

## CONTRACT OF LEASE

KNOW ALL MEN BY THESE PRESENTS:

This contract is made and entered in the City of Pasig, Metro Manila by and between:

**THE CITY OF PASIG**, a local government unit duly organized and existing under and by virtue of the laws of the Republic of the Philippines with principal office at Pasig City Hall, Caruncho Ave., Barangay San Nicolas, Pasig City, herein represented by **HON. VICTOR MA REGIS N. SOTTO**, in his capacity as City Mayor, hereinafter referred to as the "LESSEE";

- and -

**CELLTRON MKTG. CO.** a domestic corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with principal office at 47-A G. Araneta Ave. Santol, Quezon City, herein represented by **MR. NESTOR S. CHUA** pursuant to the Secretary's Certificate attached hereto as Annex "A", herein referred to as the "LESSOR";

Each of the LESSEE and the LESSOR may be referred to as a "PARTY" and collectively as "PARTIES".

The parties hereto represent that they possess the capacity and authority to enter into this Contract of Lease.

### WITNESSETH:

**WHEREAS**, the **LESSEE** has a lease requirement for real property under Purchase Request No. 100-23-05-1262 for the **Lease of Real Property for the Site Rental of Radio Repeater - Pasig City Disaster Risk Reduction and Management Office**;

**WHEREAS**, pursuant to Section 53.10 of the 2016 Revised Implementing Rules and Regulations ("IRR") of Republic Act ("R.A.") No. 9184 (Government Procurement Reform Act) and the Consolidated Guidelines for Alternative Methods of Procurement, the **LESSEE**, through its Bids and Awards Committee ("BAC"), sent Requests for Quotation to at least three (3) potential lessors, and one (1) potential lessor responded;

**WHEREAS**, the **LESSEE**, through its BAC, conducted negotiation and evaluation and found the **LESSOR's** quotation to be responsive;

**WHEREAS**, the **LESSOR** thus offered for lease to the **LESSEE** a Real Property for the Site Rental in Sitio West Maarat Malanday San Mateo Rizal;

**WHEREAS**, considering all of the legal requisites, and finding the **LESSOR's** quotation to be in order, valid, and responsive, the **LESSOR** was found to have submitted the Single Calculated and Responsive Quotation/Proposal in

**LESSEE**, terminate the same.

3. If the parties fail to amicably settle their difference, disputes, and/or controversies, the parties, waiving for this purpose any other venue, hereby agree that the courts of the City of Pasig shall be the sole and exclusive venue of any and all actions or suits between the parties, to the exclusion of all other courts and venues. This exclusive venue provision shall apply even in cases arising from the declaration of nullity of this Contract of Lease in part or in its entirety and in cases arising after or by reason of the declaration of nullity of this contract, whether in part or in its entirety.

IN WITNESS WHEREOF, the parties hereto set their hands this 10 OCT 2023 day of \_\_\_\_\_, **2023** at **Pasig City**.

**CITY OF PASIG**

**CELLTRON MKTG. CO.**

By:

By:

  
**HON. VICTOR MA REGIS N. SOTTO**  
City Mayor

  
**MR. NESTOR S. CHUA**  
General Manager

**WITNESSES:**

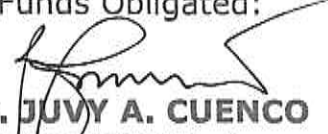
(Printed Name and Signature)

(Printed Name and Signature)

Funds Appropriated:

  
**MS. MA. THERESA B. HERNANDEZ**  
OIC - City Budget Office

Funds Obligated:

  
**MS. JUVY A. CUENCO**  
City Accountant  
100-2023-05-0659-101

Funds Available:

  
**MS. MARITA A. CALAJE**  
City Treasurer

Recommending Approval:

  
**BRYANT MERYLL RUIZ Q. WONG**  
Chief, Pasig City DRRMO

**ACKNOWLEDGMENT**

REPUBLIC OF THE PHILIPPINES)  
City of PASIG CITY ) S.S.

