

## **TERMS OF REFERENCE**

### **PROPOSED RENOVATION OF THE LA MESA GUEST HOUSE**

#### **I. BACKGROUND**

The Metropolitan Waterworks and Sewerage System Corporate Office (MWSS-CO) plans to rehabilitate the existing La Mesa Guest House for official or private functions by MWSS and others for their seminars, workshop and trainings, team buildings, wedding receptions, Christmas parties, etc. This is in line with the program of the MWSS to optimize the best use of its assets and properties.

Once renovated, the Guest House could earn revenues in terms of functions and guest room rentals for official or social events.

#### **II. SCOPE OF WORK**

The scope of work for the renovation is as follows, but not limited to:

##### **Architectural**

- a) Removal of existing roofing and installation of new Gauge 24, Pre-painted GI Roofing including accessories and consumables.
- b) Repair or replace deteriorated wooden roof shingles, rafters, purlins and ceiling joist if necessary, and apply wood preservatives.
- c) Replace all ceiling boards with the following:
  1. PVC ceiling panel for the indoor ceiling and at the ground floor canopy entrance; and
  2. Pre-painted metal spandrel for the slanted outdoor ceiling facing the dam.
- d) Removal and replacement with Customized Modular Cabinets on bedroom, kitchen and conference room.
- e) Replacement of existing countertop and backsplash with granite for both common restrooms at the ground floor.
- f) Replacement of existing countertop and backsplash on kitchen counter, kitchen service table and kitchen center table with granite slab.
- g) Repair and refurbishing of the bar counter.
- h) Replace all doors at ground floor and second floor complete with hardware and accessories with the following:
  1. PVC Door with complete accessories for all T&B of bedrooms;

2. Glass door with two fixed outer panels and hinged double glass door with frost design and complete accessories for the Main Entrance Door);
  3. Flush doors at all bedrooms, cubicle, and ground floor restrooms;
  4. Sliding Glass Doors for shower complete with accessories.
- i) Restore/replace re-paint all aluminum frames (analok) of all windows and sliding doors at the ground floor and second floor levels. Replace all gaskets, rollers and broken glass, if necessary.
  - j) Removal and replacement of floor covering with the following specifications:
    1. Wood Finish Porcelain tiles at ground floor. (Conference Rooms and Foyer);
    2. Sanding, polishing and varnishing of existing wood parquet at second floor. Re-use wood parquet taken from ground floor (Bedrooms);
    3. Bathroom Ceramic Tiles (T&B for bedrooms and common restrooms);
    4. Epoxy Paint Coated Seamless Floor Finish (Storage Areas and Carport);
    5. Stone Finish Non-Skid (Viewing Deck, Stair hall, and Corridor);
    6. Terrazzo Floor Finish (Kitchen and its corresponding storage); and
    7. White Ceramic Tiles (Office Rooms)
  - k) Supply and install canopies at view deck of second floor bedroom verandas. See Plan for details.
  - l) Supply and installation of roller combination blinds for all glass doors and windows facing the dam.
  - m) Replacement of installed hanging pipes in the garden with wood-stained and painted aluminum-tube trellis.
  - n) Installation of "GUEST HOUSE" sign and MWSS logo with a minimum diameter of 1.5 meters. Materials shall be for approval by the MWSS.
  - o) Raising for the floor elevation of all the inside finished floors by at least two (2) inches relative to the finished floor elevation of the outside floors.

## **Plumbing**

- a) Supply and install new plumbing materials and fixtures on all restrooms and bedrooms. Plumbing fixtures include cold waterlines, water closet, lavatory, faucet, showerhead, towel bars, soap and shampoo holder, bidet, urinal and mirrors. Existing lines shall be condemned and left in-place. See Material Minimum Specifications for details.
- b) Supply and installation of new sanitary and drainage lines, waste and vent lines, and manholes. Existing lines shall be condemned and left in-place.

