



NOTICE OF AWARD

07 May 2014

Madam:

Please be informed that, upon the recommendation of the Bids and Awards Committee (BAC) of the Department as contained in the approved Annual Procurement Plan for CY 2014, the Department of Foreign Affairs is awarding the Contract for the ***Lease of a Privately-Owned Real Property as a Staff House for the official use of the Regional Consular Office – Tuguegarao for the period 01 July 2014 to 30 June 2015*** to you, ***Ms. Leticia A. Valdez***, in the amount of ***Twelve Thousand Pesos only per month (Php 12,000.00/mth)***, inclusive of all taxes and other lawful charges, subject to the signing of the Contract.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'Linglingay F. Lacanlale'.

LINGLINGAY F. LACANLALE
Undersecretary for Administration
and Head of the Procuring Entity

MS. LETICIA A. VALDEZ

Lessor

Pengue Ruyu, Tuguegarao City

F 5/2/14



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Undersecretary for Administration
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MS. LETICIA A. VALDEZ
Lessor
Pengue Ruyu, Tuguegarao City


NOTICE OF AWARD

07 May 2014

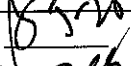
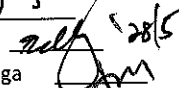
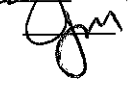
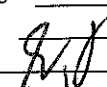



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Very truly yours,


LINGLINGAY F. LACANLALE
Undersecretary for Administration
and Head of the Procuring Entity

MS. LETICIA A. VALDEZ
Lessor
Pengue Ruyu, Tuguegarao City

Sr. Sp. Asst. N. Servigon	
BAC Chairman E.D. Austria-Garcia	
BAC Vice-Chairman J.V.Chan-Gonzaga	
BAC Members: E.C. Yulo	_____
G.P. Abiog	_____
G.B. Musor	
B.T. L. Santos	_____
End-User Representative:	
Asst. Sec. W.C. Santos	
BAC Secretariat:	
Head - A.O. Vallespin	
A. De Asis-Del Mundo	_____
S.P. Toledo	
G.C. Fernandez	_____

8120-14



URGENT

Ref No. 27414/WCS/JMA/jlb

OFFICE OF CONSULAR AFFAIRS

MEMORANDUM FOR THE UNDERSECRETARY FOR ADMINISTRATION

Attention : **The Chairman, BAC**
Cc : **The Undersecretary, OUSOC**
The Assistant Secretary, OFM
The Assistant Secretary, OPAS
The Assistant Secretary, OLA

FROM : 
WILFREDO C. SANTOS
Assistant Secretary

SUBJECT : **Draft Lease Contract of RCO Tuguegarao's Staff House**

DATE : **6 May 2014**

OCA respectfully transmits the attached memorandum from RCO Tuguegarao on the draft Lease Contract for its Staff House, with a monthly rental rate of Php12,000. In connection with the Notice of Award also attached is a copy of three (3) computations and quotations of RCO Tuguegarao's Staff House.

OCA favorably supports RCO Tuguegarao's decision to continue renting its Staff House at Valdez Town House, Pengue Ruyu, Tuguegarao City, as it has the highest rating factors among the three (3) quotations.

For the Undersecretary's information and consideration.

7246-14
MAY 07 2014
Davao 9:45 AM

URGENT

Ref No. -14/WCS/JMA/jlo

OFFICE OF CONSULAR AFFAIRS

MEMORANDUM FOR THE UNDERSECRETARY FOR ADMINISTRATION

Attention : **The Chairman, BAC**
Cc : **The Undersecretary, OUSOC**
The Assistant Secretary, OFM
The Assistant Secretary, OPAS
The Assistant Secretary, OLA

FROM : **WILFREDO C. SANTOS**
Assistant Secretary 





SUBJECT : **Draft Lease Contract of RCO Tuguegarao's Staff House**

DATE : **6 May 2014**

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OCA favorably supports RCO Tuguegarao's decision to continue renting its Staff House at Valdez Town House, Pengue Ruyu, Tuguegarao City, as it has the highest rating factors among the three (3) quotations.

For the Undersecretary's information and consideration.

