

LAND BANK OF THE PHILIPPINES
Procurement Department
 24th Floor, LANDBANK Plaza Bldg.
 1598 M.H. Del Pilar corner Dr. J. Quintos Sts.,
 Malate, Manila

REQUEST FOR PROPOSAL

TO: _____

Date: _____

We would like to request for your proposal for **Lease of Office and Parking Spaces for Maharlika Investment Corporation (MIC)** under the following terms and conditions:

1. Price quotation should be indicated in the prescribed form which is page 2 of this Request for Proposal (RFP). All entries in the Price Quotation Form must be typed or written legibly.
2. Quotations exceeding the approved budget are disqualified.
3. All prices quoted shall be valid within **120 days** from the date of quotation/proposal and shall be inclusive of all taxes, freight, insurance and other charges.
4. All proposals shall be considered fixed prices, and therefore not subject to price adjustment, and escalation during contract implementation.
5. The proposal with complete documentary requirements shall be **submitted in sealed price quotation at LANDBANK or password-protected price quotation in compressed archived folder at procd@landbank.com in case of electronic submission**, not later than **9:00 A.M. on 25 June 2025**. Please confirm receipt of your submission during banking days from 8:00 A.M. to 5:00 P.M. with **Procurement Department/Contact Nos. 8405-7749 and 8522-0000 locals 2293, 2948 & 4297**. **Only quotations submitted on or before the deadline shall be accepted.**

*For electronic submission of price quotation, the password for accessing the same will be disclosed by the prospective lessor on a specified date (Not later than **9:00 A.M. on 25 June 2025** which may be done in person or face to face through videoconferencing, webcasting or similar technology.

6. The winning lessor is required to return the signed copy of the Notice of Award within seven (7) calendar days from receipt thereof. Otherwise, MIC shall cause the cancellation of the award.
7. Payment shall be through direct credit to lessor's deposit account with LANDBANK. Lessors are required to maintain a deposit account with any LANDBANK Branches.

(Pursuant to Malacañang Executive Order No. 170 (Re: Adoption of Digital Payments for Government Disbursements and Collections) issued on 12 May 2022, directing all government agencies to utilize safe and efficient digital disbursement in the payment of goods, services and other disbursements, all payments for the resulting contract shall be through direct credit to the supplier's deposit account with LANDBANK. Thus, the supplier shall maintain a deposit account with any LANDBANK Branch where the proceeds of its billings under the resulting contract shall be credited.)

8. MIC reserves the right to accept or reject any or all quotations and to impose additional terms and conditions it may deem proper.
9. This procurement project is subject to the provisions of the applicable procurement laws, guidelines and policies.

Thank you.


AUXILLADOR AVITUS D. DOFELIZ
 Acting Head

To : LAND BANK OF THE PHILIPPINES
Bids & Awards Committee for Goods and Infrastructure
Thru: Procurement Department
24th Floor, LANDBANK Plaza Bldg.
1598 M.H. Del Pilar corner Dr. J. Quintos Sts.
Malate, Manila

PRICE PROPOSAL FORM

We hereby offer our available office and parking spaces specifically described below with our price quotation/s shown opposite the item/s. We certify that we have carefully read and accepted your Terms and Conditions stated on page 1 of the Request for Proposal. We further certify that we are the Lessor/owner of the item(s) described below, and that at least 60% thereof is owned by Filipino citizens, subject to your verification when required.

Item/s & Description	Approved Budget for the Contract (ABC) Php 152,000,000.00	
	Unit Cost	Total Cost
	(Inclusive of all applicable taxes)	
Lease of Office and Parking Spaces for Maharlika Investment Corporation (MIC)	Refer to Price Breakdown (Annex A)	Php_____

Terms and conditions for this quotation:

- Price breakdown should be submitted using the attached Price Quotation form (Annex A). Absence of price breakdown may be a ground for disqualification in the award contract.
- MIC Terms of Reference per attached Annexes B1 to B6.
- The real property being offered by the lessor with the Single or Lowest Calculated Quotation shall be rated in accordance with the MIC Technical Requirements using the attached Table of Rating Factors per attached Annexes C1 to C6. A Bid shall be determined to be responsive if it is equal or higher than the passing rate indicated in the Table of Rating Factors. The reasonableness of the price quotation shall be determined in accordance with the methodology prescribed in Appendix B of the 2016 Revised Implementing Rules and Regulations.
- Contract Duration: Five (5) Years upon receipt of Notice to Proceed.
- The following documents must be submitted together with the price quotation:
 - Breakdown of Prices using the attached Price Quotation Form.
 - Valid and current Mayor's or Business Permit issued by the City or Municipality where the principal place of business of the prospective supplier is located. In case of recently expired Mayor's Permit, it shall be accepted together with the official receipt as a proof that the supplier has applied for its renewal.
 - PhilGEPS Registration Number.
 - Omnibus Sworn Statement (form attached).
 - BIR Certificate of Registration.
 - Board Resolution or Secretary's Certificate of Authorized Signatory issued by CorSec of Lessor.
 - Annual Income/Business Tax Return for previous year and Business Tax Returns for the last two (2) quarters filed manually or through EFPS.
 - Complete Building floor plans indicating rentable space in shaded colors.
 - Certificate of Occupancy of building or appropriate approved documents showing construction date or age of building.
 - Complete description of building as to type, kind and class including its component parts and facilities such as, but not limited to, parking areas, elevators, air-conditioning system, firefighting equipment, etc.
 - Vicinity Map.
 - Master Deed with Declaration of Restrictions, in case of lease/rental of office condominiums.

Registered Business Name

Signature over Printed Name of Authorized Representative

Position Title

Address

Tel. No./Mobile No.

Email Address

Omnibus Sworn Statement

REPUBLIC OF THE PHILIPPINES)
CITY/MUNICIPALITY OF _____) S.S.