## **Electrical**

- a) Supply and install new electrical wiring systems, conduits, panel boards, bus bars, breakers, etc., for the building including external areas. Cost includes the following:
  - 1. Testing and commissioning;
  - 2. Replacement of all switches and wall outlets;
  - 3. Replacement of all lighting fixtures and bulbs; and
  - 4. Installation of wall lanterns at columns of viewing deck ground floor.
  
- b) Provision for television outlets on the following rooms:
  - 1. Two (2) outlets at dining and game rooms; and
  - 2. Five (5) outlets at bedrooms.

## **Mechanical**

- a) Block out provision for floor standing air – conditioning units in Conference Rooms at the ground floor.
  
- b) Supply and install of exhaust system in the kitchen.

## **Painting**

- a) Re-varnish all existing carved rafters, handrails, and varnish finish of the guesthouse, entrance foyer, handrail, grills, and stairs.
  
- b) Painting of indoor and outdoor walls and ceilings of the building.
  
- c) Painting of beams and girders by adopting monochromatic colors as approved including removal of nylon ropes on decorative beams in the conference room.
  
- d) Painting of all walls, inside and outside.

**Landscaping** includes replacing garden soil if necessary, refurbishment and painting of plant boxes, planting of carabao grass and ornamental plants, trimming of existing tree branches, installation of outdoor furnitures, decorative stones and decorative garden lights. Also includes the **one (1) year maintenance** of grass and ornamental plants upon acceptance of the landscaping works.

**Waterproofing** include repair or grouting of cracks on concrete slabs if necessary. Application of waterproofing on the following areas including **five (5) year leak warranty** on the waterproofing works:

- a) Viewing Deck (Polyurethane Embedded Type);
- b) Roof Deck (Polyurethane Exposed Type); and
- c) Gutter (Grey Cold Applied).

**Pest Control** includes general pest control from inspection, identification, recommendation, treatment and evaluation. General pest control includes chemical treatment for control of termites and other pests inside and outside the Guest House building. Also include **one (1) year post treatment warranty** with weekly inspection / check-up.

**Testing and Commissioning** include the required testing and commissioning of electrical, mechanical, water piping and plumbing components of the rehabilitation works.

**Clearing and Disposal Works** - include site clearing, restoration of damage items during the construction works and disposal of construction debris at contractor's disposal area.

**III. SUPERVISION OF RENOVATION WORKS**

The MWSS-PMO is responsible for overseeing the implementation of the renovation in accordance with the Contract arrangements between the Contractor and MWSS.

The Bidder is allowed to visit the site on the scheduled viewing for all bidders.

The MWSS-PMO has the right to stop the execution of the works under the following circumstances:

- a. In case of defaults or deviations from the As-Built Plans without approval from the MWSS-PMO.
- b. Refusal to carry out work without valid excuse.
- c. Failure to proceed regularly or diligently.
- d. Failure to remove or rectify defective works within the agreed warranty period.

**IV. BIDDER'S QUALIFICATION**

The participating Bidder shall be a registered local firm who may be a sole proprietorship, partnership, corporation, or joint venture pursuant to the 2016 IRR of the RA 9184 (Section 23.4.2.1). The Bidder firm shall have the following minimum qualifications:

PARTICULARS	REQUIRED QUALIFICATIONS
Experience	1. PCAB License Principal Classification: General Building; Contractor's License Category: B; <b>Size Range: Small B</b> ; <ul style="list-style-type: none"> <li>• Valid PCAB License;</li> <li>• Tax Clearance; and</li> </ul>

	<ul style="list-style-type: none"> <li>• PhilGEPS Registration Number</li> </ul> <ol style="list-style-type: none"> <li>2. With <b>at least FIVE (5) years</b> of experience in the field of building construction/renovation.</li> <li>3. Have completed a Single Largest Completed Contract (SLCC) of <b>at least ONE (1) building renovation/construction</b> equivalent to at least 50% of the Approved Budget for the Contract (ABC).</li> </ol> <p>Non-compliance to any of the above qualification requirements constitute a ground to be classified as NON-ELIGIBLE.</p>
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Only projects completed by the Bidder itself, or by any, or both of the JV partners, in case of a joint venture, duly supported by certificate of completion issued by the client, or any other equivalent document to prove successful completion of the project, shall be considered in the evaluation for determining the bidder’s score.

