

Procurement of a Service Provider for the Interim Operations and Maintenance (O&M) of the New Clark City (NCC) Sports Facilities under a Fifteen (15) - Month Service Contract

BID BULLETIN NO. 2

This Bid Bulletin clarifies the queries raised during the Pre-bid Conference on 14 May 2024 at 1:30 PM and from various queries received through email from the prospective bidders, as well as other matters relative to the above Project.

A. Queries/Questions from the Prospective Bidders

QUERY	CLARIFICATION
<p>1. Clarification on Single Largest Completed Contract (SLCC), whether the prospective bidder can submit two (2) separate contracts which comprises contracts for utilities and facilities, respectively.</p>	<p>No. The prospective bidder should submit two (2) similar completed projects with the facilities and utilities components.</p> <p>Compliance with the requirement for the Single Largest Completed Contract (SLCC) may be either of the following:</p> <ol style="list-style-type: none"> 1. If only one (1) completed contract, the project cost shall be equivalent to at least fifty percent (50%) of the ABC adjusted to current prices using the PSA's CPI; or 2. If two (2) similar contracts are completed, the aggregate amount of the two project costs shall be equivalent to at least fifty percent (50%) of the ABC adjusted to current prices using the PSA's CPI, and the <u>largest</u> of these similar contracts must be equivalent to at least Twenty-Five Percent (25%) of the ABC.
<p>2. Clarification on the prospective bidders if they'll indicate their ratings with their previous contract/s in word or in numbers specifically for the projects that will be included in the Single Largest Completed Contract (SLCC).</p>	<p>When submitting the Single Largest Completed Contracts from the last five (5) years, the prospective bidder must attach a certification from the client indicating at least a Satisfactory rating performance in words, of their operation and maintenance services.</p>
<p>3. Whether the prospective bidders can use an SLCC for a project with a complex property which is not mixed-use developments, buildings, and parks?</p>	<p>No. The contracts similar to the Project shall be: Property management or facilities management of an estate or complex with mixed-use developments, buildings, and parks.</p>

<p>4. Whether the template for the breakdown of cost for the mandatory benefits of the personnel such as Social Security System (SSS), PhilHealth, and Pag-IBIG will be provided.</p>	<p>The breakdown of cost for the following mandatory benefits of the personnel such as Social Security System (SSS), PhilHealth, and Pag-IBIG are already incorporated in the breakdown for personnel.</p> <p>For reiteration, the bidder shall use the attached Annex F form for the cost estimate.</p>
<p>5. Whether a standard template for the computation of the salary will be provided for the prospective bidders.</p>	<p>The prospective bidders should use the template provided in Annex F for the salary and costs estimates.</p> <p>The project is comprised of 1 Lot with four (4) components:</p> <ol style="list-style-type: none"> a. Direct Labor Cost b. Mandatory Remittances/Share to Government c. Maintenance Services/Contracts d. Maintenance Supplies, Tools, Equipment, Licenses/Permits
<p>6. Section VII. Technical Specifications/ Terms of Reference - Section VII. Approved Budget for the Services Par 5:</p> <p>The current minimum wage was fixed by the Regional Tripartite and Productivity Board in 2022. It may be possible that the minimum wage will be increased in the following months either by DOLE or the Congress, now contemplating a wage increase. If so, will the increase in minimum wage be considered an additional cost?</p> <p>Also, kindly note that the scenario of increase in minimum wage of main housekeeping personnel may also affect the current level of statutory/ mandatory benefits that the O&M service provider will have to shoulder.</p>	<p>No. the increase in the minimum wage throughout the contract period should already be considered in the final bid price.</p>
<p>7. BCDA's bank account details for the purchase of bidding documents</p>	<p>The prospective bidders may refer to the BCDA bank account details below if they will purchase the bidding documents:</p> <p>Account Name: Bases Conversion and Development Authority Account No.: 3902-1005-11 Bank Details: Land Bank of the Philippines (LBP) Branch: The Luxe Residences 28th Street cor 4th Avenue, Bonifacio Global City, Taguig City</p>

