



Republic of the Philippines
Department of Health
SOUTHERN PHILIPPINES MEDICAL CENTER
J.P. LAUREL Ave., Bajada, Davao City



PROJECT REQUIREMENTS/PARAMETERS

Project Title: **DESIGN AND BUILD OF 2-STOREY PATIENTS ASSISTANCE AND MEDICAL SOCIAL SERVICES BUILDING**

Location: SPMC COMPOUND, J.P. LAUREL AVE., BAJADA, DAVAO CITY

Scheme: DESIGN & BUILD

Project Duration: 200 CALENDAR DAYS

General Parameter: 2 – STOREY WITH ROOF DECK AND OUTDOOR PARKING

Specific Requirements:

1. Details of the design shall include, but not limited to, the following requirements (Total Floor Area = 740 sq.m.):

I. GROUND FLOOR: Total Floor Area = 270 sq.m.

1.1 PATIENTS ASSISTANCE DESK (PAD OFFICE)

- A. PUBLIC TRANSACTION COUNTERS (ATLEAST 4 COUNTERS)
- B. EMPLOYEES TRANSACTION COUNTERS (ATLEAST 2 COUNTERS)
- C. SERVER ROOM
- D. ELECTRICAL ROOM (ATLEAST 2M X 1.5M DIMENSIONS)
- E. TOILET (MALE & FEMALE)
- F. EMPLOYEES ENTRANCE/EXIT (ATLEAST 2)
- G. SECTION HEAD OFFICE (WITH TOILET)
- H. STAIRS (ACCESS TO SECOND FLOOR)
- I. PROCESSORS AREA
- J. LADDER (ACCESS TO ROOF DECK)

1.2 SOCIAL SERVICES

- A. PUBLIC TRANSACTION COUNTERS (ATLEAST 4 COUNTERS)
- B. EMPLOYEES TRANSACTION COUNTERS (ATLEAST 2 COUNTERS)
- C. SERVER ROOM
- D. ELECTRICAL ROOM (ATLEAST 2M X 1.5M DIMENSIONS)
- E. TOILET (MALE & FEMALE)
- F. EMPLOYEES ENTRANCE
- G. SECTION HEAD OFFICE (WITH TOILET)
- H. STAIRS (ACCESS TO SECOND FLOOR)
- I. PROCESSORS AREA

- J. LADDER (ACCESS TO ROOF DECK)
 - 1.3 CONGRESSIONAL DISTRICT OFFICE
 - A. PUBLIC TRANSACTION COUNTERS (ATLEAST 3 COUNTERS)
 - 1.3 PUBLIC SPACE
 - A. COMMON WAITING AREA
 - B. PUBLIC TOILETS (WITH PWD PROVISIONS)
 - C. RAMPS AND WALK WAYS (WITH PWD PROVISIONS)
- II. **SECOND FLOOR: Total Floor Area = 270 sq.m.**
 - 2.1 PATIENTS ASSISTANCE DESK (PAD OFFICE)
 - A. OFFICE AREA
 - B. CONFERENCE ROOM
 - C. STOCK/ SUPPLY ROOM
 - D. PANTRY
 - E. TOILET (MALE & FEMALE)
 - F. STAIRS (ACCESS TO GROUND FLOOR)
 - 2.2 SOCIAL SERVICES
 - A. OFFICE AREA
 - B. CONFERENCE ROOM
 - C. EMPLOYEES LOUNGE
 - D. PANTRY
 - E. TOILET (MALE & FEMALE)
 - F. STAIRS (ACCESS TO GROUND FLOOR)
 - G. STOCK/SUPPLY ROOM
 - 2.3 COMMON AREA
 - A. BALCONY (OPEN AIR)
- III. **ROOF DECK: Total Floor Area = 50 sq.m.**
 - 3.1 WATER TANK AREA
 - A. WATER TANK PLATFORM
 - B. LADDER/STAIRS ACCESS TO LOWER FLOOR
- IV. **GROUND FLOOR OUTDOOR PARKING SPACE: Total Floor Area = 150 sq.m.**
 - 3.1 4-WHEELED VEHICLES PARKING (WITH PWD PROVISIONS)
 - 3.2 2-WHEELED VEHICLES PARKING (MOTORCYCLE/BYCYCLES)