_____	OUA Sp. Asst
_____	OUSOC Sp. Asst.
_____	OFM Assec
_____	OFM Home Off. Acct.
_____	OFM Budget
_____	OPAS Assec
	OCA Assec
	OCA ExDir
	OCA AO
	OCA RCOCC Head
_____	Case Officer



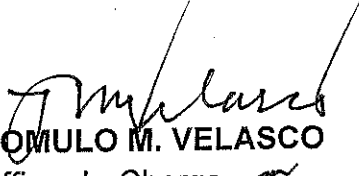
REGIONAL CONSULAR OFFICE
Tuguegarao City

RCO-TUG-044/2014

MEMORANDUM FOR THE SECRETARY OF FOREIGN AFFAIRS

THROUGH : The Assistant Secretary, OCA

Cc : Undersecretary for administration
: Assistant Secretary, OFMS

FROM : 
ROMULO M. VELASCO
Officer-In-Charge

SUBJECT : Authority to Renew the Lease of Contract for One (1)
Staff House of RCO Tuguegarao

DATE : 04 March 2014

In compliance with Memorandum Circular 08-01 dated 02 March 2001, copy attached for easy reference, RCO Tuguegarao respectfully requests authority from the Department to renew the rental of its one (1) staff house in the amount of P12,000, and which complies with the P15,000.00 monthly limit set by the Department.

Attached, for the Department's information and appropriate action are the Contract of Lease and Mutual Agreement for the rental of said staff house, covering the period 01 July 2014 to 30 June 2015.

Favorable consideration of this request would be highly appreciated.

CONTRACT OF LEASE

KNOW ALL MEN BY THESE PRESENTS:

This **CONTRACT OF LEASE** (hereinafter the "**Contract**") made and entered into on 01 July 2014 in Tuguegarao City, Philippines by and between

Mrs. LETICIA A. VALDEZ, (hereinafter, the **Lessor**) of legal age, Filipino citizens, and with residential address at Pengue Ruyu Tuguegarao City, Cagayan

AND

The **DEPARTMENT OF FOREIGN AFFAIRS**, (hereinafter, the **Lessee**) with principal office located at 2330 Roxas Blvd., Pasay City, herein represented by **MR. ROMULO M. VELASCO**, Officer-in-Charge of the Department of Foreign Affairs-Regional Consular Office (RCO) in Tuguegarao City, pursuant to the authorization issued by the DFA.

WITNESSETH:

WHEREAS, the above named **Lessor** is the absolute owner of a three-bedroom apartment located at Pengue Ruyu Tuguegarao City, Cagayan under the name of Mrs. Leticia A. Valdez;

WHEREAS, the **Lessee** intends to lease the said property for its use as staff house of the RCO-Tuguegarao in accordance with Bids and Awards Committee (BAC) Resolution No. 76-13 adopted on 04 January 2013 and attached herein as ANNEX____;

NOW, THEREFORE, for and in consideration of the foregoing, the Parties to this Contract have agreed on the following terms and conditions:

- 1. LEASED PREMISES:** The **Lessor**, by virtue of this Contract, transfers in favor of the **Lessee**, possession of the property located at Pengue Ruyu Tuguegarao City, Cagayan and more particularly described as a three (3) bedroom apartment building with a floor area of 140 square meters (hereinafter referred to as the **Leased Premises**).
- 2. LEASE PERIOD:** The period of this **Contract** shall be for one (1) year beginning on 01 July 2014 and ending on 30 June 2015, and renewable thereafter based on the written mutual agreement executed later by the Parties herein. The notice of intent to renew must be made in writing at least Ninety (90) days before the expiration of this **Contract**.
- 3. PRE-TERMINATION:** The **Lessee** may terminate this **Contract** for any cause before its expiration by notifying the **Lessor** in writing at least thirty (30) days prior to the intended date of termination without need of judicial intervention. In case the **Lessee** pre-terminates this **Contract**, it shall pay the **Lessor** an amount equivalent to one (1) month rental as liquidated damages, unless the pre-termination is due to a fortuitous event or a cause beyond the control of the **Lessee**. The **Lessor** shall return to the **Lessee** the unused portion of the advance rental and the security deposit, less the outstanding expenses and charges for the account of the **Lessee**.

A. Velasco
Leticia
Romulo M. Velasco

without the need for demand. The monthly rental shall not be increased during the lifetime of this **Contract**.

5. **ADVANCE RENTAL AND SECURITY DEPOSIT:** Upon execution of this **Contract**, the **Lessee** shall pay the **Lessor** the amount of Twelve Thousand Pesos (Php 12,000.00) as advance one (1) month rental and security deposit equivalent to (1) month rental.

