



Procurement Department

CONTRACT AWARD PROPOSAL

Mode of Procurement : Negotiated Procurement (Sec. 53.10 Lease of Real Property and Venue)

☒ RPT :

☐ Covered
☒ Exempted

Classification:

☐
☐
☐

Subsidiary
Affiliates
DOSRI

☐ Recognized Gov't Printers
☒ Other Related Parties

Materiality:

☐
☒

Material (> Php 50M)
Non-Material (≤ Php 50M)

Reference No.: LBP-GIBAC-RFP-GS-20240913-02

Date Prepared: 16 September 2024

CLASS D

RPT Data including this Proposal

Php 10,431,118,734.95 - 2024 Aggregate Limit to all Related

Parties (RP)/Individual Limit to an RP

Php2,199,289,171.46 - 2024 Total Awarded Contracts to all RPs

Php10,369,039.20 - 2024 Total Awarded Contracts to Office of the President

Non-RPT

Description of Items	Lessor	Unit Price (Rate/Sq.m.) (Non-Vat)	Quantity (Floor Area)	Contract Price	Contract Duration (Lease Term)	Data on Last Acquisition	
				(Non-Vat)			
Lease of Office Space for LANDBANK Intramuros Branch	Office of the President	PHP 530.00	792.74 sq.m	PHP 10,369,039.20	Two (2) years beginning upon receipt of Notice to Proceed and expiration of the current contract	Lessor	Office of the President
						PO No.	Contract of Lease attached
						Contract Price	PHP 6,707,484.00
		Refer to the attached Annex A for details				Unit Price - 2nd Year (Rate/Square Meter)	Refer to the attached Annex B for details PHP 350.00
						Escalation Rate	None
						Quantity (Floor Area)	792.74 sq. m.
						Contract Duration	Two (2) Years
						Contract Expiry	December 31, 2024
Note: Rental rate increased by 51.43%							
From: Php350.00/sq.m (Current Contract)							
To: Php530.00/sq.m (Proposed Contract)							

PRF No./Date/End-User : 286955/09.18.2024/FMD

ABC : PHP10,369,100.00

AAPP: GI-BAC 2024-002 dtd 03.11.2024

Recommending Approval:

Date: 09-26-24

Bids and Awards Committee for Goods and Infrastructure

GI-BAC Resolution No. 2024-195

Regular Members:

FVP EMMANUEL G. HIO, JR.
Chairperson

VP ALWIN J. REYES
Member

VP MIRA LEAH B. PATIO
Member

FVP MA. FRANCIA O. TITAR
Vice-Chairperson

AVP MYLENE R. PACASUM
Member

Observers:

ATTY. JAN MICHAEL S. DELA CRUZ
Provisional Member

Prepared by:

CHARMAINE F. MANGILIT
Procurement Specialist I

Checked by:

LEONOR F. SANTOS
Team Leader, Purchasing Team 3

Noted by:

ATTY. AUXILIADOR AVITUS D. DOFELIZ
Acting Head

RMG

COA

External

External



LANDBANK

NOTICE OF AWARD

10 October 2024

HON. LUCAS P. BERSAMIN
Executive Secretary
OFFICE OF THE PRESIDENT
Malacañang Palace, J.P. Laurel Street
San Miguel Manila


Dear Hon. Bersamin:

We are pleased to inform you that your proposal for the Lease of Office Space for LANDBANK Intramuros Branch for the contract price of TEN MILLION THREE HUNDRED SIXTY NINE THOUSAND THIRTY NINE PESOS AND 20/100 (P10,369,039.20), inclusive of all applicable taxes, is hereby accepted.

The lease shall be for a term of two (2) years beginning upon receipt of our Notice to Proceed and expiration of the current contract. Our Purchase Order is available for pick-up at the 24th Floor, Procurement Department.

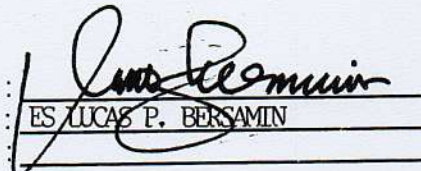
May we request that the signed copy of this Notice of Award be returned to our Procurement Department (in electronic copy or hard copy) within seven (7) calendar days from receipt thereof so we can register your acceptance necessary for the posting of procurement award as mandated by the Government Procurement Policy Board pursuant to R.A. 9184.

Very truly yours,


RODERICK P. SACRO
Senior Vice President
Corporate Services Sector

Conforme:

Signature
Name of Representative of the Lessor
Date


ES LUCAS P. BERSAMIN



LANDBANK

NOTICE TO PROCEED

19 February 2025

HON. LUCAS P. BERSAMIN
Executive Secretary
OFFICE OF THE PRESIDENT
Malacañang Palace, J.P. Laurel Street
San Miguel Manila

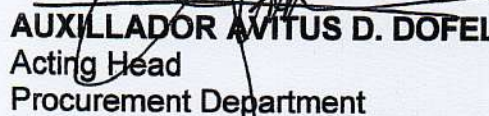
Dear Hon. Bersamin:

The attached Purchase Order No. **20241002-0651** dated **02 October 2024** in the amount of P10,369,039.20 having been approved, notice to proceed is hereby given to the **OFFICE OF THE PRESIDENT** on the Lease of Office Space for LANDBANK Intramuros Branch. The lease shall be for a term of two (2) years beginning upon receipt of this notice.