The Bidder shall demonstrate that he has adequate core team of experienced and competent technical personnel. The Bidder shall also demonstrate that it has on-going projects whether or not similar in nature with this project to be bid out by the MWSS.

**V. DURATION OF SERVICES**

The Contractor shall complete and implement its scope of works **within Nine (9) calendar months from the receipt of Notice to Proceed (NTP) by the Contractor.**

**VI. SUBMITTALS/ DELIVERABLES**

The MWSS-PMO is responsible for overseeing the implementation of the renovation in accordance with the Contract arrangements between the Contractor and MWSS.

ITEM	OUTPUT REPORT	DEADLINE	REPORT SPECIFICATIONS
1	Construction Schedule in Gantt Chart (MS Project) format including manpower and equipment schedule for approval by the MWSS.	Within ten (10) calendar days from receipt of the Notice to Proceed (NTP).	One (1) original hardcopy printed in A3 Paper Size.  Two (2) photocopies.
2	Inception Report	Within seven (7) days upon receipt of advance	One (1) original hardcopy and three (3) photocopies respectively marked as

		payment.	copies 1, 2, and 3 in A4 size bond paper, properly bonded.
3	Midterm Report	Upon reaching fifty percent (50%) total project accomplishment.	One (1) original hardcopy and three (3) photocopies respectively marked as copies 1, 2, and 3 in A4 size bond paper, properly bonded.  All drawings that will be attached in the report shall be prepared in AutoCAD, printed in A3 paper size.
4	Final Report including Approved As-Built Drawing	Upon reaching one hundred percent (100%) total project accomplishment.	One (1) original hardcopy and three (3) photocopies respectively marked as copies 1, 2, and 3 in A4 size bond paper, properly bonded.  Approved As-Built Drawings shall be in A3 size Mylar sheet and electronic copy in AutoCAD file.

## VII. TERMS OF PAYMENT

In consideration of the services required under this Terms Of Reference, payment to the Contractor shall be made in the following breakdown. **No claims for payment shall be processed and paid unless duly-supported with complete documents.**

BILLING PARTICULARS	CONDITION/REQUIREMENTS
1. Advance Payment:  = equivalent to <b>15%</b> of Total Contract Amount	1. The procuring entity shall, upon a written request of the contractor which shall be submitted as a contract document, make an advance payment to the contractor in an amount not exceeding fifteen percent (15%) of the total contract price, to be made in lump sum or, at the most, two installments according to a schedule specified in the Instructions to Bidders and other relevant Tender Documents.  2. The advance payment shall be made only upon the submission to and acceptance by the procuring entity of an irrevocable standby letter of credit of equivalent value from a commercial bank, a bank guarantee or a surety bond callable upon demand, issued by a surety or insurance company duly licensed by the Insurance

	<p>Commission and confirmed by the procuring entity.</p> <p>3. The advance payment shall be repaid by the contractor by deducting fifteen percent (15%) from his periodic progress payments a percentage equal to the percentage of the total contract price used for the advance payment.</p> <p>4. The contractor may reduce his standby letter of credit or guarantee instrument by the amounts refunded by the Monthly Certificates in the advance payment.</p>
<p>2. Progress Payments</p>	<p>1. Once a month, the contractor may submit a statement of work accomplished (SWA) or progress billing and corresponding request for progress payment for work accomplished. The SWA should show the amounts which the contractor considers itself to be entitled to up to the end of the month, to cover</p> <p>(a) the cumulative value of the works it executed to date, based on the items in the Bill of Quantities, and</p> <p>(b) adjustments made for approved variation orders executed.</p> <p>2. The procuring entity's representative/project engineer shall check the contractor's monthly SWA and certify the amount to be paid to the contractor as progress payment. Except as otherwise stipulated in the Instruction to Bidders, materials and equipment delivered on the site but not completely put in place shall not be included for payment.</p> <p>3. The procuring entity shall deduct the following from the certified gross amounts to be paid to the contractor as progress payment:</p> <p>a) Cumulative value of the work previously certified and paid for.</p> <p>b) Portion of the advance payment to be recouped for the month.</p> <p>c) Retention money in accordance with the condition of contract.</p> <p>d) Amount to cover third party liabilities.</p> <p>e) Amount to cover uncorrected discovered defects in the works.</p>
<p>3. Final Payment</p>	<p>1. Payment shall be upon complete submission of the Final report and approved As-Built Drawings pursuant to the required deliverables of <b>Item-3, Section VI. SUBMITTALS/ DELIVERABLES</b> of this Terms Of Reference:</p> <p>2. And upon rectification of defects noted during</p>

