



17 April 2024

**ASTI – BIDS AND AWARDS COMMITTEE**  
**BAC Resolution No. 24-04-054**

**RECOMMENDING THE AWARD OF CONTRACT TO LOC&STOR 24/7, INC.**  
**FOR THE PROVISION OF ONE (1) LOT LEASE OF STORAGE UNIT**

Purchase Request No.	:	<b>GAA-24-03-18868</b>
Date of Purchase Request	:	<b>15 March 2024</b>
Request for Quotation No.	:	<b>24-04-4738</b>
Solicitation No.	:	<b>24-04-4738</b>
PhilGEPS Reference No.	:	<b>10719794</b>
Approved Budget for the Contract	:	<b>₱220,000.00</b>

**WHEREAS**, the Office of the Director submitted to the DOST-ASTI Bids and Awards Committee (BAC) **Purchase Request No. GAA-24-03-18868** for the **Provision of One (1) Lot Lease of Storage Unit** and shall be undertaken through Section 53.10 (Lease of Real Property and Venue) of the 2016 revised Implementing Rules and Regulations (IRR) of Republic Act (RA) No. 9184;

**WHEREAS**, the **Lease of Real Property** shall be conducted within **10km driving distance from DOST-ASTI**, with an Approved Budget for the Contract (ABC) amounting to **Two Hundred Twenty Thousand Pesos Only (₱220,000.00)**;

**WHEREAS**, it is preferred that government agencies lease publicly-owned real property or venue from other government agencies. However, the end-user unit justified that leasing a privately-owned real property is more advantageous than leasing a government-owned real property. Likewise, in support of its position, the end-user unit conducted market research and submitted a cost-benefit analysis;

**WHEREAS**, the Consolidated Guidelines for the Alternative Methods of Procurement, item V-D 9(c)(i)(a) of Annex "H" in the 2016 revised IRR of RA No. 9184 provides that "the BAC shall invite at least three (3) prospective lessors to submit sealed price quotations. Receipt of at least one (1) quotation is sufficient to proceed with the evaluation thereof";

**WHEREAS**, on **04 April 2024**, the DOST-ASTI BAC, through its Secretariat initiated the procurement activity by publishing a Request for Quotation (RFQ) and inviting three (3) prospective lessors, namely: (1) Loc&Stor 24/7, Inc.; (2) Safehouse Storage and Moving; and (3) StorageMart Katipunan;

**WHEREAS**, before the deadline for submission of quotation on **08 April 2024, 2:00 PM**, two (2) bidders submitted quotations, viz: (1) **Loc&Stor 24/7, Inc.** and (2) **Storage Development Inc.**;

**WHEREAS**, upon careful review and evaluation of the DOST-ASTI BAC on the legal requirements submitted by the prospective lessor, it was evidenced that **Loc&Stor 24/7, Inc.** complied with the eligibility requirements. Likewise, the DOST-ASTI BAC determined that the financial proposal submitted by **Loc&Stor 24/7, Inc.** in the amount of **One Hundred Sixty-Three Thousand Nine Hundred Fifty-Four Pesos & 56/100 Only (₱163,954.56)**, inclusive of all government taxes and fees, is within the ABC and, thus, compliant with the financial requirement;

**WHEREAS**, the real property being offered by **Loc&Stor 24/7, Inc.** was rated by the end-user unit in accordance with the technical specifications prepared pursuant to Appendix B (Rating Factors and Determination of Reasonableness of Rental Rates) of the Consolidated Guidelines for the Alternative Methods of Procurement, as follows:

	<b>RATING FACTORS</b>	<b>WEIGHT (%)</b>	<b>LOC&amp;STOR 24/7, INC.</b>
I.	Location and Site Condition	X (.20)	100
II.	Neighborhood Data	X (.20)	100
III.	Real Estate	X (.50)	95
IV.	Free Services and Facilities	X (.10)	100
		<b>TOTAL</b>	<b>97.50%</b>

**WHEREAS**, upon review and evaluation of the compliance with the technical requirements of the procurement project, **Loc&Stor 24/7, Inc.** was determined to be the **Single Calculated and Responsive Quotation**; and

**WHEREAS**, Section 12 of RA No. 9184 provides that the BAC shall, among other matters, recommend the award of contracts to the Head of the Procuring Entity (HoPE) or his/her duly authorized representative.

**WHEREFORE**, the **DOST-ASTI BAC RESOLVES**, as it is hereby **RESOLVED**, to recommend to the **DOST-ASTI HoPE**, for his approval, to award the contract for the **PROVISION OF ONE (1) LOT LEASE OF STORAGE UNIT**, through **NEGOTIATED PROCUREMENT UNDER SECTION 53.10 LEASE OF REAL PROPERTY AND VENUE**, to **LOC&STOR 24/7, INC.**, with a total bid amount of **ONE HUNDRED SIXTY-THREE THOUSAND NINE HUNDRED FIFTY-FOUR PESOS & 56/100 ONLY (₱163,954.56)**, inclusive of all government taxes and fees.

Done in Quezon City, Philippines, this 17<sup>th</sup> day of April 2024.

**PEDRITO B. MANGAHAS**  
End-user

**NARCISA JUVILYN C. CASTAÑEDA**  
BAC Member

**HAROLD BRYAN S. PALER**  
BAC Member

**MERYL REGINE L. ALGODON, Ph.D.**  
BAC Member

**PHILIP A. MARTINEZ**  
BAC Member

**JEFFREY A. ABOROT**  
BAC Vice Chairperson

**BAYANI BENJAMIN R. LARA**  
BAC Chairperson

**APPROVED/DISAPPROVED:**

**FRANZ A. DE LEON, Ph.D.**  
Director, DOST-ASTI