



SUBJECT: TERM OF REFERENCE FOR CONSTRUCTION OF DORMITORY BUILDING III – SENIOR HIGH PROGRAM

A. BACKGROUND

The Dormitory Building III- Senior High Program design shall consider relaxation and fun but at the same time be a Green building. It shall incorporate solar energy and natural lightings and ventilation and shall use sustainable building materials to reduce the impact of construction to the environment. The building shall follow the minimum specifications and standards set forth by the PSHS, National Building Code of the Philippines, Fire Code of the Philippines(R.A. 9514), and comply the minimum compliance requirements of the Accessibility Law (BP 344).

It is proposed to be a three-storey building of mixed construction materials complete with water system, communication system, sprinkler and smoke detector. The Dormitory should have the capacity of 84 students and have the following minimum component area; Office and reception area, 4-guest room, staff room, storage area, pantry and kitchen, washing area, study room, computer room and recreation area. Each floor should have a common shower room, toilet and lavatories. The place should be spacious and ergonomic enough to give dormers comfortable and fun experience. Also a pantry/kitchen and washing area shall be provided in each floor.

It should have a regular bedrooms (6mX4m) which can accommodate 6 dormers, each room should have three sets of twin customized bunk beds with built-in study corner and cabinets at the bottom part and a stair that can be turn into shoe cabinet leading to the bed on top area. Beds shall be complete with mattresses and beddings. The walls are painted in pastel color and a granite tiles for flooring. Each room shall have 4 sets of ceiling fan and shall utilize natural lightings and ventilation. All windows shall be provided with screen to prevent bugs, birds, other animals, and air-borne debris from entering the room, while permitting fresh air.

B. OBJECTIVES

One of the priority infrastructure projects of PSHS-SRC for 2017 is the Dormitory Building III for Senior High Program for scholars to have a comfortable place to reside. The school will be offering grades 10 -12 starting next school year thus expecting the increase of students' population due to Senior High Scholars.

C. SCOPE OF SERVICES

1. PRE-CONSTRUCTION PHASE

- a. Establish the General Size and Scope of the Project and its location on the site.
- b. Reconnaissance, Site Survey & Soil Investigations.
- c. Preparation of Detailed Building Plans, Architectural, Structural, Electrical, Sanitary/Plumbing, Mechanical Plans & other plans necessary to the project.

- d. Preparation of Bill of Quantities, Agency Cost Estimates & Detailed Cost Estimates based on the approved building plans.
- e. Preparation of Technical Specification for all the construction materials used based on the approved building plans.
- f. Preparation of Scope of Works of the project.
- g. Preparation of Structural/Design Analysis of the Building.
- h. Assistance and advice in securing bids, tabulation and analysis of bid results, and making recommendations on the award of construction contracts and in preparing formal contract documents.
- i. Preparation of supplementary drawings required to suit actual field conditions.

2. CONSTRUCTION PHASE

- a. Making periodic visits to check on the general progress of work, correct construction based on approved plans and quality of workmanship.
- b. Observing performance tests and start-up and making report.
- c. Conduct inspection and making of punch list.
- d. Making a final inspection and reporting of completed projects.
- e. Checking shop drawings submitted by contractors.

3. POST-CONSTRUCTION PHASE

- a. Conduct an inspection on the recorded punch list.
- b. Certify completion of works in accordance with the approved plans, specification and scope of works and recommend the issuance of certificate of completion after final inspection and acceptance.
- c. Assist PSHS-SRC and the contractor on the preparation and submission of all forms and supporting documents required by the concerned government agencies.
- d. Additional items during the post construction phase will be on final contract agreement.
- e. Checking as-built plans

D. REPORTS AND TIME SCHEDULE

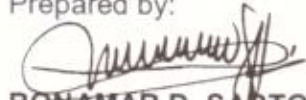
The Consultancy Firm shall prepare and submit the following reports:

1. Monthly Progress Reports
2. Monthly Updated Construction Schedules
3. Contract Time Extension Endorsement
4. Variation Order Endorsement
5. Updated Labor and Equipment Schedule
6. Updated PERT-CPM
7. Acceptance Documentary Requirements

E. DATA, LOCAL SERVICES, PERSONNEL AND FACILITIES (Provided by PSHS-SRC)

1. Preliminary drawings of the area (Site Development Plans)

Prepared by:



BONAMAR D. SARTO

Project Management Officer

Recommending Approval:



NICOLA ALLYZZA O. LAZARO

FAD Chief

Approved by:



CHUCHI P. GARGANERA, Ph.D.

Director III