	<p>punch listing and Final Inspection by MWSS.</p> <p>3. No billing will be processed if submission is incomplete.</p>
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**VIII. APPROVED BUDGET FOR CONTRACT (ABC)**

The Approved Budget for the Contract (ABC) is **THIRTEEN MILLION PESOS ONLY (PhP 13,000,000.00)** inclusive of all taxes and duties. Failure to include the 12% VAT in the bid shall be a ground for automatic rejection of the bid.

The ABC shall be the upper limit or ceiling for the Bid Price. Any bid with a financial component exceeding this amount shall not be accepted and shall be automatically rejected at opening of the financial bid.

**IX. IMPLEMENTATION ARRANGEMENTS / ASSISTANCE TO BE PROVIDED BY THE MWSS**

**The MWSS shall:**

1. Provide any available as-built plans for reference of the Contractor.
2. Conduct kick-off meeting to discuss details in undertaking the scope of work and work schedule and to establish coordination flow process.
3. Provide access, authorization and clearance to the building work area in coordination with the current lessee/occupant of the premises.
4. Directly monitor the Contractor's progress.
5. Review and approve all documents submitted by the Contractor.

**The Contractor shall:**

1. Ensure availability of adequate supplies, personnel, materials and equipment necessary to perform its functions.
2. Submit a signed non-disclosure agreement.
3. Receive guidance and report directly to the Office of the Deputy Administrator for Engineering and Technical Operations

**X. CONSTRAINTS**

The following constraints shall apply:

1. The Contractor must not have been involved in the preparation of the Terms of Reference of this undertaking;
2. The provisions of Section 47 (Disclosure of Relations) of the 2016 IRR of RA 9184 shall apply to all personnel of the Contractor;
3. No employer-employee relationship shall exist between MWSS and the Contractor and its team members.



## XI. RESERVATION:

MWSS reserves the right to cancel or modify this TOR or any other issuances, to refuse to accept or consider any proposal for any cause or reason, or otherwise not to proceed with the engagement of this contractor.

## XII. MATERIAL MINIMUM SPECIFICATIONS

The minimum specifications for the following materials are as follows:

