

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 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 -

PRIVE PROPERTIES DEVELOPMENT INC., a domestic corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with principal office at No. 706, Shaw Blvd., Kapitolyo, Pasig City, herein represented by **MA. ANGELA CAMILLE R. DE CASTRO**, Authorized Representative, pursuant to the Secretary Certificate attached hereto as Annex "A" hereof, 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 venue under Purchase Request No. **100-23-08-7802** for the **Lease of Venue for the Training on Mental Health Gap Action Programme (MHGAP) for Primary Healthcare Workers - City Health Office** from 20 November 2023 to 24 November 2023;

WHEREAS, pursuant to Section 53.10 of the 2016 Revised Implementing Rules and Regulations of Republic Act 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 Quotations to at least three (3) potential lessors, and two (2) potential lessors responded;

WHEREAS, on 15 November 2021, 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 venue, accommodations, function room, equipment, and meals in Prive Properties Development Inc.;

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 Lowest Calculated and Responsive Quotation/Proposal in the amount of **Four Hundred Thirty-Two Thousand Pesos (Php 432,000.00)**;

WHEREAS, the **LESSEE** accepted the **LESSOR's** offer and awarded the project to the **LESSOR** in accordance with the Implementing Rules and Regulations of Republic Act No. 9184;

NOW, THEREFORE, in view of the foregoing premises and for and in consideration of mutual covenants and undertakings, the parties hereto have agreed as follows:

ARTICLE I SUBJECT OF THE LEASE

This Contract of Lease shall cover all the items found in the Request for Quotation (RFQ) / Terms of Reference (TOR) after the conduct of Negotiation attached to this Contract as Annex "B".

ARTICLE II LEASE PERIOD

The Contract of Lease shall be for the period of 20 November 2023 to 24 November 2023

ARTICLE III CONTRACT PRICE

In consideration for the lease to be undertaken by the **LESSOR** specified in Article I hereof, the **CITY OF PASIG** shall pay **PRIVE PROPERTIES DEVELOPMENT INC.** based on the billing statement/statement of account/invoice/billing invoice/others with complete and correct supporting documents/attachments and computations in an amount not to exceed **Four Hundred Thirty-Two Thousand Pesos (Php 432,000.00)**.

ARTICLE IV AMENDMENT AND EXCLUSIVITY

1. This Contract of Lease constitutes the entire agreement between the parties hereto and all previous agreements between the parties relative to the Leased Premises and ancillary services therein, are hereby superseded by this Contract of Lease.

2. The relationship of the parties shall be limited to the performance of the terms and conditions of this Contract of Lease. Nothing in this Contract of Lease shall be construed as to create a general partnership, joint venture, or agency between the parties, or to authorize any party to act as a general agent for another, or permit any party to bind the other, or to borrow money on behalf of another party, or to use credit of any party, for any purpose.

3. The Contract of Lease shall not be deemed amended or otherwise in any manner, unless such amendment or alteration is made in writing and signed by both parties.

ARTICLE V NON-WAIVER

1. The failure or delay on the part of any party to insist upon strict performance of any of the terms, conditions, and covenants hereof, or to exercise any of its rights under this Contract of Lease, shall not be deemed a relinquishment or waiver of the enforcement of any right or remedy that said party may have nor shall it be construed as a waiver of any subsequent breach or default of the terms, conditions, and covenants herein contained, which shall be deemed in full force and effect. No waiver by a party shall be deemed to have been made unless expressed in writing and signed by the said party.

2. Any right or remedy conferred by this Contract of Lease shall not be exclusive of any other right or remedy of each party, whether under this contract or provided by or permitted by law or in equity, but each right or remedy shall be cumulative of every right or remedy available.

ARTICLE VI ADDITIONAL PROVISIONS

1. The parties hereby manifest that they shall first meet, confer and sit down together for the purpose of exploring all avenues and/or possibilities of amicably settling whatever are their differences, disputes and/or controversies that may arise in connection with any of the terms and conditions of this Contract of Lease.

2. In the event that facts and circumstances arise or are discovered which render this Contract of Lease manifestly and grossly disadvantageous to the government, as determined by the **LESSEE**, the parties hereto agree to immediately renegotiate its terms and conditions, or at the option of the **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 20 NOV 2023 day of _____, 2023 at **Pasig City**.

CITY OF PASIG

PRIVE PROPERTIES DEVELOPMENT INC.