Upon expiration of this **Contract**, the **Lessor** shall return to the **Lessee** the security deposit without interest after the settlement of the outstanding expenses and charges for the account of the **Lessee**, and turn-over of the **Leased Premises** by the **Lessee** to the **Lessor**.

6. **TAXES:** The **Lessor** hereby assumes to pay all kinds and forms of taxes arising from this **Contract**, but not those arising from the activities and operations of the **Lessee**.

7. **EXPENSES FOR THE ACCOUNT OF THE LESSEE:** The charges for water, electricity, telephone and other utilities at the **Leased Premises** shall be for the account of the **Lessee**.

If the **Lessee** fails to comply with the conditions contained herein and the **Lessor** shall be compelled to do or at his option shall do any act which requires payment of money, then the sums paid or required to be paid, with all expenses, interest, and penalties shall be refunded by the **Lessee** to the **Lessor** on demand.

8. **REPAIRS:** The **Lessee** shall maintain, during the lifetime of this **Contract**, and shall return the **Leased Premises** at the end of this **Contract**, in the same condition as these were at the start of the **Lease Period**, except those damaged by reasonable use and wear and tear, fortuitous event or other cause beyond the control of the **Lessee**.

The **Lessor** shall make prior arrangements with the **Lessee** should the former decide to have repair work done at the **Leased Premises**. In case part of the **Leased Premises** is damaged due to fortuitous event or a cause beyond the control of the **Lessee**, the latter may choose to exercise his right to pre-terminate this **Contract** in accordance with Paragraph 3, or request a proportional reduction in the rental, or suspend the lease and withhold payment of the rental pending completion of the repair of the damage at the expense of the **Lessor**.

In case the **Leased Premises** are totally destroyed or become uninhabitable due to a fortuitous event, this **Contract** shall be considered as terminated and the **Lessor** shall return the unused portion of the advance rental and the security deposit as provided in Paragraph 5 hereof.

9. **IMPROVEMENTS, ADDITIONS AND ALTERATIONS:** The **Lessee** shall not make or allow any permanent improvements, additions, or alterations to be made in or to the **Leased Premises** without the written consent of the **Lessor**. All alterations, additions, or improvements, except movable furniture put in at the expense of the **Lessee**, shall be the property of the **Lessor** without any obligation on its part to indemnify the **Lessee** for the cost and value of the same, and shall remain in and be surrendered with the **Leased Premises** upon the expiration of the **Contract** without hindrance, molestation, or injury.

10. **CARE OF PREMISES:** The **Lessee** shall abide by the terms and conditions of this **Contract** and shall comply with all national law, municipal ordinances, and other regulations regarding the care and maintenance of the **Leased Premises**, such as sanitation, water supply, gas, electrical installation, fire prevention, and similar matters, and materials which are fire hazard, such as gasoline, kerosene, camphene, burning fluids, or other explosive or combustible materials, and not to create nor tolerate nor permit any

Leticia B. Valdez


Immanuel

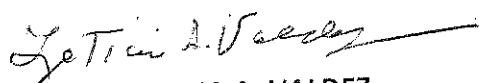
nuisance on the premises, which may annoy the neighbors. Any damage to the **Leased Premises** beyond normal wear and tear, or due to the negligence of the **Lessee** shall be for the account of the **Lessee**.