2. Design Output & Plans:

a. Architectural Requirements

i. Plans

1. Perspective, Vicinity Map, & Site Development Plan
2. Floor Plans with Area Tabulation & Schedule of Finishes
3. Elevations & Sectional Views with Specifications
4. Reflected Ceiling Plans
5. Schedule of Doors & Windows
6. Stairwell Detailed Plans, Elevations & Sections
7. Building Elevations & Sections
8. Detailed Plans of Comfort Rooms
9. Detailed Plans of Counters & Cabinets

ii. Specifications

b. Structural Requirements

i. Structural Analysis & Design Report

1. Superstructure: Steel, Reinforced Concrete, or Composite Framing
2. Substructure: Reinforced Concrete Foundation

ii. Plans

1. Construction Notes
2. Foundation Plan & Details
3. Schedule of Columns with Details
4. Schedule of Beams with Details
5. Floor Framing Plans
6. Schedule of Floor Slabs with Details
7. Roof Framing Plan & Details

c. Electrical Plans

i. General Notes & Standard

ii. Specifications

iii. Lighting Layout

iv. Power Layout

v. Schedule of Electrical Load and Design Computation

vi. Single Line Riser Diagram

vii. Generator Set and Design Computation

viii. Auxiliary System

1. Structural Cabling / LAN Layout
2. Telephone/PABX System
3. Security/CCTV System
4. Fire Alarm System
5. Public Address Paging System

d. Mechanical Plans

i. General Notes & Standards

ii. Specifications

iii. Fire Protection System & Fixtures

1. Fire Sprinkler Protection Plans & Details
2. Water Storage Tank Plan & Details
3. Piping & Instrumentation Diagram Design Layout

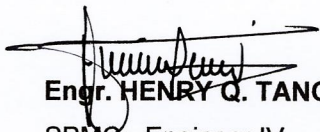
iv. Air-conditioning System

1. Air-conditioning system Layout per Floor
2. Detail of Mechanical Fixtures
3. Schedule of Loads of Mech. Fixtures
4. Piping & Instrumentation Diagram Design Layout

e. Plumbing Plans

- i. General Notes & Standards
- ii. Specifications
- iii. Waterline Layout
- iv. Sanitary & Drainage Layout
- v. Isometric Layout
- vi. Septic Vault Plans & Details
- vii. Catch Basin Plans & Details
- viii. Rain Water Catchment
- ix. Overhead/Elevated Tanks

Prepared and Submitted By:

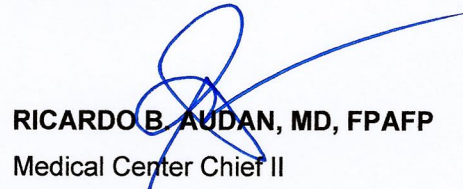


Engr. HENRY Q. TANCIO

SPMC - Engineer IV

Engineering & Facilities Management Head

Approved by:



RICARDO B. AUDAN, MD, FPAFP

Medical Center Chief II

Southern Philippines Medical Center

Recommending Approval
Checked By:



Atty. OSCAR P. MATA

SPMC - Chief Admin Officer

Southern Philippines Medical Center



Project : **DESIGN AND BUILD OF A 2 STORY PATIENTS ASSISTANCE AND MEDICAL SOCIAL SERVICES BUILDING**

Owner : SOUTHERN PHILIPPINES MEDICAL CENTER

Location : SPMC Cpd., J.P. Laurel Ave., Bajada, Davao City

Subject : SCOPE OF WORK

1.0 PROJECT SUMMARY:

1.1 This project requires the following activity:

- 1.1.1 Architectural and Engineering Design
- 1.1.2 Mobilization and Demobilization
- 1.1.3 Demolition and Clearing
- 1.1.4 General Requirements
- 1.1.5 Benefits, Health and Safety Program
- 1.1.6 Site Works
- 1.1.7 Structural Works
- 1.1.8 Architectural Works
- 1.1.9 Carpentry Works
- 1.1.10 Roofing and Ceiling Works
- 1.1.11 Plumbing & Sanitary Works
- 1.1.12 Electrical Works
- 1.1.13 Mechanical Works
 - 1.1.13.1 Automatic Sprinkler System
 - 1.1.13.2 Ventilation and Air-condition Systems
- 1.1.14 Electronic and Communication Works
 - 1.1.14.1 Communication System
 - 1.1.14.2 Fire Detection and Alarm System
 - 1.1.14.3 CCTV Systems
 - 1.1.14.4 CATV/MATV System

1.2 The work requires the furnishing of all labor, supervision, administration and management, supply of equipment, tools and services necessary for the satisfactory and expeditious completion of the Project.

2.0 PROJECT DESCRIPTION:

- 2.1 The work shall be carried out strictly in accordance with the requirement of the Work Orders attached as required by the Proponent.
- 2.2 The Project shall be carried out in all respect to the requirements of the Contract Documents and applicable Philippine Standards, Code and Specifications.