MATERIAL	MINIMUM SPECIFICATIONS
Roofing	Pre-painted, 0.6 mm thick, Stile Type
Ceiling Board	<ul style="list-style-type: none"><li>PVC Ceiling Panel, 7 mm thick minimum with appropriate end profiles</li><li>Pre-painted, 0.6 mm thick, Spandrel Type</li></ul>
Ceiling Frame	Metal Furring (32 mm x 51 mm)
Fascia Board	1" x 8" Hardi-Senepa
CR and Shower Doors	<ul style="list-style-type: none"><li>Single Hinged PVC Type with Complete Accessories</li><li>Wooden Bar Door with complete accessories(Cubicle at Common Restrooms)</li><li>Sliding Glass Doors with complete accessories and glass panel of 3/8" thick (Shower)</li></ul>
Main Door	Glass door with two fixed outer panels and hinged double glass door with frost design and complete accessories
Kitchen and Bedroom Doors	Thick RG Plywood Facing with complete accessories
Sliding Doors	½" glass thickness with frost design and complete accessories
Countertop	High Quality Granite Slab of at least 20 mm thick
Window Frame	Analok (Dark-Brown Colored)
Flooring	<ul style="list-style-type: none"><li>150 mm x 800 mm Porcelain Wood Tiles (Conference Rooms, Foyer)</li><li>400 mm x 400 mm Granite Tiles (Comfort Rooms walls and floors). Use non-skid tiles for floors.</li><li>400 mm x 400 mm Granite Tiles (Office Rooms)</li><li>600 mm x 600 mm Stone-Finish Tiles (Viewing Deck, Stair hall, Corridor)</li><li>600 mm x 600 mm Terrazzo Floor Tiles (Kitchen and adjacent storage)</li></ul>
Canopy	<ul style="list-style-type: none"><li>Clear Polycarbonate Sheet, 1 mm thick</li><li>2" GI Pipe Schedule 40</li><li>2" x 2" Tubular Steel, 1.2 mm and 2 mm thick</li><li>½" Roof Flashing of standard specifications</li><li>3" x 3" Angle Bars, 1.4" thick</li></ul>
Roller Combination Blinds	Woven Polyester (of matching color with the wall painting and floor tiles) with Stainless Steel Chain and Bracket Covers.
Trellis	2" x 3" Tubular Aluminum, Wood-Stained and Painted
MWSS Logo	0.4 meter diameter Mirrorized Stainless Steel
Furnitures	<b>N/A</b>
Cabinets	<i>See Scope of Work</i>
Electrical Appliances	<i>See Scope of Work</i>

Plumbing Fixtures	<ul style="list-style-type: none"> <li>• <b>Water Closet:</b> Tank-type, Close-coupled, Elongated Water Closet with complete accessories and fittings</li> <li>• <b>Lavatory:</b> Wall-hung Type and Countertop Basin with complete accessories and fittings</li> <li>• <b>Floor Drain:</b> Stainless steel, 100 mm x 100 mm</li> <li>• <b>Showerhead:</b> Stainless with individual water heater and complete accessories and fittings</li> <li>• <b>Kitchen Sink, Bar Sink:</b> 8 mm thick, single bowl stainless steel with complete accessories and fittings</li> <li>• <b>Towel Bars, Soap Holder and Tissue Holder:</b> Stainless Steel</li> <li>• <b>Floor Drain:</b> Stainless steel, 4" x 4"</li> </ul>
Pipes (Water and DWV)	PVC.
Electrical Wires	Stranded THHN or THW electrical wires, PVC flexible electrical conduit.
Panel Board	Rail Type Circuit Breaker in NEMA1 ABS Plastic Enclosure
Air-conditioning Units	<ul style="list-style-type: none"> <li>• 1.0 HP Window Type (MWSS to supply )</li> <li>• 8 Tons Floor Standing Air conditioner (MWSS to supply )</li> </ul>

All materials shall be subject to approval of the MWSS before procurement by the contractor. Samples shall be submitted.

### XIII. BILL OF QUANTITIES

Bill of Quantities					
Item No.	Description	Qty.	Unit	Unit Price	Total Amount
<b>I. General Requirements</b>					
a)	Mobilization / Demobilization	1	L.S.	0.00	0.00
b)	Environment, Safety and Health Provision	1	L.S.	0.00	0.00
c)	Temporary Facilities	1	L.S.	0.00	0.00
d)	Project Management and Supervision	1	L.S.	0.00	0.00
<b>II. Architectural</b>					
a)	Removal of existing Roofing and install new Gauge 24 (Stile Type, Colored Blue) Pre-Painted GI Roofing including accessories and consumables.	1	L.S.	0.00	0.00
(1)	Upper Roof, Main Building	344	m <sup>2</sup>	Included in the Lump Sum amount.	
(2)	Lower Roof, Office Rooms, and Carport area	152	m <sup>2</sup>		
b)	Repair or replace deteriorated wooden roof shingles, rafters, purlins, and ceiling joist if necessary and apply wood preservatives.	1	L.S.	0.00	0.00