The terms and conditions of the lease agreement are provided in the Purchase Order and Contract of Lease.

Please acknowledge receipt and acceptance of this notice by signing both copies in the space provided below. Keep one (1) copy and return the other to the Land Bank of the Philippines – Procurement Department.

Very truly yours,


AUXILLADOR AVITUS D. DOFELIZ
Acting Head
Procurement Department

I acknowledge receipt of this Notice on
Name of Representative of the Lessor
Authorized Signature _____


ES LUCAS P. BERSAMIN

LANDBANK PROCD
JUN 27 2025 3:08PM

(632) 8522-0000 | 8551-2200 | 8450-7001
www.landbank.com

LANDBANK Plaza, 1598 M.H. Del Pilar corner
Dr. J. Quintos Sts., Malate, Manila, Philippines 1004



BAGONG PILIPINAS

AMENDMENT TO THE CONTRACT OF LEASE
(LAND BANK INTRAMUROS BRANCH)

KNOW ALL MEN BY THESE PRESENTS:

This Amendment to the Contract of Lease (hereinafter "Amendment to the COL") is made and executed by and between the "LESSOR" and LAND BANK OF THE PHILIPPINES, a government financial institution created and existing under and by virtue of the provisions of Republic Act No. 3844, as amended, with principal office at Land Bank Plaza 1598 M.H. del Pilar corner Dr. J. Quintos Streets, Malate, Manila, as the "LESSEE,"

-WITNESSETH: That-

WHEREAS, the parties, through their respective authorized representatives, executed a "Contract of Lease (Landbank Intramuros Branch)," which was subscribed before Atty. Ryan James S. Edquilag, Notary Public for the City of Manila, under Doc. No. 476 and 477; Page No. 97; Book No. III; Series of 2025;

WHEREAS, the parties agreed that the lease term shall be two (2) years;

WHEREAS, in sub-paragraph 12.D of the COL, the lease term indicated is "TWO (2) YEARS," but the stated commencement and termination date is from January 1, 2025 to December 31, 2027, or a total of three (3) years;

WHEREAS, in order to reflect the true intention of the parties relative to the lease term, there is a need to correct, by way of amendment, the relevant portion of sub-paragraph 12.D of the COL

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, the parties hereby agree to amend:

FROM:

"12.D SUMMARY OF BASIC LEASE PROVISIONS

Table with 2 columns: Field (PURPOSE, LEASE TERM, COMMENCEMENT DATE, TERMINATION DATE, XXX) and Value (BANKING/OFFICE FOR LANDBANK INTRAMUROS BRANCH, TWO (2) YEARS; RENEWABLE UPON MUTUAL AGREEMENT OF THE PARTIES, JANUARY 1, 2025, DECEMBER 31, 2027, XXX)

TO:

"12.D SUMMARY OF BASIC LEASE PROVISIONS


Table with 2 columns: Field (PURPOSE, LEASE TERM, COMMENCEMENT DATE, TERMINATION DATE, XXX) and Value (BANKING/OFFICE FOR LANDBANK INTRAMUROS BRANCH, TWO (2) YEARS; RENEWABLE UPON MUTUAL AGREEMENT OF THE PARTIES, JANUARY 1, 2025, DECEMBER 31, 2026, XXX)

Aside from the foregoing, all other provisions in the COL are hereby maintained, and remain binding and in effect.

IN WITNESS WHEREOF, the LESSEE or its authorized representative(s) and the authorized representatives of the LESSOR have caused these presents to be signed on _____ at the City of _____.

OFFICE OF THE PRESIDENT


By:


LUCAS P. BERSAMIN
Executive Secretary

Representative

Representative

SIGNED IN THE PRESENCE OF:

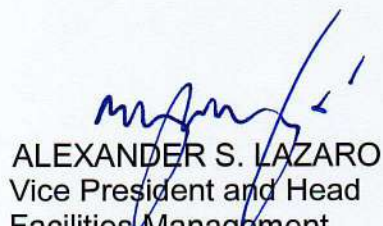

ALEXANDER G. FLORES
Assistant Executive Secretary
Officer-In-Charge, ODESSA

Witness

Witness

LAND BANK OF THE PHILIPPINES

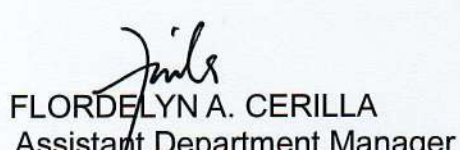
By:


ALEXANDER S. LAZARO
Vice President and Head
Facilities Management
Department

Representative

Representative

SIGNED IN THE PRESENCE OF:


FLORDELYN A. CERILLA
Assistant Department Manager
Facilities Management
Department

Witness

Witness

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
CITY OF MANILA) S.S.