3.0 GENERAL SCOPE OF WORK:

3.1 VERIFICATION OF DIMENSION

Authorized Contractor's personnel shall visit the project location of the above-mentioned Work Orders to familiarize themselves with all details of the work and working conditions and to verify all the stated Project requirements with the Proponent. Contractor shall advise **SOUTHERN PHILIPPINES MEDICAL CENTER's** project representative of any perceived discrepancy before performing any work.

3.2 WORK ORDER AND WORK DESCRIPTION

3.2.1 ARCHITECTURAL AND ENGINEERING DESIGN

- a. The Designer/Contractor shall follow the required design parameters provided by the SPMC design and build committee / technical working group
- b. The Designer/Contractor shall submit the complete detailed architectural and engineering design to SPMC-EFM / Design and build committee for approval prior to implementation.
- c. The Designer/Contractor shall submit and present the proposed design to SPMC-EFM / Design and build committee and the end-user for approval.
- d. The contractor shall be responsible for processing all necessary government permits for the construction of the proposed facility and submit as-built plans after completion.

3.2.2 MOBILIZATION / DEMOBILIZATION

- a. The Contractor shall be responsible for the mobilization of its construction equipment upon the Commencement of construction activities.
- b. The Contractor shall be responsible for the demobilization of its construction equipment upon project completion.

3.2.3 DEMOLITION AND CLEARING

- a. The Contractor shall be responsible for the demolition and clearing of existing building (store) and perimeter fence on the designated site.
- b. The Contractor shall be responsible for any damage they cause during demolition and excavation.
- c. The Contractor shall clear the unnecessary stockpile and debris within the construction area.
- d. The Contractor shall clear all the construction materials and equipment upon project completion.

3.2.4 GENERAL REQUIREMENTS

- a. Construction of temporary offices and storage, location of temporary offices shall be as approved by the proponent.
- b. Construction of temporary offices and storage areas shall be made of veneer & good lumber only, except for flooring.
- c. The Contractor shall process and provide the necessary technical documents for the above-mentioned project. Technical documents shall include the approved building permits necessary to start the project.
- d. The Contractor shall provide temporary perimeter fence or enclosure to secure the construction area and provide a proper construction signage/tarpaulin base on DOH standard prior to the commencement of the project.
- e. The Contractor shall process and provide the approved occupancy permit before endorsing the project to SPMC and submit as-built plans after the completion of the project.
- f. The Contractor shall ensure the visibility of warning devices and signs in the project site.
- g. The Contractor shall be responsible for the training and orientation of its personnel regarding the implementation of health and safety program.

- h. The Contractor shall be responsible for temporary electricity and water connection and the corresponding consumption for the duration of the construction.
- i. The Contractor shall assign the following technical personnel per project base on organizational chart:
 - i. At least One Project Engineer
 - ii. At least One Foreman
 - iii. At least One Materials Engineer
 - iv. At least One Project Manager
 - v. Labor Force

3.2.5 BENEFITS, HEALTH and SAFETY PROGRAM

- a. The contractor shall ensure all personnel must be provided with their appropriate Personal Protective equipment (PPE) as per DOLE D.O. 13.
- b. The contractor shall ensure the visibility of warning devices and signs in the project site.
- c. The contractor shall be responsible for the training and orientation of its personnel regarding the implementation of health and safety program.
- d. The contractor shall provide its personnel the required Fringe benefits such as SSS and Phil Health minimum contributions and must provide the proponent with the official receipt (certified photo copy) as proof of payment.
- e. The contractor shall ensure to follow COVID-19 Related Health & Safety protocols.

3.2.6 SITE WORKS

- a. Excavation for Column footing, wall footing, water lines, sanitary lines, sewer lines, drainage system and septic tank.
- b. Supply and delivery of materials and backfilling of well graded soil and compaction.
- c. Staking and layout of the building footprint.
- d. Supply and delivery of materials, and gravel bedding for footings and infill slab.
- e. Disposal, clearing and hauling of construction debris.

