



REPUBLIC OF THE PHILIPPINES
SOCIAL SECURITY SYSTEM
East Avenue, Diliman, Quezon City
Tel. Nos. (632) 8709-7198 • 1455
E-mail: investmentproperty@sss.gov.ph
Website <https://www.sss.gov.ph>

Date: 12 February 2024

**Invitation to Apply for Eligibility and to
Submit Comparative Proposal**

**FOR THE TWO (2)-YEAR LEASE OF A
RESIDENTIAL HOUSE (256.50 SQ.M.)
LOCATED AT 28-A CASA REAL STREET,
URDANETA VILLAGE, MAKATI CITY**

1. The Social Security System (SSS), through its Investment Property Department and Asset Management Division, is inviting interested Public and Private Sector Entities /Challenger Lessees (CLs) to submit superior Comparative Lease Proposals to challenge the agreed terms between the SSS and the Original Proponent Lessee (OPL) for the proposed lease of the SSS Property described below:

Bid Item	Location	Floor Area (sqm)	OPL Price (Php/month)	Minimum Bid Price (MBP) (Php/month)	Description
28-A	Ground Floor	256.50	143,896.50	158,286.15	<ul style="list-style-type: none">One of 4 units of a 2-storey concrete townhouse.With concrete driveways, covered garage, and masonry perimeter wall, with electrical lighting and plumbing facilities.

2. Interested CLs must submit their Expression of Interest (EOI) personally or through email address stated below on or before **04 March 2024, 5:00 p.m.**

The EOI is a written document from a CL expressing interest to participate in the MCC procedure, to be submitted to the RA through email.

If no EOI from a CL is received within 5 days from the last day of publication on 29 February 2024, the lease project shall be awarded to the OPL and the Modified Competitive Challenge (MCC) process is deemed completed.

Only CLs which submitted EOIs may obtain the Terms of Reference (TOR) and submit the Comparative Lease Proposals, which shall contain the Eligibility Documents and Comparative Bid Proposals on the date specified below.

3. CLs which submitted EOI, may obtain the TOR at the address given below starting **16 February 2024** up to the scheduled submission & opening of eligibility documents/bid proposal, upon payment of a non- refundable fee of **Philippine Pesos: THREE THOUSAND (Php3,000.00)**. The TOR shall be received personally by the CL or his/her/its authorized representative.

It may also be downloaded free of charge from the **Assets for Lease** section of the SSS website at www.sss.gov.ph. CL shall pay the applicable fee for the TOR not later than the submission of its bid.

The mode of payment will be on a cash basis payable at the SSS Cash Management Department, Ground Floor, SSS Main Office Building, East Avenue, Diliman, Quezon City upon accomplishment of SSS Form R-6.

4. The schedule for the submission of Comparative Lease Proposals is on **18 March 2024**, until 2:00 p.m. at the Executive Lounge, 2nd Floor, SSS Main Building, East Avenue, Diliman, Quezon City. Late bids shall not be accepted.
5. Bid opening shall be on same date and venue immediately after the deadline of submission as stated above. Bids will be opened in the presence of the CLs/CLs' representatives who choose to attend at the address above.
6. A Pre-Selection Conference will be conducted on **07 March 2024 2:00 p.m.** at the Executive Lounge, 2nd Floor, SSS Main Building, East Avenue, Diliman, Quezon City, or through online conference using Microsoft Teams, which shall be open to CLs, but attendance shall not be mandatory. Kindly send the following on or before **04 March 2024** through the e-mail address indicated below:
 - a. Name of the representative and e-mail address; and
 - b. Technical and administrative queries
7. All interested CLs can request for clarification and/or make inquiries regarding the TOR, which shall be in writing and addressed to the Acting Head of the Asset Management Division. All inquiries should be received on or before **08 March 2024, 2:00 p.m.** through the given physical address or through e-mail as specified below.

MCC Bid Bulletin will be posted in the SSS website and will also be sent to all CLs who have purchased this TOR no later than the close of business hours on **11 March 2024, 5:00 p.m.** through the given physical address or through e-mail as specified below.

8. References to the dates and times shall be based on Philippine Standard time. Should any of the above dates fall on a holiday, non-working day or suspended by authorities for whatever reason, the deadline shall be extended to the same time of the immediately succeeding business day in Quezon City.
9. Eligibility Documents submitted by the CLs shall be evaluated on a pass or fail basis to determine if the CL (or the member-firms) complies with or satisfies all of the requirements. Only those CLs who strictly comply with ALL eligibility requirements shall be declared "ELIGIBLE," for the opening and evaluation of their Comparative Bid Proposals.
10. The Bid Proposals submitted by the CLs shall be evaluated and ranked based on the parameters set by SSS as stated in the TOR.
11. If no CL procures this TOR and/or submits superior Comparative Bid Proposal, the Contract of Lease will be executed between SSS and the OPL and the MCC process is deemed terminated.

If there is an eligible CL with compliant superior Comparative Bid Proposal, the OPL shall have the right to outbid the same pursuant to the parameters set by SSS as stated in the TOR.

12. The SSS reserves the right to reject any and all application for qualification and eligibility found not in conformity with the relevant rules and policies set by SSS.

For further information, please refer to:

The Acting Head

Asset Management Division

5th Floor, c/o Investment Property Department

SSS Main Building, East Avenue, Diliman, Quezon City

Tel # (02) 8709-7198 local 5182/5318

Email add: investmentproperty@sss.gov.ph

ATTY. MARIANO PABLO S. TOLENTINO

Acting Head, Asset Management Division