AFFIDAVIT

I, _____, of legal age, _____, and residing at
(Name of Affiant) (Civil Status) (Nationality)
_____, after having been duly sworn in accordance with law,
(Address of Affiant)
do hereby depose and state that:

1. **Select one, delete the other:**

If a sole proprietorship: I am the sole proprietor or authorized representative of _____
(Name of Bidder)
with office address at _____;
(Address of Bidder)

If a partnership, corporation, cooperative, or joint venture: I am the duly authorized and designated representative of
_____ with office address at _____;
(Name of Bidder) (Address of Bidder)

2. **Select one, delete the other:**

If a sole proprietorship: As the owner and sole proprietor, or authorized representative of
_____, I have full power and authority to do, execute and perform any and all acts
(Name of Bidder)

necessary to participate, submit the bid, and to sign and execute the ensuing contract for the Land Bank of the Philippines, as shown in the attached duly notarized Special Power of Attorney;

If a partnership, corporation, cooperative, or joint venture: I am granted full power and authority to do, execute and perform any and all acts necessary to participate, submit the bid, and to sign and execute the ensuing contract for Land Bank of the Philippines, as shown in the attached [state title of attached document showing proof of authorization (e.g., duly notarized Secretary's Certificate, Board/Partnership Resolution, or Special Power of Attorney, whichever is applicable:)];

3. _____ is not "blacklisted" or barred from bidding by the Government of the Philippines
(Name of Bidder)

or any of its agencies, offices, corporations, or Local Government Units, foreign government/foreign or international financing institution whose blacklisting rules have been recognized by the Government Procurement Policy Board, by itself or by relation, membership, association, affiliation, or controlling interest with another blacklisted person or entity as defined and provided for in the Uniform Guidelines on Blacklisting;

4. Each of the documents submitted in satisfaction of the bidding requirements is an authentic copy of the original, complete, and all statements and information provided therein are true and correct;

5. _____ is authorizing the President and CEO of Land Bank of the Philippines or its duly
(Name of Bidder)
authorized representative(s) to verify all the documents submitted;

6. **Select one, delete the rest:**

If a sole proprietorship: The owner or sole proprietor is not related by consanguinity or affinity up to the third level degree to the following LANDBANK officers, employees and consultants: 1) Members of the Board of Directors; 2) President and CEO; 3) Members of the Bids and Awards Committee for Goods and Infrastructure (GI-BAC) and Bids and Awards Committee for Information and Communications Technology (ICT-BAC); 4) Personnel of GI-BAC and ICT-BAC Secretariat; 5) Members of the Technical Working Group, if applicable; 6) Personnel of Procurement Department; 7) Personnel of the implementing unit or the end-user unit; and 8) Project consultants, if applicable;'

If a partnership or cooperative: None of the officers, members, of _____ is related

(Name of Bidder)

by consanguinity or affinity up to the third civil degree, to the following LANDBANK officers, employees and consultants: 1) Members of the Board of Directors; 2) President and CEO; 3) Members of the Bids and Awards Committee for Goods and Infrastructure (GI-BAC) and Bids and Awards Committee for Information and Communications Technology (ICT-BAC); 4) Personnel of GI-BAC and ICT-BAC Secretariat; 5) Members of the Technical Working Group, if applicable; 6) Personnel of Procurement Department; 7) Personnel of the implementing unit or the end-user unit; and 8) Project consultants, if applicable;¹

If a corporation or joint venture: None of the officers, directors, controlling stockholders of _____ is related, by consanguinity or affinity up to the third civil degree,

(Name of Bidder)

to the following LANDBANK officers, employees and consultants: 1) Members of the Board of Directors; 2) President and CEO; 3) Members of the Bids and Awards Committee for Goods and Infrastructure (GI-BAC) and Bids and Awards Committee for Information and Communications Technology (ICT-BAC); 4) Personnel of GI-BAC and ICT-BAC Secretariat; 5) Members of the Technical Working Group, if applicable; 6) Personnel of Procurement Department; 7) Personnel of the implementing unit or the end-user unit; and 8) Project consultants, if applicable;¹

7. _____ complies with existing labor laws and standards; and
(Name of Bidder)
8. _____ is aware of and has undertaken the responsibilities as a Bidder in
(Name of Bidder)
compliance with the Request for Quotation, which includes:
a) Carefully examine all of the Request for Quotation Documents;
b) Acknowledging all conditions, local or otherwise, affecting the implementation of the Contract;
c) Making an estimate of the facilities available & needed for the contract to be bid, if any.
9. _____ did not give or pay directly or indirectly, any commission, amount, fee, or
(Name of Bidder)
any form of consideration, pecuniary or otherwise, to any person or official, personnel or representative of the government in relation to any procurement project or activity.
10. In case advance payment was made or given, failure to perform or deliver any of the obligations and undertakings in the contract shall be sufficient grounds to constitute criminal liability for Swindling (Estafa) or the commission of fraud with unfaithfulness or abuse of confidence through misappropriating or converting any payment received by a person or entity under an obligation involving the duty to deliver certain goods or services, to the prejudice of the public and the government of the Philippines pursuant to Article 315 of Act No. 3815 s. 1930, as amended, or the Revised Penal Code.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20__ at _____, Philippines.

[Insert NAME OF BIDDER OR ITS AUTHORIZED REPRESENTATIVE]
[Insert signatory's legal capacity]

Affiant

SUBSCRIBED AND SWORN to before me this ____ day of _____, in _____, Affiant/s is/are personally known to me and was/were identified by me through competent evidence of identity as defined in the 2004 Rules on Notarial Practice (A.M. No. 02-8-13-SC). Affiant/s exhibited to me his/her [insert type of government identification card used], with his/her photograph and signature appearing thereon, with no. _____ and his/her Community Tax Certificate No. _____ issued on ____ at _____.