11. **LEGITIMATE USE OF PREMISES:** The **Lessee** binds itself to use the **Leased Premises** only and exclusively for residential purposes. The **Lessee** shall not tolerate nor permit any person to use the **Leased Premises** for any purpose calculated to injure the reputation thereof or that of the neighboring property, nor for any purpose in violation of Philippine law or ordinance of Tuguegarao City, nor for any immoral or unlawful purpose, nor for any trade, business, or occupation that will in any way be disreputable, offensive, or immoral.
12. **RIGHT OF ENTRY FOR INSPECTION:** The **Lessee** agrees that the **Lessor** or his agents with written authorization may be allowed, during reasonable hours, entry into the **Leased Premises** for the purpose of inspecting the condition of the same or to verify the compliance by the **Lessee** with the terms and conditions of this **Contract**.
13. **CONTINUED ENFORCEMENT:** The terms and conditions contained in this **Contract** shall not be considered as changed, altered, modified, or in any way amended by acts or tolerance on the part of the **Lessor**, unless such changes, alterations, modifications, or amendments are agreed upon by the Parties in a supplemental contract.
14. **ASSIGNS AND SUCCESSORS:** This **Contract** shall be binding upon and inure to the benefit of the Parties hereto and their assigns and successors-in-interest.
15. **ARBITRATION CLAUSE:** in case of dispute or disagreement arising out of or by reason of or in connection with any term or condition of this **Contract**, the same shall be submitted to mediation or conciliation proceedings pursuant to Republic Act 9285.
16. **SEPARABILITY CLAUSE:** If any term or condition of this **Contract** is declared contrary to law, the other provisions not covered by such declaration shall remain valid and in force. The Parties hereby agree to amend or modify any term or condition, which has been declared as contrary to law in order to comply with the relevant laws.
17. **AMENDMENT:** The terms and conditions of this **Contract** may not be changed or modified in any way, except by a written instrument signed by the **Parties** of their authorized representatives.
18. **KEYS:** Upon termination of this **Contract**, the **Lessee** shall immediately turn over to the **Lessor** all keys and duplicates of the **Leased Premises**.

IN WITNESS WHEREOF, the Parties hereto have signed this instrument on _____ in _____.

DEPARTMENT OF FOREIGN AFFAIRS
REGIONAL CONSULAR OFFICE

By: 
MR. ROMULO A. VELASCO
Officer-in-Charge
DFA-Tuguegarao


Mrs. LETICIA A. VALDEZ
Lessor

MUTUAL AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

This Mutual Agreement, made and entered into at Tuguegarao City this 1st day of July 2014, by Mrs. Leticia A. Valdez, of legal age, Filipino, married, with residence and postal address at Pengue, Ruyu, Tuguegarao City, hereinafter called the LESSOR, and the Department of Foreign Affairs, an agency of the Republic of the Philippines with an official address at 2330 Roxas Boulevard, Pasay City, referred hereinafter as the LESSEE, duly represented by Romulo M. Velasco, Officer-in-Charge.

WITNESSETH: That

Whereas, the LESSOR and the LESSEE have entered into a lease contract concerning the lease of staff house located at 26 Pengue, Ruyu St., Tuguegarao City;

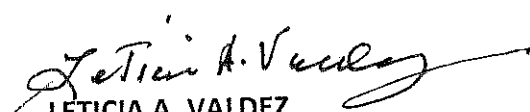
Whereas the lease contract will expire on 30 June 2014 and is renewed upon mutual agreement of both parties;


Whereas copies of the previous lease contracts are attached and incorporated thereto; NOW THEREFORE, for and in consideration of the mutual covenants contained, the LESSOR and the LESSEE have agreed to renew said lease contract for a term of twelve months commencing on 01 July 2014 at Php 12,000.00 per month.

IN WITNESS WHEREOF, parties have hereunder affixed their signatures this 5th day of March 2014 at Tuguegarao City.

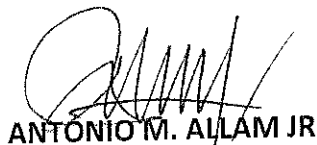
DEPARTMENT OF FOREIGN AFFAIRS

By:


LETICIA A. VALDEZ
(LESSOR)
TIN No. 1-02-202-753


ROMULO M. VELASCO
(LESSEE)
TIN No. 135-873-270

SIGNED IN THE PRESENCE OF:


ANTONIO M. ALLAM JR
Witness


JOAN T. PICHAY
Witness

SUBSCRIBED AND SWORN TO BEFORE ME this MAR 13 2014 at Tuguegarao City, the affiants exhibiting to me their Community Tax Certificates Nos. _____ and _____, known to me to be same person who executed the foregoing instrument and they acknowledge to me that the same is their free voluntary act and deed.

UDC NO. 249
PAGE NO. 50
BOOK NO. 34

ATTY. EFREN BUDEK BELENC
NOTARY PUBLIC UNTIL 12-31-2014
ROLL NO. 57829 / 4-30-2010
PTR NO. CGYN 4800167/1-6-2014
MCLE COMPLIANCE NO. IV-0001685
REG. NO. 000000 / 1-6-2014

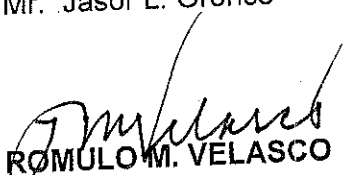
Leticia A. Valdez



RCO TUG-79-2014

MEMORANDUM FOR THE ASSISTANT SECRETARY, OCA

ATTN : Regional Consular Office Coordinating Center
Mr. Jasor L. Oronce

FROM : 
ROMULO M. VELASCO
Officer-in-Charge

SUBJECT : Computations and Quotations of RCO Tuguegarao
Staff House

DATE : 25 April 2014

Transmitted herewith are three (3) computations and quotations of the RCO Tuguegarao's Staff House.