3.2.7 STRUCTURAL WORKS

- a. Supply and delivery of materials, fabrication, erection, installation and removal of formworks.
- b. Supply and delivery of materials, fabrication and installation of Reinforcing steel bars.
- c. Supply and delivery of materials, fabrication, erection and installation of structural concrete footing, tie-beams, slab on fill (including parking lot), columns, girders, floor beams, roof beams and suspended slab
- d. Supply and delivery of materials, fabrication, erection and installation of hospital ramp.\
- e. Testing of Structural Works:
 - i. Concrete and Steel strength Test

3.2.8 ARCHITECTURAL WORKS

- a. Supply and delivery of materials and installation of CHB wall partitions as per plan.
- b. Supply and delivery of materials and plastering of CHB walls as per plan.
- c. Supply and delivery of materials and installation of floor and wall tiles as per plan.
- d. Supply and delivery of materials, fabrication and installation of glass on aluminum windows and doors, flush and sliding doors.
- e. Supply and delivery of materials, fabrication and installation of tempered glass panel doors and curtain walls.
- f. Supply and delivery of materials and painting of interior walls, exterior walls, and ceiling.

3.2.9 CARPENTRY WORKS

- a. Supply and delivery of materials, fabrication, and installation of fixtures, shelves, hanging cabinets and counters.
- b. Supply and delivery of materials, fabrication, and installation of panel doors and its accessories.

3.2.10 ROOFING AND CEILING WORKS

- a. Supply and delivery of materials, fabrication and installation of Pre-painted G.I. Rib-type Long span roofing
- b. Supply and delivery of materials, fabrication and installation of Pre-painted G.I. Gutter and Flashing.
- c. Supply and delivery of materials, fabrication and installation of roof framing (steel trusses, struts and C-purlins).
- d. Supply and delivery of materials, fabrication and installation of pvc ceilings.
- e. Leak Testing for roof.

3.2.11 PLUMBING AND SANITARY WORKS

- a. Supply and delivery of materials, fabrication, erection and installation of downspouts and storm drainage system.
- b. Supply and delivery of materials and installation of lavatory or sink for all Anterooms, Section head Office toilet rooms.
- c. Supply and delivery of materials and installation of faucet for every toilet cubicle.
- d. Supply and delivery of materials, fabrication and installation of sanitary lines.
- e. Supply and delivery of materials, fabrication and installation of waterlines.
- f. Supply and delivery of materials and installation of toilet fixtures and accessories.
- g. Supply and delivery of materials and construction of septic tank and catch basin.
- h. Supply and delivery of materials and construction of rainwater harvesting tank system including water pump and cistern tank.
- i. Supply and delivery of materials and construction of potable water tank system including water pump and cistern tank.
- j. Supply and delivery of materials and installation of membrane waterproofing of roof deck.
- k. Leak Testing for all waterlines and sanitary lines.

3.2.12 ELECTRICAL WORKS

- a. Supply and delivery of materials and installation of standard roughing ins.
- b. Supply and delivery of materials and installation of standard wires and cables.
- c. Supply and delivery of materials and installation of standard panel boards and circuit breakers, including labelling/tagging of circuit assignments.
- d. Supply and delivery of materials and installation of standard lighting system including emergency lights.
- e. Supply and delivery of materials and installation of standard electrical power system and hardware accessories.
- f. Supply, delivery of materials and installation of standard telephone/PABX and data systems.
- g. Supply, delivery of materials and installation of standard Lightning Protection System.
- h. Supply, delivery of materials and installation of standard Grounding System.
- i. Supply, delivery of materials and installation of standard ventilation equipment.
- j. Supply, delivery of materials and installation of Internet and Information Technology Connectivity.
- k. Testing of electrical system (Must passed with the standard value/parameter)
- l. Insulation Resistance Test
- m. Ground Resistance Test
- n. Continuity Test
- o. Operational Test
- p. Phase Balancing Check and Correction

3.2.13 MECHANICAL WORKS

3.2.13.1 Automatic Sprinkler System

- a. Supply and delivery of materials, fabrication and installation of complete standard fire sprinkler system (use B.I. Pipes treated with corrosion inhibitors).
- b. Supply and delivery of materials and installation of fire alarm components.
- c. Supply and delivery of materials and installation of standard fire hose cabinets and fire extinguishers including complete accessories.
- d. Supply and delivery of materials, and installation of standard Fire Pump, and Jockey Pump.
- e. Supply and delivery of materials and construction of Pump House.
- f. Supply and delivery of materials and construction of Cistern/Tank (as source) for Fire Protection System.
- g. Pressure testing.

3.2.13.2 Ventilation and Air-condition Systems

- a. Supply and delivery of materials and installation of copper pipe run system and moisture protection system.
- b. Supply, fabrication and installation of air-conditioning drainage system.
- c. Supply, delivery of materials and installation of Air handling units.
- d. Supply, delivery of materials and installation of filter system.
- e. Supply, delivery of materials and installation of ducting system.
- f. Supply, delivery of materials and installation of insulation system.
- g. Supply, delivery of materials and installation of Ventilation and Exhaust Systems and its accessories (Complete System).
- h. Testing of Mechanical System
 - Air Handling Units
 - Piping System
 - Pump System
 - Ventilation and Air-condition System and Ducting

3.2.14 ELECTRONIC AND COMMUNICATION WORKS

3.2.14.1 Communication Systems

- a. Supply, delivery of materials and installation of telephone and its accessories.