Witness my hand and seal this ____ day of [month] [year].

Notary Public

Doc. No. _____;
Page No. _____;
Book No. _____;
S. of _____.

¹ The names of specific LANDBANK officers, employees and consultants being referred to are shown in Annexes 1 to 3 of the Omnibus Sworn Statement

List of LANDBANK Officers, Employees and Consultant(s)

A. Board of Directors

Ex-Officio Chairman: Sec. Ralph G. Recto, Department of Finance (DOF)
 Ms. Sharon P. Almanza, Treasurer, Primary Alternate - DOF
 Ms. Ma. Nanette C. Diza, OIC Deputy Treasurer, Secondary Alternate - DOF

Vice Chairperson: Ms. Ma. Lynette V. Ortiz, President and CEO

Members: Sec. Francisco Tiu Laurel Jr., Department of Agriculture (DA)
 Mr. Asis G. Perez, Undersecretary, Alternate Member - DA
 Sec. Bienvenido E. Laguesma, Department of Labor and Employment (DOLE)
 Mr. Benedicto Ernesto R. Bitonio, Jr., Undersecretary, Primary Alternate – DOLE
 Atty. Lennard Constantine C. Serrano, Assistant Secretary, Secondary Alternate – DOLE
 Sec. Conrado M. Estrella III, Department of Agrarian Reform (DAR)
 Mr. Napoleon U. Galit, Undersecretary, Alternate Member – DAR
 Atty. David D. Erro, Representative - Agrarian Reform Beneficiaries Sector
 Ms. Virginia N. Orogo, Representative - Agrarian Reform Beneficiaries Sector
 Mr. Gaudencio Santillan Hernandez Jr., Representative - Private Sector
 Mr. Omar Byron T. Mier, Representative – Private Sector

B. President and CEO: Ms. Ma. Lynette V. Ortiz**C. Bids and Awards Committee for Goods and Infrastructure (GI-BAC)**

Chairman: Mr. Emmanuel G. Hio, Jr., First Vice President – Property Valuation And Field Operations Group

Vice Chairman: Ms. Ma. Francia O. Titar, First Vice President – Financial Markets Group

Regular Members: Mr. Alwin I. Reyes, Vice President – Banking Services Group
 Ms. Mira Leah B. Patio, Vice President – Employee Relations Department
 Ms. Marife Lynn O. Pascua, Vice President – Facilities & Engineering Services Group
 Atty. Kimverly A. Ong, Legal Officer - Legal Services Group

D. HOBAC (GI-BAC) Secretariat

Head: Mr. Honorio T. Diaz Jr.

Officers and Staff: Ms. Ruby S. Cortez, Procurement Specialist III
 Ms. Lea A. Dela Cruz, Procurement Specialist II
 Ms. Farah Eva B. Esguerra, Administrative Specialist II
 Ms. Maribel J. Paredes, Procurement Specialist I
 Mr. Mark Anthony C. Pantalla, Procurement Analyst
 Mr. John Philip G. Hilario, Administrative Analyst
 Mr. Jerome C. Relucio, ASO I

E. Bids and Awards Committee for Information and Communications Technology (ICT-BAC)

Chairman: Ms. Marilou L. Villafranca, Senior Vice President – Central National Capital Region Branches Group

Vice Chairman: Ms. Grace Ofelia Lovely V. Dayo, First Vice President – Digital Solutions and Product Management Group

Regular Members: Ms. Marjorie R. Cortez, Vice President – Systems and Method Department
 Mr. Ramilito R. Basbacio, Vice President – Property Valuation Services Department
 Mr. Archieval B. Tolentino, Vice President – Technology Infrastructure Management Group
 Atty. Chrisa Sheila I. Pimentel, Legal Officer - Legal Services Group

F. ICT-BAC Secretariat

Head: Ms. Karla May M. Temporosa, Administrative Officer
 Officers and Staff: Mr. Leonico Henry T. Sison, Assistant Division Chief
 Mr. Cornelio B. Umipig, Administrative Assistant
 Mr. Jupiter Brent G. Dionio, Administrative Assistant
 Mr. Kristophel L. Gabuya, Customer Associate/Executive Assistant
 Ms. Thea G. Mendoza, Administrative Assistant

G. Technical Working Group

Chairman: _____
 Vice Chairman: _____
 Members: _____

H. Procurement Department

Head: Mr. Auxillador Avitus D. Dofeliz
 Officers and Staff: Mr. Rommel C. Pascua, Procurement Specialist III/Team Leader
 Ms. Rosemarie S.J. Mirando, Senior Procurement Officer/Team Leader
 Ms. Leonor F. Santos, Acting Senior Procurement Specialist/Team Leader
 Mr. Joel R. Perez, Senior Procurement Specialist/Team Leader
 Ms. Rosita S. Gonzales, Acting Procurement Officer/Team Leader
 Mr. Donato DR. Cariaga, Senior Procurement Specialist/Team Leader
 Ms. Kristi Ann P. Rutab, Procurement Officer/Team Leader
 Ms. Cathrina Marie A. Garcia, Procurement Specialist III
 Ms. Lubelle B. Lumabas, Procurement Specialist II
 Ms. Nadia G. Ileto, Procurement Specialist I
 Ms. Kimberly Joy A. Sto. Tomas, Procurement Specialist I
 Ms. Charmaine F. Mangilit, Procurement Specialist I
 Ms. Jeah Crysel L. Escalona, Procurement Specialist I
 Ms. Jeramae F. Concepcion, Procurement Specialist I
 Mr. Jollianzen Jenkin G. Dy, Procurement Specialist I
 Mr. Aaron V. Sedanto, Procurement Specialist I
 Mr. Rudyrick B. Silva, Procurement Specialist I
 Mr. Mark Anthony M. Abad, Procurement Analyst
 Ms. Almay Joyce B. Ruz, Procurement Analyst
 Mr. Jerard F. Barrameda, Procurement Analyst
 Ms. Vinna Mariella T. Custodio, Procurement Assistant
 Ms. Diana R. Fronda, Acting Procurement Assistant
 Ms. Jade Rodezza M. Cupino, Executive Assistant
 Ms. Joy L. Gabay, Procurement Assistant
 Ms. Gladys Mitz P. Odad, Procurement Assistant
 Mr. Jan Paule Aqui T. Libuna, Procurement Assistant
 Mr. Benedict R. Faraon, Procurement Assistant
 Mr. Marvin B. Herrera, Procurement Assistant
 Ms. Irah Czarina C. Sadueste, Procurement Assistant
 Mr. Jesus David, SCW
 Mr. Emil Dela Cruz, SCW
 Mr. Erikson Guani, SCW
 Mr. Vicente Gutierrez, Jr, SCW
 Mr. Andrew Palma, SCW
 Mr. Dexter Naguit, SCW
 Mr. Ramil Pendilla, SCW
 Mr. Frederick Reyes, SCW
 Mr. Pablo Tenoria, SCW