BEFORE ME, a Notary Public for and in the City of PASIG CITY, on this day of OCT 10 2023, 2023, personally appeared:

Name	Government ID	Issue and Expiry Date
NESTOR S. CHUA	UMID ID CRM-0111-0502260-7	

known to me to be the same person who executed the foregoing Contract of Lease consisting of five (5) pages, and who acknowledged to me that the same is their own free and voluntary act and deed as well as the free and voluntary act and deed of the entity they duly authorized to represent.

**WITNESS MY HAND AND NOTARIAL SEAL,** on the date and place first above written.

Doc. No. 294  
Page No. 60  
Book No. IX  
Series of 2023

ATTY. GERALD P. RUBIO  
 Notary Public-Pasig City, San Juan and Pateros  
 Until December 31, 2024  
 ROLL NO. 84083  
 IBP NO. 243415  
 PTR No. 9004629  
 APPOINTMENT NO. 276(2023-2024)  
 MCLE EXEMPTION NO. VIII-BEP002249  
 TIN NO. 238-919-785

**ACKNOWLEDGMENT**

BEFORE ME, a Notary Public for and in the City of Pasig, on this day of OCT 23 2023, 2023, personally appeared Hon. Victor Ma Regis N. Sotto, known to me to be the same person who executed the foregoing instrument and who acknowledged to me that the same is his free and voluntary act and deed as well as that of the entity he represents.

This instrument consists of five (5) pages, including this page in which this Acknowledgement is written and duly signed by the Parties.

**WITNESS MY HAND AND NOTARIAL SEAL,** on the date and place first above written.

Doc. No. 359  
Page No. 72  
Book No. III  
Series of 2023

  
**GIO CARLO C. MENDOZA**  
 Notary Public for Pasig, San Juan & Pateros  
 Until 31 December 2023  
 Appointment No. 129  
 PTR No. 0112750, 04 January 2023, Pasig C  
 IBP Lifetime No. 016515, Laguna  
 Roll of Attorneys No. 69172  
 MCLE Compliance No. VII-0023809  
 Valid until 14 April 2025



Republic of the Philippines  
Quezon City Philippines

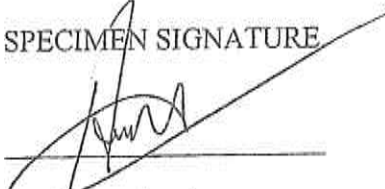

**Partner's Resolution**

We, Henson Chua, Nestor Chua, Filipino citizens, of legal age with postal address at 47A G. Araneta Avenue Quezon City, being the Partners of CELLTRON MARKETING COMPANY, a domestic partnership duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with principal office address 47A G. Araneta Avenue Quezon City, do hereby certify that at a meeting of the Partners held at 47A G. Araneta Avenue Quezon City on September 20, 2023 during which all of the Partners were present and acting throughout, the following resolutions were unanimously approved:

**"Resolution No. 092023-168"**

Resolved, that the Partnership gives blanket authorization to anyone of the two partners to engaged in Bid Tenders for Project: "Lease of Real Property for the Site Rental of Radio Repeater for the Use of Pasig City Disaster Risk Reduction and Management Office" in favor of City Government of Pasig with respect to the Partners Celltron Marketing Co., with postal address in 47A G. Araneta Avenue, Quezon City, Philippines.

Resolved further that any one (1) of the following, acting jointly to wit:

NAME	POSITION/TITLE	SPECIMEN SIGNATURE
Henson Chua	President	
Nestor Chua	General Manager	

("The Partners"), be as he/she/they are hereby empowered and authorized to execute, deliver, perform any and all acts, documents, instruments as may be necessary or required by City Government of Pasig to give full force and effect to the foregoing authorized acts.

“Resolved, further that the Partnership authorized any one of the Partners to enter into agreement, contract, to authorize and sign, delivery and accept payment for goods and services rendered by Celltron Marketing Company, with City Government of Pasig.