Regional Consular Office

Ground Floor City Hall Compound, Regional Center, Carig Sur Tuguegarao City Tel Nos. (078) 846-4813, Fax (078) 846-2310

14-Apr-2014

Date

VALDE TODMORISE
26 PENGUE RUA
TUGUEGARAO, CAGAYAN

Gentlemen:

Please quote your latest price, tax included on the following item/items listed below and submit this canvass paper in sealed envelope to the Regional Consular Office Bids and Awards Committee within (5) working days from date.

Very truly yours,

Romulo M. Velasco
ROMULO M. VELASCO
 Officer-in-Charge

QTY	UNIT	ITEM/PARTICULARS	UNIT COST	TOTAL COST
1	unit	Staff House	₱ 12,000.00	₱ 12,000.00

The DFA Bids and Awards Committee
 Region 02, Tuguegarao City

SIR:

In connection with your request, I submit your quotation above and agree to conform with the above specifications for staff house use.

ErDY D. Pungan

ERDY D. PUNGAN

Name and Signature of Canvasser

Luisa Marie Valdez
LUISA MARIE VALDEZ

Name and Signature of Representatives

VALDEZ TOWNHOUSE

Address: Valdez Compound, Pengue-Ruyu, Tuguegarao City, Cagayan

1 door two-storey apartment with total floor area of 140 sq. meter,
3 bedrooms, stock room, laundry area and garage

Estimated Unit Construction Cost	:	15,000.00
Depreciation	:	20%
Capitalization Rate	:	10% (variable based on commercial bank rate)
Factor Value	:	0.9

COMPUTATION BASED ON OBSERVED DEPRECIATION

Reproduction Cost	=	Estimated Construction Cost x (1-Depreciation Rate)
	=	15,000.00/sq m x (1-.20)
	=	12,000.00
Formula Rate	=	Reproduction Cost x Monthly Capitalization rate
	=	12,000.00 x (.10/12)
	=	100
Rental Rate	=	Formula Rate x Factor Rate
	=	100 x .90
	=	90
Rentable Area	=	140
Monthly Rental	=	Rentable Area x Rental Rate
	=	140 x 90
	=	12,600.00
Asking price	=	12,000.00

TABLE OF RATING FACTORS (VALDEZ TOWN HOUSE)

	RATING FACTORS	WEIGHT (%)	RATING
I.	Location and Site Condition		
	1. Accessibility	25	25
	2. Topography and Drainage	20	20
	3. Sidewalk and Waiting Shed	15	15
	4. Parking Space	15	15
	5. Economic Potential	10	9
	6. Land Classification, Utilization and Assesment	10	9
	7. Other added amenities	5	5
		100	98
II.	Neighborhood Data		
	1. Prevailing Rental Rate	20	18
	2. Sanitation and Health Condition	20	20
	3. Adverse Influence	15	14
	4. Property Utilization	15	15
	5. Police and Fire Station	15	15
	6. Cafeterias	10	10
	7. Banking/Postal/Telecom	5	5
		100	97
III.	Real Estate		
	1. Structural Condition	30	30
	2. Functionality		
	a. Module	6	6
	b. Room arrangement	6	6
	c. Circulation	6	6
	d. Light and ventilation	6	6
	e. Space requirements	6	6
	3. Facilities		
	a. Water supply and toilet	6	6
	b. Lighting system	6	6
	c. Elevators	6	0
	d. Fire escapes	6	6
	e. Fire fighting equipment	6	6
	4. Other requirements		
	a. Maintenance	5	5
	b. Attractiveness	5	5
		100	94
IV.	Free Services and Facilities		
	1. Janitorial and Security	20	0
	2. Air Conditioning	20	0
	3. Repair and Maintenance	20	20
	4. Water and Light consumption	20	0
	5. Secured parking space	20	20
		100	40
I.	Location and Site Condition	0.20	19.6
II.	Neighborhood Data	0.20	19.4
III.	Real Estate	0.50	47
IV.	Free Services and Facilities	0.10	4
			90