I. Implementing Unit

Head:

Refer to attached Exhibit 1

Officers and Staff:

J. End-user Unit

K. Project Consultants

Team Lead:

Members:

MAHARLIKA INVESTMENT CORPORATION
BOARD OF DIRECTORS

NO.	NAME
1	Ralph G. Recto
2	Rafael D. Consing Jr.
3	Michael O. De Jesus
4	Ma. Lynette V. Ortiz
5	Vicky Castillo L. Tan
6	Roman Felipe S. Reyes
7	Andrew Jerome T. Gan
8	German Q. Lichauco II

MAHARLIKA INVESTMENT CORPORATION
LIST OF PERSONNEL AS OF MAY 21, 2025

NO.	NAME
1	Antonio, Sherel U.
2	Ardoña, April Carlen R.
3	Cacho, Jazzylie Rein P.
4	Castro, Joyce N.
5	Chan, Stanley D.
6	Chua Goy, Neil Jordan L.
7	Cortes, Philippe D.
8	Equipaje, Jemaina M.
9	Esparrago, Dennis John D.
10	Fernandez, Rosemarie R.
11	Gayeta, Michelle D.
12	Jimenez-Rada, Ma. Cecilia B.
13	Lao, Michael Stephen H.
14	Lee, Ma. Henna Glyssa D.
15	Limjoco, Justinelli Marie T.
16	Liwanag, Kristine Anne DC.
17	Luceña, Henson O.
18	Lustetica, Justine Mitchel B.
19	Magsino, Lyndon M.
20	Martija, Marvin M.
21	Mendiola, Maria Cecilia S.
22	Mendoza, Alvin C.
23	Morafia, Jayson T.
24	Neri, Mikaela P.
25	Ng, Georwin Nathan N.
26	Ng, Kheed Nielsen C.
27	Orendain, Jose Bonifacio A.
28	Orfanel, Marc Geoffrey C.
29	Pagdanganan, Carlos Lorenzo B.
30	Pasion, Guian Carlo
31	Pattung, Jayrald A.
32	Pogado, Pedro N.
33	Postre, Nomar R.
34	Reyes, Jon Salvador G.
35	Romanillos, Mark Elvin A.
36	Salanga, Paul T.
37	Salosagcol, Jekell G.
38	Soriano, Jonas George S.
39	Sta Rita, Ma. Gladys C.
40	Vitug, Julianne Nicole L.
41	Wong, Winchell Well Wmary L.
42	Wycoco, Maria April Lorelei T.

Exhibit 1

PRICE QUOTATION FORM

BREAKDOWN OF PRICES FOR LEASE OF REAL PROPERTY

Lessor: _____

Office Space					
Year	Unit Price		Quantity	Monthly Rate	Total Rent per Year
	(Rate per square meter)		(Floor Area)		
	VAT exclusive	VAT Inclusive	Square meter	VAT inclusive	VAT inclusive
1 st Year					12
2 nd Year					12
3 rd Year					12
4 th Year					12
5 th Year					12
TOTAL					60

Parking Slots						
Year	Unit Price		No. of Slots	Monthly Rate	No. of Months	Total Rent per Year
	(Rate per square meter)			VAT inclusive		VAT inclusive
	VAT exclusive	VAT Inclusive				
1 st Year					12	
2 nd Year					12	
3 rd Year					12	
4 th Year					12	
5 th Year					12	
TOTAL					60	

Association Dues					
Year	Unit Price		Quantity	Monthly Rate	Total Rent per Year
	(Rate per square meter)		(Floor Area)		
	VAT exclusive	VAT Inclusive	Square meter	VAT inclusive	VAT inclusive
1 st Year					12
2 nd Year					12
3 rd Year					12
4 th Year					12
5 th Year					12
TOTAL					60

Aircon Dues					
Year	Unit Price		Quantity	Monthly Rate	Total Rent per Year
	(Rate per square meter)		(Floor Area)		
	VAT exclusive	VAT Inclusive	Square meter	VAT inclusive	VAT inclusive
1 st Year					12
2 nd Year					12
3 rd Year					12
4 th Year					12
5 th Year					12
TOTAL					60

Security Deposit					
Year	Monthly Rate Indicate if VAT inclusive or exclusive			No. of Months	Total Security Deposit Indicate if VAT inclusive or exclusive
1 st Year					
TOTAL					

TOTAL PAYMENT

Notes:

1. Target Lease Term: July 2025 to 2030 [Five (5) Years]
2. Floor Area: At least 890.00 sqm
3. Exclusive of utilities (Electrical and Water Meters for MIC's exclusive use)

Registered Business Name

Signature over Printed Name of Authorized Representative

Position Title

Address

Tel. No./Mobile No.