“Resolved, further that the Partnership hereby ratifies and confirms all that the Partner/s may lawfully do or cause to be done under and by virtue of these presents;”

“Resolved, further, that the foregoing resolution shall remain valid and subsisting unless otherwise revoked or amended in writing by the Partnership.”

“Resolved, finally, that the Partner/any one of the Partners is hereby empowered and authorized to advise any Private and Government Institution of these resolutions.”

IN WITNESS WHEREOF, I have signed this certification on this day of 22 SEP 2023 at QUEZON CITY.


  
HENSON CHUA

  
NESTOR CHUA

SUBSCRIBED AND SWORN to before me this day of 22 SEP 2023 at QUEZON CITY affiant exhibiting to me their competent evidence of identity.

NAME	Unified Multi-Purpose ID #
Nestor Chua	CRN-0111-0502260-7
Henson Chua	CRN-0111-1507349-7

Doc No. 202  
Page No. 61  
Book No. XI  
Series of. 2023

  
ATTY. CONCEPCION P. VILLAREÑA  
Notary Public for Quezon City  
Until December 31, 2023  
PTR No. 3716371 / January 3, 2023 Q.C.  
IBP No. 167803 / November 25, 2021 Q.C.  
Roll No. 30457 / 05-09-1980  
MCLE VII-0006994 / 09-21-2021  
ADM. MATTER No MP-005 (2022-2023)  
TIN NO. 131-942-754



# PASIG

**PROCUREMENT MANAGEMENT OFFICE**
**REQUEST FOR QUOTATION/INVITATION FOR NEGOTIATION**


Date	20 September 2023
Project Title	Lease of Real Property for the Site Rental of Radio Repeater for the Use of Pasig City Disaster Risk Reduction and Management Office
Mode of Procurement	Negotiated Procurement (Lease of Real Property or Venue)
RFQ No.	100-23-05-1262
Approved Budget for the Contract	Three Hundred Eighty-Six Thousand Pesos (Php 386,000.00)
Deadline and Place for the Submission of Quotation	Please submit the accomplished Quotation and required documents not later than <u>22 September 2023, 1:45 PM</u> at the Bids and Awards Committee (BAC) through the Procurement Management Office (BAC Secretariat Office), <u>4<sup>th</sup> Floor</u> , Pasig City Hall, San Nicolas, Pasig City.  You may enclose all the documents in an envelope duly marked with the following details: 1. Title and reference number of the project (Purchase Request No.); and 2. Name, address and contact details (telephone/cellphone number and email address) of the bidder.
Date, Time and Place of the Negotiation	22 September 2023 ,2:00 PM, 7 <sup>th</sup> Floor Meeting Room, Pasig City Hall
<b>NOTES</b>	<ol style="list-style-type: none"> <li>1. Lessor shall submit their offer/quotation through their duly authorized representatives</li> <li>2. Quotations submitted exceeding the Approved Budget for the Contract (ABC) shall be rejected.</li> <li>3. The prices quoted are to be paid in Philippine Currency.</li> <li>4. All prices quoted are subject to all Philippine Tax Statutes.</li> <li>5. Award of contract shall be made to the lowest quotation which complies with the technical specifications and other terms and conditions stated herein.</li> <li>6. The City Government of Pasig shall have the right to inspect and/or to test the real property to confirm their conformity to the technical specifications.</li> <li>7. The CITY GOVERNMENT OF PASIG reserves the right to reject any and all bids, declare a failure of bidding, or not award the contract at any time prior to contract award in accordance with Sections 35.6 and 41 of the 2016 revised IRR of RA No. 9184, without thereby incurring any liability to the affected bidder or bidders.</li> </ol>

Sir/Madame:

In accordance with the Technical Specifications, Scope of Work and General Conditions for the aforementioned project stated herewith, kindly fill up and submit your lowest proposal.

