

PROJECT	: REHABILITATION OF UP MINDANAO RESTROOMS
LOCATION	: UP MINDANAO CAMPUS, MINTAL, DAVAO CITY
CONTRACT DURATION	: 120 CALENDAR DAYS (C.D.)
TOTAL FLOOR AREA (TFA)	: 504.33 Sq.m.
APPROVED BUDGET FOR CONTRACT (ABC)	: 4,999,999.90

TECHNICAL SPECIFICATIONS

SCOPE OF WORKS

A. GENERAL

1. The Contractor/Project Administrator shall conduct thorough inspection and shall familiarize himself with the existing job site condition.
2. The Scope of Work shall include all works to implement the whole set of approved plans/working drawings, Bill of Quantities (BOQ) and specifications.
3. All items shown on the BOQ and not mentioned in the Specifications and plans and/or vis-à-vis shall be included. Discrepancies are to be verified with the Project Engineer.
4. Final Cleaning is a Prerequisite to Final Acceptance.
5. The contractor shall be responsible for the safety and safe working practices of its respective employees, servants and agents.
6. The owner may at any time without invalidating the Contract make changes by altering, adding to or deducting from the work as covered by the drawings, specifications and general scope in written instructions.
7. The scope of work shall include all additions necessary to implement the whole set of approved Plans/Working Drawings, BOQ and Specifications.
8. All permits and electrical connection fees required for this work shall be obtained by and at the expense of the contractor. The Contractor shall furnish the owner final certificates of Electrical Inspection and approval from the proper government authorities after the completion of the work.
9. All permits and water main line connection fees required for this work shall be obtained by and at the expense of the contractor.
10. The contractor shall prepare all paper works required by the approving authorities.

B. DE-CLOGGING & REPAIR OF EXISTING WATER & SANITARY PIPELINES

1. Remove first all existing fixtures like water closets, urinals, faucets and others.
2. Check and investigate the condition of the existing pipelines.
3. Use suction or pressure pump in de-clogging the sanitary pipelines.
4. Repair/replace damage pipelines.
5. Use PVC pipe Series 1000 for sanitary and G.I. or PPR or PE pipe for water.
6. Cover properly all open pipes after completion of the job to avoid entry of debris.

C. REPLACEMENT OF CEILING

1. Remove first the existing ceiling
2. Clear and clean the covered area
3. Install and use aluminum T-runners as ceiling frame. Adopt standard practice in installation.
4. 5mm thk. Fiber cement board shall be used as ceiling board
5. All ceiling boards shall be painted with white color. Paint shall be *Boysen* or its approved equal.
6. Painting (pls. refer to painting procedure)
7. All items including accessories shall be installed completely and properly.

D. REPAIR & REPLACEMENT OF PLUMBING FIXTURES

1. Remove first all existing fixtures.
2. Clear and clean the covered area.
3. Install all plumbing fixtures using the standard practice.

4. Water Closet shall be *American Standard* or its equal, medium-end model, water saver, push-type, dual flush, elongated, and of white color.
5. Urinal shall also be *American Standard* or its equal, medium-end model, with mini wash brook & strainer, white color, button-type manual time extended shut off valve, and urinal flush valve.
6. Hygienic spray or bidet shall be stainless steel.
7. Toilet tissue holder shall be stainless steel.
8. Under-counter lavatory shall be oval-shaped, ceramic, white color, *American Standard* or its equal.
9. Lavatory counter shall be polished marble.
10. Lavatory faucet shall be single handle, single hole, chrome plated brass, low flow 1.5gpm.
11. Bevelled Mirror shall be 6mm thk.
12. CR signages shall be acrylic or stainless steel.
13. All items including accessories shall be installed completely and properly.

E. REPLACEMENT OF DOORS & PARTITIONS

1. Remove/demolish first the existing doors & partitions.
2. Clear and clean the covered area.
3. Restore the affected/damaged area before installation.
4. Use 12mm thk. Solid Phenolic Core as toilet partition, 2000mm high with 150mm gap from the floor, solid color or wood pattern. Solid Phenolic doors and all other accessories shall be included. Adopt standard practice for the installation.
5. PVC Door shall be *Pretty PVC door* or its equal.
6. Door knob shall be *Kwikset* or its equal.
7. All items including accessories shall be installed completely and properly.

F. REPLACEMENT AND INSTALLATION OF ELECTRICAL FIXTURES

1. Remove first the existing electrical fixtures.
2. Clear and clean the covered area.
3. Install all electrical fixtures using the Standard practice.
4. Downlight shall be LED, 9W, round-type 75mm diam. Recessed-type, powder coated with aluminum housing and warm white color.
5. Electrical wire shall be THHN, 3.5mm², *Phelp Dodge* or its approved equal.
6. Switches & Outlets: shall be *Panasonic* or its approved equal.
7. Receptacles: all receptacles shall be hard plastic, *Omni* or its approved equal.
8. Lighting fixtures: shall be *Philips* or its approved equal.
9. Utility Boxes: shall be hard plastic, orange color, *Omni* or its equiv.
10. All items including accessories shall be installed completely and properly.

G. FLOOR RE-TILING

1. Clear and clean the covered area.
2. Install tile using the Standard practice.
3. Apply Tile adhesive additive, *Redifix* or its equal in all surfaces before installation.
4. Use 600mmx600mm Synthetic granite, rustic or matte finish, natural stone color.
5. Floor drain shall be 100mmx100mm, stainless steel or brass.
6. All items including accessories shall be installed completely and properly.

P. LABOR

It is understood that the work shall be done and executed in accordance to the good engineering methods and practices.

Q. COORDINATION

All works shall be coordinated with the Owner/Project Engineer for proper implementation of the Drawings and Specifications.

PAINTING PROCEDURE:

1. **Materials:** Use *Boysen* paints or its approved equiv.
2. All exposed finish hardware, lighting fixtures and other accessories shall be protected so as not to stain with paint and other painting materials prior to painting works.
3. Be sure that the covered area is clean and clear before painting.
4. Be sure that joints, cracks and holes are properly sealed using approved sealant before painting.

Metal Surface (New):

- a. 1st coat – Epoxy primer
- b. 2nd coat – Epoxy enamel
- c. 3rd coat – Epoxy enamel

Metal Surface (with existing paint):

- d. 1st coat – Epoxy enamel
- e. 2nd coat – Epoxy enamel

Concrete and Masonry (New)

- a. 1st coat – Primer
- b. 2nd coat – Patching compound (Cast)
- c. 3rd coat – top coat, flat/semi-gloss/gloss
- d. 4th coat – top coat, flat/semi-gloss/gloss

Concrete and Masonry (with existing paint)

- e. 1st coat – Patching compound (Cast)
- a. 2nd coat - top coat, flat/semi-gloss/gloss
- b. 3rd coat – top coat, flat/semi-gloss/gloss

Wood Surfaces (New)

- a. 1st coat – Primer
- b. 2nd coat – Patching compound (Cast)
- c. 3rd coat – top coat, flat/semi-gloss/gloss
- d. 4th coat – top coat, flat/semi-gloss/gloss

Wood Surfaces (with existing paint)

- a. 1st coat – Patching compound (Cast)
- b. 2nd coat – top coat, flat/semi-gloss/gloss
- c. 3rd coat – top coat, flat/semi-gloss/gloss