Bill of Quantities					
Item No.	Description	Qty.	Unit	Unit Price	Total Amount
c)	Replace all ceiling boards with PVC Ceiling Panel and metal spandrel as indicated on the drawings.	1	L.S.	0.00	0.00
(1)	PVC Ceiling Panel for the indoor and at the ground floor canopy entrance; and	796	m <sup>2</sup>	Included in the Lump Sum amount.	
(2)	Pre - painted metal spandrel for the slanted outdoor ceiling facing the dam	294	m <sup>2</sup>		
d)	Removal and replacement with Customized Modular Cabinets on bedroom, kitchen and conference rooms.	1	L.S.	0.00	0.00
e)	Replacement of existing countertop and backsplash with granite for both common restrooms at ground level.	1	L.S.	0.00	0.00
f)	Replacement of existing countertop and backsplash on the following:	1	L.S.	0.00	0.00
(1)	Kitchen Counter	6.36	m <sup>2</sup>	Included in the Lump Sum amount.	
(2)	Service table in the kitchen	1.44	m <sup>2</sup>		
(3)	Center table in the kitchen	1.5	m <sup>2</sup>		
g)	Repair and refurbishing of the bar counter:	1	L.S.	0.00	0.00
(1)	Install granite slab countertop.	4.01	m <sup>2</sup>	Included in the Lump Sum amount.	
(2)	Replace bar sync faucet and accessories.	1	L.S.		
h)	Replace all doors at ground floor and second floor complete with hardware and accessories with the following:	1	L.S.	0.00	0.00
(1)	PVC Door with complete accessories for all T&B of bedrooms.	7	pc.	Included in the Lump Sum amount.	
(2)	Glass door with two fixed outer panels and hinged double glass door with frost design and complete accessories for the main entrance door.	1	pc.		
(3)	Flush doors at all bedrooms, cubicle, and ground floor restrooms.	20	pc.		

Bill of Quantities					
Item No.	Description	Qty.	Unit	Unit Price	Total Amount
(4)	Sliding Glass Doors for Shower with complete accessories.	5	pc.		
i)	Restore/replace re-paint all aluminum frames (analok) of all windows and sliding doors for first and second levels. Replace gaskets and rollers if necessary.	1	L.S.	0.00	0.00
j)	Removal and replacement of all floor tiles with the following specifications:	1	L.S.	0.00	0.00
(1)	Wood Finish Porcelain Tiles (Location: Conference Rooms and Foyer)	270.88	m <sup>2</sup>		
(2)	Sanding, polishing and varnishing of existing wood parquet at second floor. Re-use wood parquet taken from ground floor (Location: Bedrooms)	182	m <sup>2</sup>		
(3)	Bathroom Ceramic Tiles (Location: T&B for bedrooms and common restrooms)	208.4	m <sup>2</sup>		
(4)	Epoxy Paint Coated Seamless Floor Finish (Location: Storage Areas, Carport)	76.94	m <sup>2</sup>		
(5)	Stone-Finish Non-Skid (Location: Viewing Deck, Stair hall, Corridor)	261.39	m <sup>2</sup>		
(6)	Terrazzo Floor Finish (Location: Kitchen and adj. Storage)	41.6	m <sup>2</sup>		
(7)	White Ceramic Tiles (Location: Office Rooms)	50.4	m <sup>2</sup>		
				Included in the Lump Sum amount.	
k)	Supply and install canopies at view deck of second floor bedroom verandas. See Plans for details.	1	L.S.	0.00	0.00
l)	Supply and installation of roller combination blinds for all glass doors and windows facing the dam.	1	L.S.	0.00	0.00
m)	Replacement of installed hanging pipes in the garden with wood-stained and painted aluminum trellis.	1	L.S.	0.00	0.00
n)	Installation of "MWSS GUEST HOUSE" sign and MWSS logo with a minimum diameter of 0.4	1	L.S.	0.00	0.00