Regional Consular Office

Ground Floor City Hall Compound, Regional Center, Carig Sur Tuguegarao City Tel Nos. (078) 846-4813, Fax (078) 846-2310

14-Apr-2014

Date

WISNYJEP APARTMENTS
30-A MAGALLANES STREET,
TUGUEGARAO CITY, CAGAYAN

Gentlemen:

Please quote your latest price, tax included on the following item/items listed below and submit this canvass paper in sealed envelope to the Regional Consular Office Bids and Awards Committee within (5) working days from date.

Very truly yours,

Romulo M. Velasco
ROMULO M. VELASCO
 Officer-in-Charge

QTY	UNIT	ITEM/PARTICULARS	UNIT COST	TOTAL COST
1	unit	Staff House	P 13,000.00	P 13,000.00

The DFA Bids and Awards Committee
 Region 02, Tuguegarao City

SIR:

In connection with your request, I submit your quotation above and agree to conform with the above specifications for staff house use.

ErDY D. Pungan

ERDY D. PUNGAN

Name and Signature of Canvasser

[Signature]

Name and Signature of Representatives

WYSNYJEP APARTMENT

Address: 26A Magallanes St., Tuguegarao City

1 door two-storey apartment with total floor area of 100 sq. meter,
2 bedrooms, laundry area and garage

Estimated Unit Construction Cost	:	13,000.00
Depreciation	:	20%
Capitalization Rate	:	10% (variable based on commercial bank rate)
Factor Value	:	0.8

COMPUTATION BASED ON OBSERVED DEPRECIATION

Reproduction Cost	=	Estimated Construction Cost x (1-Depreciation Rate)
	=	13,000.00/sq m x (1-.20)
	=	10,400.00
Formula Rate	=	Reproduction Cost x Monthly Capitalization rate
	=	10,400.00 x (.10/12)
	=	86.66666667
Rental Rate	=	Formula Rate x Factor Rate
	=	86.6666667 x .80
	=	69.33333333
Rentable Area	=	100
Monthly Rental	=	Rentable Area x Rental Rate
	=	100 x 69.33333
	=	6,933.33
Asking price	=	13,000.00

TABLE OF RATING FACTORS (WISNYJEP APARTMENT)

	RATING FACTORS	WEIGHT (%)	RATING
I.	Location and Site Condition		
	1. Accessibility	25	21
	2. Topography and Drainage	20	16
	3. Sidewalk and Waiting Shed	15	13
	4. Parking Space	15	13
	5. Economic Potential	10	8
	6. Land Classification, Utilization and Assesment	10	7
	7. Other added amenities	5	5
		100	83
II.	Neighborhood Data		
	1. Prevailing Rental Rate	20	17
	2. Sanitation and Health Condition	20	17
	3. Adverse Influence	15	13
	4. Property Utilization	15	15
	5. Police and Fire Station	15	15
	6. Cafeterias	10	10
	7. Banking/Postal/Telecom	5	5
		100	92
III.	Real Estate		
	1. Structural Condition	30	26
	2. Functionality		
	a. Module	6	5
	b. Room arrangement	6	5
	c. Circulation	6	5
	d. Light and ventilation	6	5
	e. Space requirements	6	5
	3. Facilities		
	a. Water supply and toilet	6	6
	b. Lighting system	6	5
	c. Elevators	6	0
	d. Fire escapes	6	5
	e. Fire fighting equipment	6	6
	4. Other requirements		
	a. Maintenance	5	5
	b. Attractiveness	5	5
		100	83
IV.	Free Services and Facilities		
	1. Janitorial and Security	20	0
	2. Air Conditioning	20	0
	3. Repair and Maintenance	20	20
	4. Water and Light consumption	20	0
	5. Secured parking space	20	15
		100	35
I.	Location and Site Condition	0.20	16.6
II.	Neighborhood Data	0.20	18.4
III.	Real Estate	0.50	41.5
IV.	Free Services and Facilities	0.10	3.5
			80



Regional Consular Office

Ground Floor City Hall Compound, Regional Center, Carig Sur Tuguegarao City Tel Nos. (078) 846-4813, Fax (078) 846-2310

14-Apr-2014

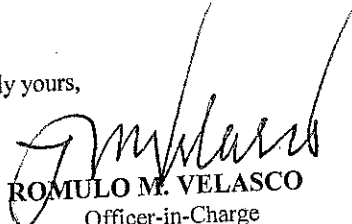
Date

LIM'S APARTMENT
CARIG SUR, TUGUEGARAO CITY

Gentlemen:

Please quote your latest price, tax included on the following item/items listed below and submit this canvass paper in sealed envelope to the Regional Consular Office Bids and Awards Committee within (5) working days from date.