For any inquiries or clarifications, please contact the Procurement Management Office (BAC Secretariat Office) at (02) 8643-1111 local 1461 or 1462 or through email bidsandawards@pasigcity.gov.ph

Thank you.

  
**ATTY. PONCE MIGUEL D. LOPEZ**  
 Officer in Charge, Procurement Management Office

IKR-  TAON

Description of Service Requirement	Offered Technical Proposal Please fill in with either: "Comply" or "Not Comply"
Lease of Real Property for the Site Rental of Radio Repeater for the Use of Pasig City Disaster Risk Reduction and Management Office under PR NO. 100-23-05-1262	
TECHNICAL SPECIFICATIONS/SCOPE OF WORK	
Site rental -Presence of tower for the repeater Server Room with at least 1.6 square meter (m <sup>2</sup> ) floor area Has available power supply/ power connection	"COMPLY"  <i>16 SEM John</i>
Please refer to the attached Terms of Reference for the complete details and specifications.	SITO WEST MARKET MALANDAY CAN MATED RIZAL
FINANCIAL PROPOSAL	
Name of Project	Bid per Square Meter for the Lease of Real Property
Lease of Real Property for the Site Rental of Radio Repeater for the Use of Pasig City Disaster Risk Reduction and Management Office under PR NO. 100-23-05-1262	PHP <u>6,031.25</u> (Amount in Figures) <u>SIX THOUSAND THIRTY ONE</u> <u>PESOS ₱ 25/100.</u> _____ (Amount in words of Bid per Square Meter)
	Grand Total Cost for the Lease of Property
	PHP <u>386,000.00</u> (Amount in Figures) <u>THREE HUNDRED EIGHTY</u> <u>SIX THOUSAND PESOS.</u> _____ (Amount in words of Grand Total Cost)

**Additional Requirements:**

Together with your proposal/quotation, kindly submit the following documents:

1. Mayor's/Business Permit (or a recently expired Mayor's/Business permit together with the official receipt as proof that the prospective bidder has applied for renewal within the period prescribed by





**TERMS OF REFERENCE**

**A. PROCUREMENT TITLE**  
Site Rental

**B. PROPONENT AND IMPLEMENTING AGENCY**  
Pasig City Government – Pasig City DRRMO

**C. PROJECT DESCRIPTION**  
Communication is a vital and critical component of the City’s emergency communication system for disaster preparedness and response and daily response operations, radios are one of the most used communication system due to its low cost over time and connectivity features, but radios need a stable network through its radio repeaters, preferably located at multiple sites in order to decrease or remove dead spots in its connectivity and provide signal even in remote areas.

Radio repeaters are used to extend transmission range with signals that travels through free space. A radio repeater enables the users to send and receive signals that would be blocked by terrain and other obstructions at lower altitude such as buildings and concrete structures, that is why they are characteristically placed at higher elevations than transmitters, in order to eliminate many of the barriers encountered at lower elevations such as topographical obstruction, atmospheric conditions, high rise buildings and tall infrastructures

**D. SERVICE LEVEL AGREEMENT**  
Provider must be able to provide the minimum requirement listed below:

1. Provide a tower for the radio repeater with concrete foundation.
2. Provide a server room with at least 16square meter (m<sup>2</sup>) floor area that is well ventilated.
3. Must have available power supply/ power connection
4. Must be able to assist the technical team during their site visits or maintenance schedule
5. Must allow 24 hour access in case troubleshooting or repair is needed

Pasig CDRRMO will provide the following:

1. General maintenance of the server and repeater
2. Rack server
3. Manageable switch and micro data server with router and UPS
4. Repeaters
5. Radio Antenna Vavilov and cambium dish antenna

**E. LEASE PERIOD**  
Upon receipt of the Notice to Proceed until 31 December 2023, subject to renewal

Prepared By:

  
**BRYANT MERRILL RUIZ Q. WONG, RN, EMT, MPM**  
Chief, Pasig City DRRMO

