

OFFICE OF THE SOLICITOR GENERAL

**LEASE OF OFFICE SPACE FOR THE OFFICE OF THE SOLICITOR GENERAL
(OSG)**

RATING FACTORS SHEET

	RATING FACTORS	WEIGHT (%)	RATING
I.	LOCATION AND SITE CONDITION		
	1. Distance from OSG main building 1.1 Beyond 1.8 kilometers (0%) 1.2 1-1.8 Kilometers (20%) 1.3 0.99 kilometer and below (40%)	40	
	2. Leasable space within the building/property to house the other OSG divisions/services in the future 2.1 No available additional space (0%) 2.2 With available additional space (5%) 2.3 With existing OSG offices and additional space (10%)	10	
	3. Land Classification, Utilization and Assessment 3.1 Not Urbanized (0%) 3.2 Highly Urbanized (10%)	10	

	<p>3. Topography and Drainage</p> <p>3.1 The building/property must be located in a flood-free area or must have appropriate drainage facilities and adequate ground elevation (5%)</p> <p>3.2 The building/property must be located in a flood-free area and must have appropriate drainage facilities and adequate ground elevation (15%)</p>	15	
	<p>4. Parking space exclusively for OSG</p> <p>4.1 Less than 20 parking slots (0%)</p> <p>4.2 20 parking slots and additional pay parking slots for OSG employees (10%)</p>	10	
	<p>5. Compliance with the Accessibility Law (B.P. 344)</p> <p>5.1 Minimum Compliance (5%)</p> <p>5.2 Full Compliance (10%)</p>	10	
	<p>6. Sidewalk and Waiting Shed</p> <p>6.1 Without sidewalk and waiting shed (0%)</p> <p>6.2 With sidewalk and waiting shed (5%)</p>	5	
		100	
II.	NEIGHBORHOOD DATA		

	<p>1. Prevailing rental rate and parking space:</p> <p>A. Office Rental Rate (10)</p> <p>1.1 Php 1,000 – 1,301.67 (5%) 1.2 Php 999 and below (10%)</p> <p>B. Parking Rental Rate (10)</p> <p>1.3 PhP 6,166,67 and above (5%) 1.4 PhP 6,166,67 and below (10%)</p>	20	
	<p>2. Sanitation and health conditions</p> <p>2.1 Below three (3) toilets & lavatories (5%)</p> <p>2.2 Three (3) or more toilets & lavatories (15%)</p>	15	
	<p>3. Property utilization</p> <p>3.1 Mixed-Used (5%)</p> <p>3.2 Purely Commercial (10%)</p>	10	
	<p>4. Police cars, ambulance, and firetrucks</p> <p>4.1 Not accessible (0%)</p> <p>4.2 Accessible (10%)</p>	10	
	<p>6. Cafeteria, Food Stores, and Restaurants</p> <p>6.1 Beyond 10 meters from the building (5%)</p> <p>6.2 Within the building or within 10 meters from the building (15%)</p>	15	

	<p>7. Banking/Postal/Telecom</p> <p>7.1 Beyond one (1) kilometer from the building (5%)</p> <p>7.2 Within the building or within One (1) kilometer from the building (10%)</p>	10	
	<p>8. Health Service Providers/Hospitals</p> <p>8.1 Beyond one (1) kilometer from the building (10%)</p> <p>8.2 Within one (1) kilometer from the building (20%)</p>	20	
		100	
III.	REAL PROPERTY		
	<p>1. Structural Condition (with submission of proof that the building/property was constructed or retrofitted within a particular period)</p> <p>1.1 if constructed or retrofitted within 21-25 years (15%)</p> <p>1.2 if constructed or retrofitted within 11-20 years (20%)</p> <p>1.3 if constructed or retrofitted within 10 years and below (25%)</p>	25	
	2. Functionality	12	
	<p>a. Office Space Layout</p> <p>a.1 With obstructions (e.g. false columns, drywall and etc. (2%))</p> <p>a.2 With no obstructions (4%)</p>	4	