Very truly yours,

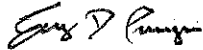

ROMULO M. VELASCO
Officer-in-Charge

QTY	UNIT	ITEM/PARTICULARS	UNIT COST	TOTAL COST
1	unit	Staff House	12,500	12,500

The DFA Bids and Awards Committee
Region 02, Tuguegarao City

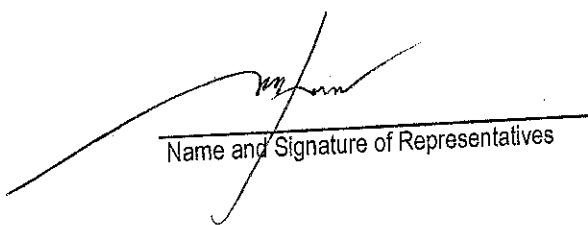
SIR:

In connection with your request, I submit your quotation above and agree to conform with the above specifications for staff house use.



ERDY D. PUNGAN

Name and Signature of Canvasser


Name and Signature of Representatives

LIM'S APARTMENT

Address: Carig Sur, Tuguegarao City

1 door two-storey apartment with total floor area of 110 sq. meter,
2 bedrooms, laundry area and garage

Estimated Unit Construction Cost	:	13,000.00
Depreciation	:	20%
Capitalization Rate	:	10% (variable based on commercial bank rate)
Factor Value	:	0.75

COMPUTATION BASED ON OBSERVED DEPRECIATION

Reproduction Cost	=	Estimated Construction Cost x (1-Depreciation Rate)
	=	13,000.00/sq m x (1-.20)
	=	10,400.00
Formula Rate	=	Reproduction Cost x Monthly Capitalization rate
	=	10,400.00 x (.10/12)
	=	86.66666667
Rental Rate	=	Formula Rate x Factor Rate
	=	86.66666667 x .758
	=	65
Rentable Area	=	110
Monthly Rental	=	Rentable Area x Rental Rate
	=	110 x 65.69333333
	=	7,150.00
Asking price	=	12,500.00

TABLE OF RATING FACTORS (LIM'S APARTMENT)

	RATING FACTORS	WEIGHT (%)	RATING
I.	Location and Site Condition		
	1. Accessibility	25	23
	2. Topography and Drainage	20	15
	3. Sidewalk and Waiting Shed	15	12
	4. Parking Space	15	12
	5. Economic Potential	10	7
	6. Land Classification, Utilization and Assesment	10	7
	7. Other added amenities	5	5
		100	81
II.	Neighborhood Data		
	1. Prevailing Rental Rate	20	16
	2. Sanitation and Health Condition	20	16
	3. Adverse Influence	15	12
	4. Property Utilization	15	14
	5. Police and Fire Station	15	13
	6. Cafeterias	10	8
	7. Banking/Postal/Telecom	5	5
		100	84
III.	Real Estate		
	1. Structural Condition	30	25
	2. Functionality		
	a. Module	6	5
	b. Room arrangement	6	5
	c. Circulation	6	4
	d. Light and ventilation	6	4
	e. Space requirements	6	5
	3. Facilities		
	a. Water supply and toilet	6	5
	b. Lighting system	6	4
	c. Elevators	6	0
	d. Fire escapes	6	4
	e. Fire fighting equipment	6	6
	4. Other requirements		
	a. Maintenance	5	5
	b. Attractiveness	5	5
		100	77
IV.	Free Services and Facilities		
	1. Janitorial and Security	20	0
	2. Air Conditioning	20	0
	3. Repair and Maintenance	20	20
	4. Water and Light consumption	20	0
	5. Secured parking space	20	15
		100	35
I.	Location and Site Condition	0.20	16.2
II.	Neighborhood Data	0.20	16.8
III.	Real Estate	0.50	38.5
IV.	Free Services and Facilities	0.10	3.5
			75