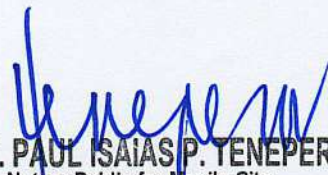
BEFORE ME, a Notary Public for and in CITY OF MANILA this _____ day of
JUN 13 2025, personally appeared the following:

Name	Competent Evidence of Identity
<u>ALEXANDER S. LAZARO</u>	<u>LBP ID NO. B337</u>
<u>LUCAS P. BERSAMIN</u>	<u>PHILIPPINE PASSPORT NO. P2484481B</u>

Both known to me to be the same persons who executed the foregoing Agreement and acknowledged to me that the same is their free voluntary act and deed and likewise that of the principals they respectively represent.

This instrument consisting of **three (3) pages** including this page wherein the acknowledgment is written and signed by the parties and their witnesses on each and every page hereof.

Notary Public


ATTY. PAUL ISAIAS P. TENEPERE
Notary Public for Manila City
Notarial Commission No. 2025-127
Until 31 December 2026
473 Figueras St., Brgy. 402, Sampaloc, Manila
Roll No. 80870
IBP No. 486234 / 12-21-2024 / Quezon City
PTR No. 2143847 / 01-31-2025 / City of Manila
MCLE Compliance No. VIII-0010502 / 07-12-2024

Doc. No. 31
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Book No. 1
Series of 1025


LUCAS P. BERSAMIN
Executive Secretary


ALEXANDER S. LAZARO
Vice President and Head


ALEXANDER G. FLORES
Assistant Executive Secretary


FLORDEILYN A. CERILLA
Assistant Department Manager

CLASS D

LAND BANK OF THE PHILIPPINES
PURCHASE ORDER

PRF NO.: 286955	DATED: 09/18/2024	PO NO.: 20241002-0651	DATED: 02 Oct. 2024
RFP-GS-20240913-02	DATED: 09/18/2024	REQUISITIONING DEPT/OFFICE: FMD	
GI-BAC Res. No. 2024-595		09/26/2024	

TO: **OFFICE OF THE PRESIDENT**
Malacañang Palace, J.P. Laurel Street, San Miguel Manila
c/o Hon. Lucas B. Bersamin/Executive Secretary

DELIVERY PERIOD

Items specified below shall be delivered within
calendar days after receipt of PO or as indicated in the TOR.

ITEM NO:	QTY.	UNIT	ITEM AND SPECIFICATION	UNIT PRICE	TOTAL
	Two (2)	Years	Lease of Office Space for LANDBANK Intramuros Branch Contact Person: MR. ALEXANDER S. LAZARO Vice President FACILITIES MANAGEMENT DEPARTMENT (FMD) LANDBANK Plaza Building 1598 M.H. Del Pilar corner Dr. J. Quintos Streets Malate, Manila Telephone Number: (02) 8522-0000 local 2089 NOTES: 1. See Terms and Conditions at the back hereof. 2. Breakdown of Prices per attached Annex A. 3. Lease Term: Two (2) years beginning upon receipt of Notice to Proceed and expiration of the the current contract. 4. Procured through Negotiated Procurement (Sec 53.10 - Lease of Real Property and Venue). Not subject to Performance Security per Sec. 54.5 of the Revised IRR of RA 9184. 5. Original Copy of Billing/Invoice must be submitted to LANDBANK Intramuros Branch 6. To facilitate payment through direct credit to a deposit account, supplier is required to maintain a deposit account with LANDBANK Cash Department or any LANDBANK On-Line Branch. Accordingly, please furnish LANDBANK Intramuros Branch your Account Number. 7. Lessor must coordinate billings and other concerns with LANDBANK Intramuros Branch. 8. Lessor must sign and abide by the terms and conditions of the lease contract.		P 10,369,039.20 Inclusive of All Applicable Taxes

For: The Approving Authorities

The subject requisition is submitted herewith for the consideration/approval with the information that the unit price(s) of the above supplier is/are based on repeat orders / actual canvass / sealed bids / public bidding, the outcome of which is reflected on the attached copy of the previous Purchase Order/Canvass Sheet/Abstract of Quotations/Bids.

LEONOR F. SANTOS

Team Leader, Purchasing Team 3

APPROVED:

AUXILIADOR AVITUS D. DOFELIZ
Acting Head
Procurement Department**RODERICK P. SACRO**
Senior Vice President
Corporate Services Sector

We hereby bind ourselves with the terms
and conditions printed on the reverse side hereof
which we have read and understood clearly.

ES LUCAS P. BERSAMINSIGNATURE OVER PRINTED NAME OF
SUPPLIER/CONTRACTOR & DATE