Email Address

ANNEX A



TERMS OF REFERENCE PROCUREMENT FOR THE LEASE OF OFFICE SPACE (SECOND OFFICE)

I. Background

a. General Overview of the Procurement Project

Since its inception last FY 2023, the MIC has continuously expanded its operations and we saw our manpower complement grow exponentially in the past few months from nineteen (19) personnel as of December 2024, thirty three (33) personnel as of end of the first quarter of FY 2025 and as of 22 May 2025, we have forty-three (43) contract of service personnel.

In addition to the existing manpower complement, hiring of contract of service personnel is still ongoing and the first batch of approved plantilla positions of the Corporation are already posted and active in MIC's website and the Human Resource Department has already received a lot of applications for the vacant positions.

With the current manpower complement and the anticipated influx of additional personnel in the next few months, the approximately eight hundred ninety-one square meter (891sqm) office space of MIC located at the 29th Floor of the ORE Central Towers, Bonifacio Global City, Taguig City, will not be sufficient to accommodate these incoming contract of service and regular personnel.

Aside from the above-mentioned, requirement for additional conference rooms was determined to be necessary as meetings with potential partners and/or stakeholders are becoming more frequent and scheduling has become a challenge due to the limited number of available conference rooms.

b. Brief description

The MIC intends to lease additional/second office space to address the operational needs/requirements of the Corporation.

II. Mode of Procurement

The proposed mode of procurement is Negotiated Procurement: Lease of Real Property or Venue under Section 53.10 of the 2016 Revised Implementing Rules and Regulations (IRR) of Republic Act (RA) No. 9184 or Section 35.9 of the IRR of RA No. 12009.

III. Technical Requirements

Notes: Requirements with asterisk (*) are mandatory and failure to comply with the same shall be an automatic ground for disqualification.

Point Score	RATING FACTORS	Weight
	I. LOCATION AND SITE CONDITION – 40%	
	1. Accessibility	50%
10	Property is within the same building as MIC's existing office located at 29 th Flr, ORE Central Bldg., 31 st St., corner 9 th Avenue, Bonifacio Global City, Taguig City	
2	The location of the property is within a 500-meter radius distance from MIC's existing office located at 29 th Flr, ORE Central Bldg., 31 st St., corner 9 th Avenue, Bonifacio Global City, Taguig City	
0	The location of the property is beyond the 500-meter radius distance from MIC's existing office located at 29 th Flr, ORE Central Bldg., 31 st St., corner 9 th Avenue, Bonifacio Global City, Taguig City	
	2. Topography and Drainage	10%
10	Property is located in a flood-free area with a sufficient and properly installed drainage system	
0	Property located in a flood-prone area without a sufficient and properly installed drainage system	
	3. Sidewalk and Waiting Shed	5%
10	With provision of substantial pedestrian sidewalks and waiting sheds	
5	With provision of some pedestrian sidewalks and waiting sheds	
0	Absence of substantial pedestrian sidewalks and waiting sheds	
	4. Parking Space	10%
10	With provision of more than 9 parking spots accessible 24/7	
5	With provision of 9 parking spots accessible 24/7	
0	With provision of less than 9 parking spots accessible 24/7	
	5. Economic Potential	10%
10	The building/property must be strategically located in a commercial or business district and/or classified as mixed use building	
5	The building/property is not strategically located in a commercial or business district and/or classified as mixed use building	
	6. Land Classification, Utilization and Assessment	10%
10	The property can cater and be suitable to the workplace conditions required by MIC and must be ready for occupancy and use from July 2025 until June 2030	
5	The property can cater and be suitable to the workplace conditions required by MIC but needs minor adjustments to be ready occupancy and use from July 2025 until June 2030	
0	The property does not cater and is not suitable to the workplace conditions required by the MIC and is not ready for occupancy and use from July 2025 until June 2030	
	7. Other Amenities - Telecommunications	5%
10	With available telephone and data communications facilities	
5	No available telephone and data communications facilities	
	TOTAL LOCATION AND SITE CONDITION	100%

Point Score	RATING FACTORS	Weight
	II. NEIGHBORHOOD DATA – 10%	
	1. Prevailing Rental Rate*	20%
10	*The total rent rate for the property must not be more than the indicated ABC. The rental rates shall be inclusive of office rent, management fees, advance payment that is, advance rent and security deposit, charges for the exclusive parking, AC maintenance, VAT and all other fees, charges and taxes	

0	The total rent rate for the property exceeded the indicated ABC – Grounds for Disqualification	
	2. Sanitation and Health Condition	15%
10	Proper waste management system such as regular garbage collection and with Sanitary Permit from the appropriate authority	
0	Unkept environment and may have hazardous wastes from nearby establishments (factories, hospitals, funeral parlors, etc.)	
	3. Adverse Influence	15%
10	Property is away from informal settlements and manufacturing areas with sensitive products or any neighboring facilities as potential sources of toxic/hazardous substances/materials, and must be distant from apparent areas that may cause disturbances in the workplace.	
0	Property is near from informal settlements and manufacturing areas with sensitive products or any neighboring facilities as potential sources of toxic/hazardous substances/materials, and to apparent areas that may cause disturbances in the workplace.	
	4. Property Utilization	15%
10	As the property is to be utilized as an office space by a Government Office, its highest and best use shall be as commercial building fit and equipped for business and office work	
8	The property is equipped for business/operation but not ready for occupancy	
6	The property is partly equipped for business/operation and not ready for occupancy	
0	The property is not equipped for business/operation and not ready for occupancy	
	5. Police and Fire Station	15%
10	100 meters away from the police/fire station	
8	200 meters away from the police/fire station	
6	300 meters away from the police/fire station	
4	400 meters away from the police/fire station	
2	500 meters away from the police/fire station	
0	More than 500 meters away from the police/fire station	
	6. Cafeterias	10%
10	Property is located near at least 3 food establishments/cafeterias/restaurants	
8	Property is located near at least 2 food establishments/cafeterias/restaurants	
6	Property is located near at least 1 food establishments/cafeterias/restaurants	
0	Property is not located near food establishments/cafeterias/restaurants	
	7. Banking/Postal/Telecommunications	10%
10	Property is located near necessary establishments (i.e. banks, hospitals, etc.)	
0	Property is not located near necessary establishments (i.e. banks, hospitals, etc.)	
	TOTAL NEIGHBORHOOD DATA	100%