Bill of Quantities					
Item No.	Description	Qty.	Unit	Unit Price	Total Amount
	meters. Materials shall be for approval by the MWSS.				
o)	Provision of furnitures. ( MWSS supplied, direct purchase to suppliers)				N/A
p)	Raising for the floor elevation of all the inside finished floor by at least two (2) inches relative to the finished floor elevation of the outside floors.	1	L.S.	0.00	0.00
<b>III. Plumbing</b>					
a)	Supply and install new plumbing materials and fixtures on all restrooms and bedrooms. Plumbing fixtures include cold water lines, water closet, lavatory, faucet, showerhead, towel bars, soap and shampoo holder, bidet, urinal, kitchen sink and mirrors. Existing lines shall be condemned and left in place. See Material Minimum Specifications for details.	1	LS	0.00	0.00
b)	Supply and installation of new sanitary and drainage lines, waste and vent lines, and manholes. Existing lines shall be condemned and left in place.	1	L.S.	0.00	0.00
<b>IV. Electrical</b>					
a)	Supply and install of new electrical wiring systems, panel boards, bus bars, breakers, etc., for the building including external areas. Cost includes the following: -Testing and commissioning -Replacement of all switches and wall outlets -Replacement of all lighting fixtures and bulbs -Installation of wall lanterns at columns of viewing deck ground floor.	1	L.S.	0.00	0.00
b)	Provision for TV outlets on the following rooms:	1	L.S.	0.00	0.00
(1)	Television outlets at Dining and Game Room	2	pc.	Included in the Lump Sum amount.	

Bill of Quantities					
Item No.	Description	Qty.	Unit	Unit Price	Total Amount
(2)	Television outlets for bedrooms	5	pc.		
<b>V. Mechanical</b>					
a)	Block out provision for floor standing air – conditioning units in Conference Rooms at the ground floor.	1	L.S.	0.00	0.00
b)	Supply and install of exhaust system in the kitchen.	1	L.S.	0.00	0.00
<b>VI. Painting</b>					
a)	Re-varnish all existing carved rafters, handrails, and varnish finish of the guesthouse, entrance foyer, handrail, and stairs.	1	L.S.	0.00	0.00
b)	Painting of indoor and outdoor walls and ceilings of the building.	1	L.S.	0.00	0.00
c)	Painting of beams and girders by adopting monochromatic colors as approved including removal of nylon ropes on decorative beams in the dining area.	1	L.S.	0.00	0.00
<b>VII. Landscaping</b>					
a)	Includes installation of carabao grass, decorative stones, decorative garden lights, outdoor furniture and other ornamental plants.	1	L.S.	0.00	0.00
b)	Includes installation of rock garden under stairs and indoor plants at conference rooms, entrance door, foyer, office rooms, and carport.	1	L.S.	0.00	0.00
<b>VIII. Waterproofing Works</b>					
a)	Apply waterproofing materials on the following:	1	L.S.	0.00	0.00
(1)	Entrance Ceiling / Roof Deck	91.00	m <sup>2</sup>	Included in the Lump Sum amount.	
(2)	Concrete Gutter	92.00	m <sup>2</sup>		
(3)	Viewing Deck	243.00	m <sup>2</sup>		
<b>IX. Pest Control</b>					
a)	Includes general pest control from inspection, identification, recommendation, treatment and evaluation.	1	L.S.	0.00	0.00
<b>X. Testing and Commissioning</b>					

Bill of Quantities					
Item No.	Description	Qty.	Unit	Unit Price	Total Amount
a)	Include the required testing and commissioning of electrical, mechanical, water piping and plumbing components of the rehabilitation works.	1	L.S.	0.00	0.00
<b>XI. Clearing and Disposal Works</b>					
a)	Include site clearing, restoration of damage items during the construction works and disposal of construction debris at contractor's disposal area.	1	L.S.	0.00	0.00
<b>XII. Provisional Sum</b>					
	This item covers some changes from the contract scope of work that may be deemed necessary as instructed by MWSS Representative.	1	L.S.	2,000,000.00	2,000,000.00

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(END OF TOR)