3.2.14.2 Fire Detection and Alarm System

- a. Supply, delivery of materials and installation of complete fire detection and alarm system and its accessories.

3.2.14.3 CCTV Systems and CATV/MATV System

- a. Supply, delivery of materials and installation of CCTV Systems and CATV/MATV System and its accessories.

3.3 TURN OVER

For the completion of the work, remove the rubbish from and about the building, all tools, scaffoldings and surplus materials / debris and turn over the building "broom clean" and ready for use.

3.4 TERMS & CONDITIONS

- A. Refer to Technical Specifications for additional information and details.
- B. Inspect and familiarize to site conditions to augment missing information not clearly shown in the Bidding Documents and Terms of Reference and secure site ***Inspection Certificate*** from City Engineer's Office (to be include in the Technical Component).
- C. Contractor/supplier/installer to supply labor and materials should have appropriate numbers and ratio of skilled and non-skilled manpower, tools & equipment with industry standards comparable quality and good operating condition, technical know-how and skills, and supervision expertise necessary to complete the project.
- D. Project duration: **180 calendar days** to cover the period required for design and plan preparation, materials ordering, delivery, construction/installation, testing and commissioning.
- E. The Cost Item: Construction Safety and Workers Safety and Health shall include provision of basic PPE to 10 TCP members and engineering assistant consisting of safety shoes, safety vests and hard hats; and provision of at least 12 pieces of stand-by ready spare hard hats to guests and authorities visiting the site for inspection. Wear COVID standard facemask and face shield.
- F. Submittals to include in the bid proposal as required in the Invitation to Bid, in addition, shall include as follows:
 - a) Pricing breakdown and derivation of unit costs:
 - a. Pricing breakdown in accordance with the Invitation to Bid and derivation of unit costs.
 - b) The cost estimates shall consider the following:

DIRECT COSTS

- a) General requirements such as: Temporary facilities, site protection requirements, temporary fencing, temporary access, etc.
- b) Construction Safety, Personnel/Workers Health and Safety requirements.
- c) Cost of Materials to include cost of sources, transport, handling, storage, tests, miscellaneous expenses, and allowances for wastage.
- d) Cost of labor, including salaries, wages, cost of living allowance, and all fringe benefits.
- e) Other miscellaneous and incidental expenses necessary for the construction of the project.

INDIRECT COSTS

- a. Overheads
 - b. Contingencies
 - c. Miscellaneous
 - d. Profit
 - e. Insurances and Bonds Premiums
 - f. Applicable Taxes
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- c) BOQ for Deferred Cost Items incorporating unit cost of materials, unit cost of labor, overhead, miscellaneous and profit and total unit cost per cost item.

G. Additional submittals of the winning bidder during the course of the construction to include among others:

1. Detailed shop drawings as required by Procuring Entity for proper execution of the works.
2. Submission of DOLE approved Construction Safety and Health Program for the project.
3. Submission of complete plans, drawings, and specifications before the day 1 of the project.
4. Detailed **As-Built** drawing indicating actual and factual locations and positions of utilities, tapping points, valves, manholes, concealed accesses, etc. in five (5) sets of hard copies and one (1) CD copy.
5. Testing and Commissioning tests results.
6. Manufacturer's product data sheets for all equipment installed.
7. Equipment control handsets, operating and maintenance manuals.

H. Certification/permit to operate issued by concerned authority/agency to warrant the end-user that the finish building and its equipment and utilities are safe to occupy and operate if applicable.

**4.0 APPROVED BUDGET FOR THE CONTRACT (ABC) -----Php(15,302,778.70) FIFTEEN MILLION
THREE HUNDRED TWO THOUSAND SEVEN HUNDRED SEVENTY EIGHTand 70/100 PESOS**


Prepared by:

ADHOC Planning and Technical Team

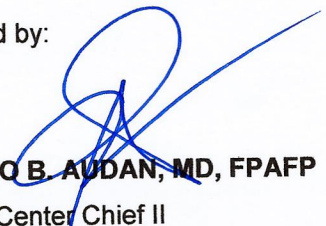
Reviewed and Noted by:


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Recommended by:


Atty. OSCAR P. MATA
Chief Admin Officer
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Approved by:


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Medical Center Chief II
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