Point Score	RATING FACTORS	Weight
	III. REAL ESTATE – 40%	
	1. Structural Condition	14%
10	Building is constructed within 5 years from date of submission and in good condition	
8	Building is constructed more than 5 years but less than 10 years from date of submission and in good condition	
6	Building is constructed more than 10 years but less than 15 years from date of submission and in good condition	
4	Building is constructed more than 15 years but less than 20 years from	

	date of submission and in good condition	
2	Building is constructed more than 20 years but less than 25 years from date of submission and in good condition	
0	Building is more than 25 years old and in good condition	
	2. Functionality	
	2.a. Module	7%
10	The property complies to the following minimum specifications: -Standard fire protection system -Generator sets for IT requirements and workstations/computer sets -Accessible to the main thoroughfare by mass transits	
0	The property fail to comply to the following minimum specifications: -Standard fire protection system -Generator sets for IT requirements and workstations/computer sets -Accessible to the main thoroughfare by mass transits	
	2.b. Room Arrangement	7%
10	Fully furnished, ready for occupancy	
5	Warm shell, ready for occupancy	
0	Warm shell, not ready for occupancy	
	2.c. Light and Ventilation	7%
10	With sufficient light or ventilation	
0	No sufficient light and ventilation	
	2.d. Space Requirements*	20%
10	*Property must be sufficient for the MIC's area requirement (At least 890 sqm)	
0	Property is not sufficient for the MIC's area requirement (At least 890 sqm) – Automatically disqualified if below the minimum required area	
	3. Facilities	
	3.a. Water supply and toilet	7%
10	With sufficient water supply and with provision for male and female comfort rooms.	
6	With sufficient water supply and with provision for common comfort rooms.	
0	No sufficient water supply	
	3.b. Electrical and electronic system	7%
10	Property includes provision of sufficient electrical and lighting fixtures, outlets, switches, telephone jacks, and terminals, and in good working condition	
0	Property does not include provision for sufficient electrical and lighting fixtures, outlets, switches, telephone jacks, and terminals, and in good working condition	
	3.c. Elevator	7%
10	Property provides elevators that are accessible 24/7 for MIC personnel, stakeholders, and visitors	
0	Property provides elevators that are not accessible 24/7 for MIC personnel, stakeholders, and visitors	
	3.d. Fire escapes	7%
10	With existing fire escapes	
6	With provision to install fire escape	
0	No existing/provision for fire escape	
	3.e. Firefighting equipment	7%
10	Fire protection equipment is fully installed in close proximity to the office space compliant with the latest Fire Code of the Philippines	
0	Absence of fire protection equipment in close proximity to the office space compliant with the latest Fire Code of the Philippines	
	4. Other requirements	
	4.a. Maintenance	5%

10	Provision of Operations and Maintenance Services and Programs for building equipment, common areas, and facilities such as but are not limited to air-conditioning, electrical facilities, fire and detection alarm system, water distribution system, plumbing and sewage systems, mechanical systems, common area janitorial and pest control services, garbage collection services, etc.	
6	Provision of some Operations and Maintenance Services and Programs for building equipment, common areas, and facilities	
0	Absence of Operation and Maintenance Services and Programs for building equipment, common areas and facilities	
	4.b. Attractiveness	5%
10	Building appearance is suitable for government services	
0	Building appearance is not suitable for government services	
	TOTAL REAL ESTATE	100%

Point Score	RATING FACTORS	Weight
	IV. FREE SERVICES AND FACILITIES – 10%	
	1. Janitorial and Security	25%
10	Janitorial and security services in common-use areas/ common areas near the office to be shouldered by the Lessor	
0	Janitorial and security services in common-use areas/ common areas near the office space to be shouldered by the Agency	
	2. Airconditioning	25%
10	Presence of air conditioning unit in the office space	
0	Absence of air conditioning unit in the office space	
	3. Repair and Maintenance	20%
10	MIC shall be allowed to propose and execute office fit-out projects, facility repairs and improvements	
0	MIC is not allowed to propose and execute office fit-out projects, facility repairs and improvements	
	4. Water and Light Consumption	15%
10	Power meters and water meters or consumption computation for electrical system and water supply exclusively for the use of MIC	
0	Shared power meters and water meters	
	5. Secured Parking Space	15%
10	Building has free secured parking space	
8	Building has no free secured parking space	
	TOTAL FREE SERVICES AND FACILITIES DATA	100%

SUMMARY		
RATING FACTORS	WEIGHT	RATING
I. Location And Site Condition	40%	x (.40) =
II. Neighborhood Data	10%	x (.10) =
III. Real Estate	40%	x (.40) =
IV. Free Services and Facilities	10%	x (.10) =
TOTAL	100%	
PASSING RATE		9.00 points

The submitted proposals shall be evaluated based on the scoring criteria provided above and shall be rated based on the assigned points. The passing rate shall be nine (9) points.

Other terms and conditions:

- A. The lease contract shall be for a period of five (5) years which shall commence upon Lessor's receipt of Purchase Order or Notice to Proceed and MIC's occupancy of the property which is intended to start on July 2025 until June 2030. The contract may be

renewed subject to applicable law, rules and regulations on renewal of contracts. Proposals which offer contract duration below five (5) years shall automatically be disqualified.

