



BIDS AND AWARDS COMMITTEE

RECOMMENDING RENEWAL OF THE LEASE CONTRACT

(Resolution No. 2023-065)

WHEREAS, Purchase Request No. 202304116 for the **LEASE OF STOCK ROOM FOR THE SECURITIES AND EXCHANGE COMMISSION TARLAC EXTENSION OFFICE (SEC-TEO)** with approved budget for the contract in the amount of **SEVENTY THOUSAND PESOS (Php 70,000.00)**;

WHEREAS, provided under Section V.D. 9 (d) of Annex H of the 2016 IRR of RA 9184 Renewal of Contract of Lease of Real Property provides:


"i. Prior to the expiration of the lease contract, the end-user of the procuring entity must conduct a cost-benefit analysis of the lease. For instance, it must compare the rental rates charged by its lessor against other lessors in the area. It must also analyze whether entering into a new contract will be more expensive taking into consideration the cost of transfer and accessibility to the public. In assessing the existing lease, PEs are encouraged to consult relevant government agencies regarding any new policy or directive in the lease of real property.

ii. If the results of the CBA, conducted by the end-user, continue to favor the existing lessor, then the Head of Procuring Entity (HoPE) may simply contract in accordance with Section 53.10 of the IRR of RA 9184 and this guideline. For efficiency and economy, during the effectivity of the contract or upon its renewal, the Procuring Entity may consider the expansion or reduction of the space provided by the existing lessor, provided that the leased premises can accommodate the space requirements of the PE in case of expansion, based on the need of the PE and the best way by which such need may be addressed and satisfied, subject to existing budgeting, accounting and auditing rules."


WHEREAS, in its cost-benefit analysis, the SEC-TEO concluded that:


1. CASA AMELITA BUILDING's renewal amount for the lease of stock room is ₱67,198.95 (VAT inclusive) at ₱233.33 per square meter with an escalation of 5% from the current contract cost of ₱63,999.00;
2. Based on the market study conducted, CASA AMELITA BUILDING is offering the lowest rate with the largest usable area of 24sqm. compared to other lessors that submitted their quotations namely: Dizon Center III (₱120,000.00/year for 20sqm.) and Herminia Building (₱138,574.00/year for 23.4sqm.);
3. SEC services will not be disrupted since CASA AMELITA BUILDING is the current lessor of the stock room;
4. SEC will not incur moving/ transfer cost, as well as cost for security deposit; and
5. CASA AMELITA BUILDING is located at P. Burgos St., Poblacion, Tarlac City, in front of the PNP Tarlac City Station which is adjacent to the location of SEC-TEO in the Tarlac City Legislative Building. The offered space is at the ground floor making it convenient for the transfer and retrieval of TEO records and equipment. The space is also accessible to vehicles for ease of transport of equipment.

WHEREAS, the conditions set under the RA 9184 for the renewal of Lease of Stock Room for the SEC Tarlac Extension Office were therefore met;

NOW THEREFORE, foregoing considered, the Bids and Awards Committee **RESOLVES** to recommend to the Head of the Procuring Entity/Authorized Representative the **Renewal of Lease of Stock Room for the SEC Tarlac Extension Office**, for the total contract price of **SIXTY-SEVEN THOUSAND ONE HUNDRED NINETY-EIGHT PESOS AND 95/100 (Php 67,198.95) VAT inclusive.** 

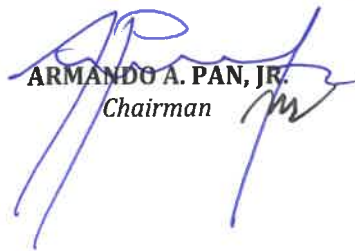
RESOLVED, this 24th day of April 2023 at SEC Headquarters, Makati Avenue, Salcedo Village, Bel-Air, 1209 Makati City, Philippines.


OLIVER O. LEONARDO
Vice-Chairman


DAISY B. PABUYA
Regular Member


MARCELO Q. RABARA
Provisional Member


LESTER PAUL N. OBON
Provisional Member


ARMANDO A. PAN, JR.
Chairman

Approved / Disapproved:


FILBERT CATALINO F. FLORES III
*Head of the Procuring Entity /
Authorized Representative*
Date: _____
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