By:

By:

VICTOR MA REGIS N. SOTTO
City Mayor

MA. ANGELA CAMILLE R. DE CASTRO
Authorized Representative

WITNESSES:

(Printed Name and Signature)

(Printed Name and Signature)

Funds Appropriated:

Funds Obligated:

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

MS. JUVY A. CUENCO
City Accountant
100-7027, 10-0387 > 4411

Funds Available:

Recommending Approval:

MS. MARITA A. CALAJE
City Treasurer

JOSEPH R. PANALIGAN
City Gov't Dept. Head II (CHO)

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 NOV 20 2023, 2023, personally appeared:

Name	Government ID	Issue and Expiry Date
MA. ANGELA CAMILLE R. DE CASTRO	UMID	0111-7601376-8

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. 346
Page No. 19
Book No. 125
Series of 2023

[Signature]
ATTY. CECILIA M. AMON
NOTARY PUBLIC
Pasig, Pateros & San Juan
Valid Until December 31, 2023
 Roll No. 22188
 PTR AA No. 0112306/01-03-23
 Lifetime IBP Member No. 04266
 Official Receipt No. 574709, IBP Chapter
 MCLE Compliance No. VII-0000050/6-18-2019
 4th and 5th Flr. Armal Centre, U. Velasco, Ave.,
 Malinao, Pasig City

ACKNOWLEDGMENT

BEFORE ME, a Notary Public for and in the City of Pasig, on this day of NOV 20 2023, 2023, personally appeared 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. 24
Page No. 44
Book No. XIV
Series of 2023

[Signature]
ATTY. GERARDO 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. VII-BEP002249
 TIN NO. 238-919-785

ANNEX "A"

REPUBLIC OF THE PHILIPPINES)
Pasig City) S.S

SECRETARY'S CERTIFICATE

I, TRINIDAD ANGELICA PEREZ, of legal age, Filipino, with office address at 706 SHAW BOULEVARD PASIG CITY, after having been sworn in accordance with law, hereby depose and say as follows:


- 1) That I am the duly elected Corporate Secretary of PRIVE PROPERTIES DEVELOPMENT INC. – PRIVATO HOTEL ORTIGAS, a corporation duly organized and existing and by virtue of the laws of the Republic of the Philippines, with principal office at 706 SHAW BOULEVARD PASIG CITY;
- 2) That I am the custodian of the corporate books and records of the Bank, including the Minutes and Resolutions of its Board of Directors;
- 3) That at the Regular/Special Meeting of the Board of Directors held on MARCH 4, 2022, during which a quorum was present and acted throughout, the following resolution was unanimously approved:

RESOLVED, that the following officer be hereby authorized and directed to execute on behalf of the corporation any and all instruments, documents and papers necessary and proper to carry out all activities and transaction in enrolling and/or amending documents with CITY GOVERNMENT OF PASIG

NAME	POSITION	SPECIMEN SIGNATURE
MA. ANGELA CAMILLE DE CASIRO	SALES EXECUTIVE	

- 4) That the foregoing resolution has not been altered, modified, nor revoked; and that the same is now in full force and effect; and
- 5) That I am executing this Certificate for whatever legitimate purpose it may serve.

IN WITNESS WHEREOF, I have hereunto affixed my signature and the seal of the company on this FEB 20 2023 day of _____ at Pasig City


TRINIDAD ANGELICA PEREZ
Corporate Secretary

Subscribed and sworn to me before this FEB 20 2023 day of _____ at Pasig City officiant exhibiting to me his (_____) _____ issued on _____ in _____ and her _____, which will expire on _____

Doc. No. 471 :
Page No. 19 :
Book No. 5 :
Series of 2023


ATTY. LETICIA M. AMON
NOTARY PUBLIC
Pasig, Pateros & San Juan
Valid Until December 31, 2023
Roll No. 11152
PTR AA No. 1001-1, 01-03-23
Lifetime ID No. 04266
Official Receipt No. 574709, IBP Chapter
MCLE Compliance No. VII-0000050/6-18-2019
Ground Flr. Annex Centre, U. Velasco, Ave.,
Malinao, Pasig City



