of the Philippines. It is a neighbor to hotels, restaurants and hospitals and accessible to all means of land transportation. 	<ul style="list-style-type: none"> ➤ The rent offered is Php 150.00/ sq.m. the present rent; Php 72,494.00 per month (inclusive of taxes & CUSA) 	<ul style="list-style-type: none"> ➤ Renovations has been done before the occupancy of PRC IX last year and the cost was shouldered by the City Government of Pagadian in accordance with the lay out plan prepared by PRC Central/Regional Office.
ACC BUILDING	<ul style="list-style-type: none"> ➤ It's ground floor has an area of one hundred seventy five (175) square meters and one hundred ten (110) square meters in the 	<ul style="list-style-type: none"> ➤ The rent offered is Php 600.00 per sq. meter for the ground floor and Php 500.00 per square meter for the 	<ul style="list-style-type: none"> ➤ P 100,000.00 -Transfer 60,000.00 - Installation <u>70,000.00</u> - Renovation P 230,000.00 -Total Cost

	mezzanine, totaling 285 square meters	mezzanine for a total of Php 160,000.00 per month.	<ul style="list-style-type: none"> ➤ The cost will also include the following small value infrastructure activities: <ol style="list-style-type: none"> 1. Room for the Regional Director 2. Conference/confidential Room with CR 3. Stock Room 4. Repainting
CABILI-CERILO BUILDING	<ul style="list-style-type: none"> ➤ Offers its third floor as office space at 215, Rizal Ave. Pagadian City. The space has an area of two hundred fifty eight (258) square meters in the third floor. 	<ul style="list-style-type: none"> ➤ The rent offered is P 250.00 per sq.m. equivalent to Php 64,500.00 per month. ➤ The area is too small to accommodate the increasing number of clients and serve them well in a given time. 	<ul style="list-style-type: none"> ➤ <p>P 100,000.00 - Transfer</p> <p>P 50,000.00 - Installation</p> <p><u>P 50,000.00</u> - Renovation</p> <p>P 200,000.00 - Total Cost</p> ➤ The total cost also includes small scale infrastructure activities among others like: <ol style="list-style-type: none"> 1. Room for the Director 2. Conference/Confidential Room 3. Stock Room 4. Repainting

SHARO B. LO
 OIC-Director
 PRC Region IX

[Handwritten signatures and initials]