- B. The lessor must provide at least eight hundred ninety (890) square meters of leased premises within a single building. Proposals below the 890sqm shall automatically be disqualified.
- C. The proposals shall be evaluated based on the Table of Rating Factors approved by the Maharlika Investment Corporation.
- D. The MIC reserves the right to reject any and all proposals, declare a failure of procurement, or not award the contract at any time prior to contract award in accordance with the applicable government procurement laws, rules and regulations without thereby incurring any liability to the affected lessor.

IV. Approved Budget for the Contract

Based on foregoing, the MIC has set its Approved Budget of the Contract at **ONE HUNDRED FIFTY TWO MILLION PESOS (PHP152,000,000.00)**. Such project and amount is included in the approved Revised Annual Procurement Plan for FY 2025.

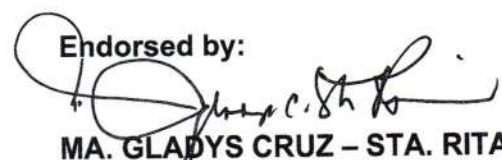
Prepared by:

PHILIPPE D. CORTES
Procurement Head

Endorsed by:


MARVIN M. MARTIJA
Vice President for Finance

Endorsed by:


MA. GLADYS CRUZ - STA. RITA
*Vice President for Investment (Power)
Special Assistant to the PCEO for Operations*

Approved by:


RAFAEL D. CONSING, JR.
President and Chief Executive Officer

TABLE OF RATING FACTORS FOR LEASE OF REAL PROPERTY

Notes: Requirements with asterisk (*) are mandatory and failure to comply with the same shall be an automatic ground for disqualification.

LOCATION AND SITE CONDITION		Lessor:		
Point Score	RATING FACTORS	Weight	Rating	Weighted Score
	I. LOCATION AND SITE CONDITION – 40%			
	1. Accessibility	50%		
10	Property is within the same building as MIC's existing office located at 29 th Flr, ORE Central Bldg., 31 st St., corner 9 th Avenue, Bonifacio Global City, Taguig City			
2	The location of the property is within a 500-meter radius distance from MIC's existing office located at 29 th Flr, ORE Central Bldg., 31 st St., corner 9 th Avenue, Bonifacio Global City, Taguig City			
0	The location of the property is beyond the 500-meter radius distance from MIC's existing office located at 29 th Flr, ORE Central Bldg., 31 st St., corner 9 th Avenue, Bonifacio Global City, Taguig City			
	2. Topography and Drainage	10%		
10	Property is located in a flood-free area with a sufficient and properly installed drainage system			
0	Property located in a flood-prone area without a sufficient and properly installed drainage system			
	3. Sidewalk and Waiting Shed	5%		
10	With provision of substantial pedestrian sidewalks and waiting sheds			
5	With provision of some pedestrian sidewalks and waiting sheds			
0	Absence of substantial pedestrian sidewalks and waiting sheds			
	4. Parking Space	10%		
10	With provision of more than 9 parking spots accessible 24/7			
5	With provision of 9 parking spots accessible 24/7			
0	With provision of less than 9 parking spots accessible 24/7			
	5. Economic Potential	10%		
10	The building/property is strategically located in a commercial or business district and/or classified as mixed use building			
5	The building/property is not strategically located in a commercial or business district and/or classified as mixed use building			
	6. Land Classification, Utilization and Assessment	10%		
10	The property can cater and be suitable to the workplace conditions required by MIC and must be ready for occupancy and use from July 2025 until June 2030			
5	The property can cater and be suitable to the workplace conditions required by MIC but needs minor adjustments to be ready occupancy and use from July 2025 until June 2030			

0	The property does not cater and is not suitable to the workplace conditions required by the MIC and is not ready for occupancy and use from July 2025 until June 2030			
	7. Other Amenities - Telecommunications	5%		
10	With available telephone and data communications facilities			
5	No available telephone and data communications facilities			
	TOTAL LOCATION AND SITE CONDITION	100%		

NEIGHBORHOOD DATA		Lessor:		
Point Score	RATING FACTORS	Weight	Rating	Weighted Score
	II. NEIGHBORHOOD DATA – 10%			
	1. Prevailing Rental Rate*	20%		
10	*The total rent rate for the property must not be more than the indicated ABC. The rental rates shall be inclusive of office rent, management fees, advance payment that is, advance rent and security deposit, charges for the exclusive parking, AC maintenance, VAT and all other fees, charges and taxes			
0	The total rent rate for the property exceeded the indicated ABC – Grounds for Disqualification			
	2. Sanitation and Health Condition	15%		
10	Proper waste management system such as regular garbage collection and with Sanitary Permit from the appropriate authority			
0	Unkept environment and may have hazardous wastes from nearby establishments (factories, hospitals, funeral parlors, etc.)			
	3. Adverse Influence	15%		
10	Property is away from informal settlements and manufacturing areas with sensitive products or any neighboring facilities as potential sources of toxic/hazardous substances/materials, and must be distant from apparent areas that may cause disturbances in the workplace.			
0	Property is near from informal settlements and manufacturing areas with sensitive products or any neighboring facilities as potential sources of toxic/hazardous substances/materials, and to apparent areas that may cause disturbances in the workplace.			
	4. Property Utilization	15%		
10	As the property is to be utilized as an office space by a Government Office, its highest and best use shall be as commercial building fit and equipped for business and office work			
8	The property is equipped for business/operation but not ready for occupancy			
6	The property is partly equipped for business/operation and not ready for occupancy			
0	The property is not equipped for business/operation and not ready for occupancy			
	5. Police and Fire Station	15%		