REQUEST FOR QUOTATION/INVITATION FOR NEGOTIATION

Date	14 November 2023
Project Title	Lease of Venue for the Training on Mental Health Gap Action Programme (MHGAP) for Primary Healthcare Workers – City Health Office
Mode of Procurement	Negotiated Procurement (Lease of Real Property or Venue)
Request for Quotation (RFQ) No.	100-23-08-7802
Approved Budget for the Contract	Four Hundred Forty Thousand Pesos (Php 440,000.00)
Deadline and Place for the Submission of Quotation	Please submit the accomplished Quotation and required documents not later than <u>15 November 2023, 1:45 PM</u> at the Bids and Awards Committee (BAC) through the Procurement Management Office (BAC Secretariat Office), <u>4th 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 (RFQ No.); and 2. Name, address and contact details (telephone/cellphone number and email address) of the bidder.
Date, Time and Place of the Negotiation	<u>15 November 2023, 2:00 PM</u> , 7 th Floor, Meeting Room, Pasig City Hall
TERMS	The lease contract shall commence from <u>20 November 2023 to 24 November 2023</u> .
NOTES	<ol style="list-style-type: none"> Lessor shall submit their offer/quotation through their duly authorized representatives Quotations submitted exceeding the Approved Budget for the Contract (ABC) shall be rejected. The prices quoted are to be paid in Philippine Currency. All prices quoted are subject to all Philippine Tax Statutes. Award of contract shall be made to the lowest quotation which complies with the technical specifications and other terms and conditions stated herein. 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. 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.

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



Description of Service Requirement	Offered Technical Proposal Please fill in with either: "Comply" or "Not Comply"																														
Lease of Venue for the Training on Mental Health Gap Action Programme (MHGAP) for Primary Healthcare Workers – City Health Office PR No. 100-23-08-7802																															
TECHNICAL SPECIFICATIONS/SCOPE OF WORK																															
Number of Days: 5 days Desired Venue and/or Function: Within Pasig City Type of Accommodation: Live-in for 40 pax	Comply																														
Board and Lodging (Full Board) ✓ All hotel rooms are fully air-Conditioned ✓ Private toilet, soap & bath with towels only ✓ Protel agreement ✓ Arrival: 8:00 AM, 20 November 2023 ✓ Check in time: 2:00 PM, 20 November 2023 ✓ Check out time: 12:00, 24 November 2023	Comply																														
Function Room Requirements ○ Can accommodate 40 pax ○ Function room 8 hours/day ○ Use of widescreen projector, whiteboard w/ marker & eraser, extension cord ○ Use of sound system with 3 microphones ○ Free flowing coffee or tea during seminar sessions only ○ Unlimited free access to internet ○ Can provide at least 1 technical assistance staff at the training venue for the training event. ○ Can provide Wi-Fi the whole duration of the workshop (unlimited access) ○ With parking areas to accommodate vehicles of participants and guest.	Comply																														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">MEALS</th> <th style="width: 15%;">DAY 1</th> <th style="width: 15%;">DAY 2-4</th> <th style="width: 15%;">DAY 5</th> <th style="width: 35%;"></th> </tr> </thead> <tbody> <tr> <td>Breakfast</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td></td> </tr> <tr> <td>AM Snacks</td> <td></td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td></td> </tr> <tr> <td>Lunch</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td>Soup, vegetable, 2 main course, rice & dessert</td> </tr> <tr> <td>PM Snacks</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td></td> </tr> <tr> <td>Dinner</td> <td style="text-align: center;">✓</td> <td style="text-align: center;">✓</td> <td></td> <td>Soup, vegetable, 2 main courses, rice & dessert</td> </tr> </tbody> </table>	MEALS	DAY 1	DAY 2-4	DAY 5		Breakfast	✓	✓	✓		AM Snacks		✓	✓		Lunch	✓	✓	✓	Soup, vegetable, 2 main course, rice & dessert	PM Snacks	✓	✓	✓		Dinner	✓	✓		Soup, vegetable, 2 main courses, rice & dessert	Comply
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FINANCIAL PROPOSAL																															
Name of Project	Grand Total Cost for the Lease of Venue																														

<p style="text-align: center;">  Lease of Venue for the Training on Mental Health Gap Action Programme (MHGAP) for Primary Healthcare Workers </p>	<p style="text-align: center;"> PHP <u>432,000.00</u> (Amount in Figures) <u>Four hundred thirty two</u> <u>thousand pesos</u> _____ (Amount in words of Grand Total Cost) </p>
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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 the concerned local government unit subject to submission of the Mayor's Permit before the award of contract). The nature of business as stated in the Mayor's/Business Permit should at the very least be similar or related to the project to be bid.
2. Latest Income or Business Tax Returns filed and paid through the BIR Electronic Filing and Payment System (EFPS).

