



REPUBLIC OF THE PHILIPPINES
SOCIAL SECURITY SYSTEM
East Avenue, Diliman, Quezon City
Tel. Nos. (632)3435-9877*(632)8-709-7198 loc 5182/5318
E-mail: investmentproperty@sss.gov.ph
Website <https://www.sss.gov.ph>

Date: 30 June 2022

Invitation to Bid

FOR THE THREE (3)-YEAR LEASE OF

EIGHT (8) VACANT COMMERCIAL/INDUSTRIAL
SSS-OWNED LOTS AT THE MANILA HARBOUR CENTER,
TONDO, MANILA

and

THIRTEEN (13) VACANT COMMERCIAL/INDUSTRIAL
SSS-OWNED LOTS AT THE MANILA HARBOUR CENTER,
TONDO, MANILA

1. The Social Security System (SSS), through its Investment Property Department (IPD) and Asset Management Division (AMD), invites interested Public and Private Sector Proponents (PSPs)/Prospective Lessees (PLs) to submit competitive proposals pertaining to the Proposed Lease projects as indicated above through public bidding mode.

The bid item shall be the lease rate per sq.m. per month, exclusive of VAT. The Minimum Bid Price (MBP) is **P296.00/sq.m. per month**, with a fixed lease term of three (3) years.

A PL may bid for one (1) or more items and determination of the Highest Ranked Bid (HRB) will be on a per item basis.

2. Interested PLs must submit their Lease Proposals to the IPD at the Executive Lounge, 2nd Floor, SSS Main Building, East Avenue, Diliman, Quezon City on:

Lease Project	Date and Time
Eight (8) vacant Commercial/Industrial SSS-owned Lots at the Manila Harbour Center, Tondo, Manila	03 August 2022 (Wednesday), 10:30 a.m.
Thirteen (13) vacant Commercial/Industrial SSS-owned Lots at the Manila Harbour Center, Tondo, Manila	03 August 2022 (Wednesday), 2:00 p.m.

The Lease proposal shall contain the Eligibility Documents and Bid Proposal together with the Proposal Security and Proposal Securing Declaration. The Proposal Security shall be in the minimum amount equivalent to the proposed first month rent, inclusive of VAT, on the initial year lease period, in the form of cash, cashier's/manager's check or bank draft, guarantee or irrevocable letter of credit issued by a Universal or Commercial Bank payable in favor of SSS.

3. Bid opening shall be on same date and venue immediately after the deadline of submission as stated above. Late bids shall not be accepted. Only one company representative is allowed to attend the manual opening of Bids. Other company representative may witness the opening of Bids through Microsoft Teams.
4. The PLs shall be evaluated on a pass or fail basis to determine if the PL (or the member-firms) complies with or satisfies all of the requirements. Only those PLs who strictly comply and pass with ALL the eligibility requirements shall be declared "ELIGIBLE," for the opening and evaluation of their Bid Proposals.

Bids received below this minimum bid amount as stated in the Terms of Reference (TOR) shall be rejected at the Opening of the Bids.

5. PLs may obtain the TOR at the address given below starting **01 July 2022** up to the scheduled submission and opening of eligibility documents/bid proposal upon payment of a non-refundable fee of Philippine Pesos: THREE THOUSAND PESOS (P3,000.00). The TOR shall be received personally by the PL or his authorized representative.

It may also be downloaded free of charge from the **Assets for Lease section**, PROCUREMENT tab of the SSS website at www.sss.gov.ph. PL 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 Bldg., upon accomplishment of SSS Form R-6.

6. If no PL procures this TOR and/or submit Lease Proposal, the public bidding process is deemed terminated and declared a failure.
7. For this purpose, a Pre-Bid Conference will be conducted 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 on:

Lease Project	Date and Time
Eight (8) vacant Commercial/Industrial SSS-owned Lots at the Manila Harbour Center, Tondo, Manila	18 July 2022 (Monday), 2:00 p.m.
Thirteen (13) vacant Commercial/Industrial SSS-owned Lots at the Manila Harbour Center, Tondo, Manila	

Kindly e-mail us on or before **15 July 2022**, through e-mail address indicated below, the following:

- a. Name of the representative and e-mail address; and
 - b. Technical and administrative queries
8. All interested PLs can request for further 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 **20 July 2022, 5:00 p.m.** through the given physical address or through e-mail as specified below.

Bid Bulletin will be posted in the SSS website and will also be sent to all PLs who have purchased the TOR no later than the close of business on **25 July 2022** through e-mail. Receipt of all Bid Bulletin shall be acknowledged by each PL prior to the submission and opening of the Eligibility Documents and Bid Proposal and shall be so indicated therein.

9. 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.
10. The IPD and AMD reserve 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:

ATTY. MARIANO PABLO S. TOLENTINO

Acting Head, Asset Management Division
5th Floor, c/o Investment Property Department,
SSS Main Building, East Avenue, Diliman, Quezon City
Tel # (02) 3-435-9877, 8-709-7198 local 5182/5318
Email add: investmentproperty@sss.gov.ph
Facsimile number – (02) 3-435-9875

ATTY. MARIANO PABLO S. TOLENTINO
Acting Head, Asset Management Division

Lease Project: Eight (8) vacant Commercial/Industrial SSS-owned Lots at the Manila Harbour Center, Tondo, Manila

Bid Item	Property ID	TCT No	Lot Area (sqm)	Bid Area (sqm)
A	L2-B16	291544	2,458.40	2,458.40
B	L3-B19	246192	948.08	948.08
C	L5-B19	246194	1,200.00	1,107.00
D	L11-B20	238257	1,200.00	1,200.00
E	L12-B20	238258	1,100.65	1,100.65
F	L13-B20	238259	1,101.00	1,101.00
G	L13-B21	246198	1,105.55	1,105.55
H	L14-B21	246199	1,105.55	1,105.55

Lease Project: Thirteen (13) vacant Commercial/Industrial SSS-owned Lots at the Manila Harbour Center, Tondo, Manila

Bid Item	Property ID	TCT No	Lot Area (sqm)	Bid Area (sqm)
I	L9-B18	291546	419.48	419.48
J	L10-B18	291547	419.48	419.48
K	L13-B18	246187	419.48	419.48
L	L15-B18	246189	506.00	506.00
M	L4-B19	246193	948.08	541.08
N	L13-B19	291549	373.37	373.37
O	L1-B20	238247	551.00	551.00
P	L2-B20	238248	469.73	469.73
Q	L3-B20	238249	469.73	469.73
R	L4-B20	238250	469.73	469.73
S	L10-B20	238256	551.00	551.00
T	L1-B21	246195	631.00	631.00
U	L3-B21	246197	539.23	539.23