



REPUBLIC OF THE PHILIPPINES
SOCIAL SECURITY SYSTEM
East Avenue, Diliman, Quezon City
Tel. Nos. (632) 8709-7198 • 2564
E-mail: investmentproperty@sss.gov.ph
Website <https://www.sss.gov.ph>

Date: 17 October 2024

Invitation to Apply for Eligibility and to Submit Comparative Proposal

FOR THE FIVE (5)-YEAR LEASE OF A RESIDENTIAL HOUSE (263.25 SQ.M.) LOCATED AT 24-B CASA REAL, 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)	MBP*, exclusive of VAT (Php/month)	Description
24-B	Second Floor	263.25	149,128.23	<ul style="list-style-type: none">• One of 4 units of a 2-storey concrete town house located at the 2nd floor• With concrete drive-ways, covered garage, masonry perimeter wall; with electrical lighting and plumbing facilities.• With designated one-car garage

* Minimum Bid Price

2. Interested CLs must submit their Expression of Interest (EOI) through email address stated below on or before **04 November 2024, 12:00 p.m.**

The EOI is a written document from a CL expressing interest to participate in the Modified Competitive Challenge (MCC) procedure, to be submitted to the Recommending Authorities (RA) through email.

If no EOI from a CL is received within five (5) days from the last day of publication or until 04 November 2024, 2:00 p.m. the lease project shall be awarded to the OPL and the 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 **22 October 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 **20 November 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 **12 November 2024, 2:00 p.m.** at the Executive Lounge, 2nd Floor, SSS Main Building, East Avenue, Diliman, Quezon City, which shall also be opened through online conference using Microsoft Teams, but attendance shall not be mandatory. Kindly e-mail to us on or before **11 November 2024**, through e-mail address indicated below, the following:
 - 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 Vice President of the Asset Management Division. All inquiries should be received on or before **14 November 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 **15 November 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 Vice President

Asset Management Division
5th Floor, c/o Investment Property Department
SSS Main Building, East Avenue, Diliman, Quezon City
Tel # (02) 8709-7198 local 2564
Email add: investmentproperty@sss.gov.ph

ATTY. MARIANO PABLO S. TOLENTINO
Vice President, Asset Management Division