In accordance with Revenue Regulation No. 3-2005, the above-mentioned tax returns shall refer to the following:

- o Latest Income Tax Return (ITR) - For participants already with an Annual ITR, latest ITR shall refer to the ITR for the preceding Tax Year be it on a calendar or fiscal year. For new establishments which, therefore, have no annual ITR yet, it shall refer to the most recent quarter's ITR.
- o Latest Business Tax Return - refers to the Value Added Tax (VAT) or Percentage Tax returns covering the previous six (6) months.


3. Philippine Government Electronic Procurement System (PhilGEPS) Registration Number or PhilGEPS Platinum Certificate of Registration and Membership;
4. Accomplished and notarized Omnibus Sworn Statement.
5. Proof of Authorization i.e. duly notarized Secretary's Certificate issued by the corporation or the members of the joint venture or a Special Power of Attorney, in case of Sole Proprietorship.

BIDDER'S COMMITMENT:

We hereby agree and bind ourselves to the terms and conditions herein specified, to the manner of procurement and evaluation set up by the Bids and Awards Committee (BAC), and to the Implementing Rules and Regulations of the Republic Act No. 9184. We further certify that we have read and agree to the Terms of Reference, if any, attached in the Request for Quotation.

We understand that the City Government of Pasig is not bound to accept the lowest or any bid it may receive.

Conforme:


Ma. Angela Gemille R. de Castro Senior Sales Executive
 Signature over Printed Name Position

Duly authorized to sign quotation/offer for and on behalf
 of Prime Properties Development Inc. - (Private Ordigas) (Please indicate name of company)



SUBSTANCE ABUSE TREATMENT OFFICE OF PASIG
Pasig City Health Office
Tel. No. 8-642-1111 loc. 1522-1521
Email: pasigsubstanceabuseoffice@gmail.com

TERMS OF REFERENCE

ANNEX " B "

Technical Specifications

Activity Title	TRAINING ON MENTAL HEALTH GAP ACTION PROGRAMME (MHGAP) FOR PRIMARY HEALTHCARE WORKERS
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DATE OF ACTIVITY	Estimated Number of Packs	Number of Days	Unit Cost	Total Estimated Budget
November 20-24, 2023	40 Participants	5 days – Hotel and Food Accommodation	Board and Lodging: P2,200 x 40 pax x 5 days = P440,000	P440,000

- I. Number of Days : 5
- II. Desired Venue and/or Function : Within Pasig City
- III. Type of Accommodation : Live-in for 40 pax

A.) Board of Lodging (Full Board) 40 pax:

- o All Hotel Rooms are fully air-conditioned
- o Private Toilet, soap & bath with towels only
- o Protel agreement
 - o Arrival : 8:00 AM (11/20/2023)
 - o Check-in time : 2:00 PM (11/20/2023)
 - o Check-out time : 12:00NN (11/24/2023)

Function Room Requirements:

- o Can accommodate 40 pax
- o Function room 8 hours/day
- o Use of widescreen projector, Whiteboard w/ markers & eraser, extension cord
- o Use of sound system with 3 microphones
- o Free flowing coffee or tea during seminar sessions only
- o Unlimited free access to the internet
- o Can provide at least 1 technical assistance staff at the training venue for the training event.
- o Can provide Wi-Fi the whole duration of the workshop (unlimited access)
- o With parking areas to accommodate vehicles of participants and guests.

MEALS	Day 1	Day 2-4	Day 5	
Breakfast	✓	✓	✓	
AM snacks		✓	✓	
Lunch	✓	✓	✓	Soup, vegetable, 2 main courses, rice & dessert
PM snacks	✓	✓	✓	
Dinner	✓	✓		Soup, vegetable, 2 main courses, rice & dessert

Prepared by:

R
Ralph Jayce Z. Ong, RM
City Health Department

Signed by:

A
ANHELITO V. JAVIER, MD, FPCAM
Section Chief
SATOP

Reviewed and approved by:

J
JOSEPH M. PANALIGAN, MD, MHA
City Health Officer



LET'S ALL JOIN HANDS... FIGHT DRUG ABUSE