

BIDS AND AWARDS COMMITTEE FOR GOODS (BAC-G)

**PROCUREMENT FOR THE RENEWAL OF THE CONTRACT OF LEASE FOR THE LEASE OF THE BASES
CONVERSION AND DEVELOPMENT AUTHORITY (BCDA) OFFICE LOCATED AT 2F BONIFACIO
TECHNOLOGY CENTER, BONIFACIO GLOBAL CITY (BGC), TAGUIG CITY**

Resolution No. BG-2024-035

WHEREAS, the existing Contract between Bases Conversion and Development Authority (BCDA) and Fort Bonifacio Development Corporation (FBDC) for the lease of the BCDA office located at 2F Bonifacio Technology Center measuring 3,245.54 sq.m. will expire on 31 October 2024;

WHEREAS, the end-user, Property and Procurement Management Department-General Services Division (PPMD-GSD), conducted a market study and cost-benefit analysis for the lease of office space for BCDA in compliance with Annex H of the 2016 Revised for Implementing Guidelines of Republic Act No. 9184, taking into consideration the following:

Location	Within Bonifacio Global City
Size	3,245.54 sq.m
Duration	Up to 3 years
Additional Requirements	With the provision of CUSA, with provision of at least one (1) parking slot per 100 sqm. of office space, readily available with air conditioning, electrical, security system, and backup power, with at least four (4) passenger elevators, with fire protection system <ul style="list-style-type: none">• Monthly Rental Cost• Security Deposit or any upfront fees• Maintenance Fee (if applicable)• Any other relevant changes

WHEREAS, the table below shows the comparison of lease rates within BGC:

BCDA'S GENERAL REQUIREMENT	PROSPECTIVE LESSOR			
	BTC	PNOC	ALVEO PARK TRIANGLE	WORLD PLAZA BGC
Lease Rate per sq.m. (3,245 sq.m.)	₱631.76 (₱2,050,061.2/mo)	₱1,000.00 (₱3,245,000.00/mo)	₱1,000.00 (₱3,245,000.00/mo)	₱1,499.00 (₱4,864,255.00/mo)

*BAC-G Resolution No. BG-2024-035: Procurement of the Renewal of the Contract of Leased Premises located at 2F Bonifacio Technology Center
October 2024 / Version 1*

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Security Deposit	3 months of monthly rent	2 months of monthly rent	3 months of monthly rent	3 months of monthly rent
CUSA/ Administrative Expense	Php138.92 (₱450,795.4)	10% of monthly rent (₱324,500.00)	Php200.00 (₱649,000.00)	Php350.00 (₱1,135,750.00)
TOTAL MONTHLY EXPENSE FOR LEASE AND CUSA ONLY	₱2,500,856.60/mo	₱3,569,500.00/mo	₱3,894,000.00/mo	₱6,000,005.00/mo

WHEREAS, based on the results of the aforementioned CBA, the office space in Bonifacio Technology Center is more economical and advantageous to BCDA, as shown in Annex A;

WHEREAS, on 27 August 2024, the BCDA Board, during the 664th Board Meeting, approved the renewal of the Contract of Lease with FBDC covering the period 01 November 2024 to 31 October 2027, with an approved Budget for the Contract (ABC) in the amount of **One Hundred Nineteen Million Ninety-Three Thousand Four Hundred Eighty-Four Pesos and 63/100 (Php119,093,484.63)**, exclusive of all applicable government taxes and fees, pursuant to Section V (D) - Negotiated Procurement, Item (9) - Lease of Real Property and Venue of Annex H - Consolidated Guidelines for the Alternative Methods of Procurement of the 2016 Revised Implementing Rules and Regulations (RIRR) of Republic Act (R.A.) No. 9184, also known as the "Government Procurement Reform Act";

NOW, THEREFORE, WE, the Members of the Bids and Awards Committee for Goods (BAC-G), hereby **RESOLVE**, as it is hereby **RESOLVED**, to recommend the renewal of the Contract of lease with FBDC and issuance of a notice of BCDA's intent to renew the contract of lease for three (3) years, or from 01 November 2024 to 31 October 2027, in the amount of One Hundred Nineteen Million Ninety-Three Thousand Four Hundred Eighty-Four Pesos and 63/100 (Php119,093,484.63), exclusive of all applicable government taxes and fees.

RESOLVED, at the BCDA Corporate Center Office, Bonifacio Global City, Taguig City, this **06 SEPTEMBER 2024**.

BIDS AND AWARDS COMMITTEE FOR GOODS (BAC-G)


RICHARD BRIAN M. CEPE
Chairperson


ATTY. RITCHIE P. PACLIBAR
Vice-Chairperson


MARIA JOSEFINA V. PE
Member


ATTY. MARICEL C. SANTOS
Member


PATRICK BOEHL C. FRANCISCO
Member

Approved By:


ENGR. JOSHUA M. BINGCANG
President and Chief Executive Officer