10	100 meters away from the police/fire station			
8	200 meters away from the police/fire station			
6	300 meters away from the police/fire station			
4	400 meters away from the police/fire station			
2	500 meters away from the police/fire station			
0	More than 500 meters away from the police/fire station			
	6. Cafeterias	10%		
10	Property is located near at least 3 food establishments/cafeterias/restaurants			
8	Property is located near at least 2 food establishments/cafeterias/restaurants			
6	Property is located near at least 1 food establishments/cafeterias/restaurants			
0	Property is not located near food establishments/cafeterias/restaurants			
	7. Banking/Postal/Telecommunications	10%		
10	Property is located near necessary establishments (i.e. banks, hospitals, etc.)			
0	Property is not located near necessary establishments (i.e. banks, hospitals, etc.)			
	TOTAL NEIGHBORHOOD DATA	100%		

REAL ESTATE		Lessor:		
Point Score	RATING FACTORS	Weight	Rating	Weighted Score
	III. REAL ESTATE – 40%			
	1. Structural Condition	14%		
10	Building is constructed within 5 years from date of submission and in good condition			
8	Building is constructed more than 5 years but less than 10 years from date of submission and in good condition			
6	Building is constructed more than 10 years but less than 15 years from date of submission and in good condition			
4	Building is constructed more than 15 years but less than 20 years from date of submission and in good condition			
2	Building is constructed more than 20 years but less than 25 years from date of submission and in good condition			
0	Building is more than 25 years old and in good condition			
	2. Functionality			
	2.a. Module	7%		
10	The property complies to the following minimum specifications: -Standard fire protection system -Generator sets for IT requirements and workstations/computer sets -Accessible to the main thoroughfare by mass transits			
0	The property fail to comply to the following minimum specifications: -Standard fire protection system -Generator sets for IT requirements and			

	workstations/computer sets -Accessible to the main thoroughfare by mass transits			
	2.b. Room Arrangement	7%		
10	Fully furnished, ready for occupancy			
5	Warm shell, ready for occupancy			
0	Warm shell, not ready for occupancy			
	2.c. Light and Ventilation	7%		
10	With sufficient light or ventilation			
0	No sufficient light and ventilation			
	2.d. Space Requirements*	20%		
10	*Property must be sufficient for the MIC's area requirement (At least 890 sqm)			
0	Property is not sufficient for the MIC's area requirement (At least 890 sqm) – Automatically disqualified if below the minimum required area			
	3. Facilities			
	3.a. Water supply and toilet	7%		
10	With sufficient water supply and with provision for male and female comfort rooms.			
6	With sufficient water supply and with provision for common comfort rooms.			
0	No sufficient water supply			
	3.b. Electrical and electronic system	7%		
10	Property includes provision of sufficient electrical and lighting fixtures, outlets, switches, telephone jacks, and terminals, and in good working condition			
0	Property does not include provision for sufficient electrical and lighting fixtures, outlets, switches, telephone jacks, and terminals, and in good working condition			
	3.c. Elevator	7%		
10	Property provides elevators that are accessible 24/7 for MIC personnel, stakeholders, and visitors			
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6	With provision to install fire escape			
0	No existing/provision for fire escape			
	3.e. Firefighting equipment	7%		
10	Fire protection equipment is fully installed in close proximity to the office space compliant with the latest Fire Code of the Philippines			
0	Absence of fire protection equipment in close proximity to the office space compliant with the latest Fire Code of the Philippines			
	4. Other requirements			
	4.a. Maintenance	5%		
10	Provision of Operations and Maintenance Services and Programs for building equipment, common areas, and facilities such as but are not limited to air-conditioning, electrical facilities, fire and detection alarm system, water distribution system, plumbing and sewage systems, mechanical systems, common area janitorial and pest control services, garbage collection services, etc.			

6	Provision of some Operations and Maintenance Services and Programs for building equipment, common areas, and facilities			
0	Absence of Operation and Maintenance Services and Programs for building equipment, common areas and facilities			
	4.b. Attractiveness	5%		
10	Building appearance is suitable for government services			
0	Building appearance is not suitable for government services			
	TOTAL REAL ESTATE	100%		

FREE SERVICES AND FACILITIES		Lessor:		
Point Score	RATING FACTORS	Weight	Rating	Weighted Score
	IV. FREE SERVICES AND FACILITIES – 10%			
	1. Janitorial and Security	25%		
10	Janitorial and security services in common-use areas/ common areas near the office to be shouldered by the Lessor			
0	Janitorial and security services in common-use areas/ common areas near the office space to be shouldered by the Agency			
	2. Airconditioning	25%		
10	Presence of air conditioning unit in the office space			
0	Absence of air conditioning unit in the office space			
	3. Repair and Maintenance	20%		
10	MIC shall be allowed to propose and execute office fit-out projects, facility repairs and improvements			
0	MIC is not allowed to propose and execute office fit-out projects, facility repairs and improvements			
	4. Water and Light Consumption	15%		
10	Power meters and water meters or consumption computation for electrical system and water supply exclusively for the use of MIC			
0	Shared power meters and water meters			
	5. Secured Parking Space	15%		
10	Building has free secured parking space			
8	Building has no free secured parking space			
	TOTAL FREE SERVICES AND FACILITIES DATA	100%		

SUMMARY OF TABLE OF RATING FACTORS
FOR LEASE OF REAL PROPERTY

SUMMARY	LESSOR:		
RATING FACTORS	WEIGHT	WEIGHTED SCORE	RATING
I. Location And Site Condition	40%	x	x (.40) =
II. Neighborhood Data	10%	x	x (.10) =
III. Real Estate	40%	x	x (.40) =
IV. Free Services and Facilities	10%	x	x (.10) =
TOTAL	100%		
PASSING RATE			9.00
RESULT/REMARKS	<input type="checkbox"/> PASSED <input type="checkbox"/> FAILED		

Prepared by:

PHILIPPE D. CORTES
Procurement Head

Endorsed by:

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Vice President for Finance

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