<p>8. Clarification whether the prospective bidders may request for a copy of the as-built plans for each property including elevation plans.</p>	<p>The As-Built Plan shall be provided to the Winning Bidder upon issuance of Notice to Proceed.</p>
<p>9. On the Subcontracts:</p> <p>a. Under Section 7.2-7.3 of the ITB, are subcontractors eligibility requirements should be submitted during the bid opening or can they be submitted on the prequalification stage?</p> <p>b. Under Section 5 of the ITB & Section 21.1 of the IRR of RA 9184, are subcontractors required to submit all the Class A legal, technical and financial documents?</p> <p>c. Under Section 23.1v of the IRR and RA 9184, are subcontractors required to submit an SLCC equivalent to 50% of the ABC of the whole project even if they are only a subcontractor and will only do a portion of the services?</p> <p>d. Under Section 23.4.1.4 of the IRR of RA 9184, how can the NFCC of the subcontractor be determined to be sufficient for the project? Is the basis of the whole ABC of the project or just the amount of the specific service that will be assigned to the subcontractor?</p>	<p>The subcontractors eligibility requirements are not required to be submitted during the submission/opening of bids. However, the subcontractors must submit their eligibility requirements to the implementing or end-user unit during contract implementation;</p> <p>No.</p> <p>No.</p> <p>In determining the NFCC of the subcontractor, the amount should at least be equal to the specific subcontracted price.</p>
<p>10. On the number of CCTV cameras & Access Controls that are included in the Terms of Reference.</p>	<p>The winning bidder shall provide maintenance service to the following in all areas included in the contract:</p> <ul style="list-style-type: none"> ● CCTV Cameras (Outdoor, Dome Type, etc.) - at least 150 pcs ● Access Controls - At Least 4 control rooms
<p>11. Clarification on the Number of Heat / Smoke detectors</p>	<p>The winning bidder shall provide maintenance service to the following in all areas included in the contract:</p> <ul style="list-style-type: none"> ● Smoke Detectors - at least 1400 pcs ● Heat Detectors - at least 70 pcs
<p>12. Clarification, if the prospective bidders are to purchase equipment for laundry, will there be a place for the equipment, washing area and drying area?</p>	<p>No area would be made available for the washing and drying of linens.</p> <p>As specified in the Technical Specifications for Laundry Service, item 8 of Annex E (MPSS), all</p>

	Linens must be collected and must be properly and satisfactorily laundered before returning to the property.
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B. Other Clarifications

- All annexes of the Bidding Documents is hereto attached:
[Annex A](#) - Map of the New Clark City Sports Facilities
[Annex B](#) - Minimum Requirement/Qualification for Key Personnel and Housekeeping Personnel
[Annex C](#) - Schedule of Manpower Requirements
[Annex D](#) - Schedule of Maintenance Supplies, Tools and Equipment Requirement
[Annex E](#) - Minimum Performance Standard and Specifications
[Annex F](#) - Detailed Cost Estimate

C. General Reminders

Please take note of the following schedule:

ACTIVITIES	DATE/SCHEDULE
Deadline for Request for Clarification, if any	18 May 2024 (Saturday)
Issuance of Bid Bulletin, if any	21 May 2024 (Tuesday)
Deadline for Submission of bid documents	28 May 2024 (Tuesday), 09:00 AM
Opening of Bids	28 May 2024 (Tuesday), 10:00 AM

The above changes further amend the bidding documents accordingly. **The Submission and Opening of Bids will be conducted face-to-face at the BCDA Corporate Center, 2nd Floor, Bonifacio Technology Center, 31st St. corner 2nd Ave, Bonifacio Global City, Taguig City.** However, the bidders may opt to attend online via Zoom. Meeting link will be provided upon a request by the prospective bidders to the BAC-G Secretariat through the e-mail address: bacgsecretariat@bcda.gov.ph.

For those attending in person, please consider the following guidelines:

- Attendees to the Pre-bid Conference and Opening of Bids are expected to follow the BCDA Health protocols; and
- Observers/representatives who show signs of COVID-19 related symptoms are not allowed to enter the BCDA premises.

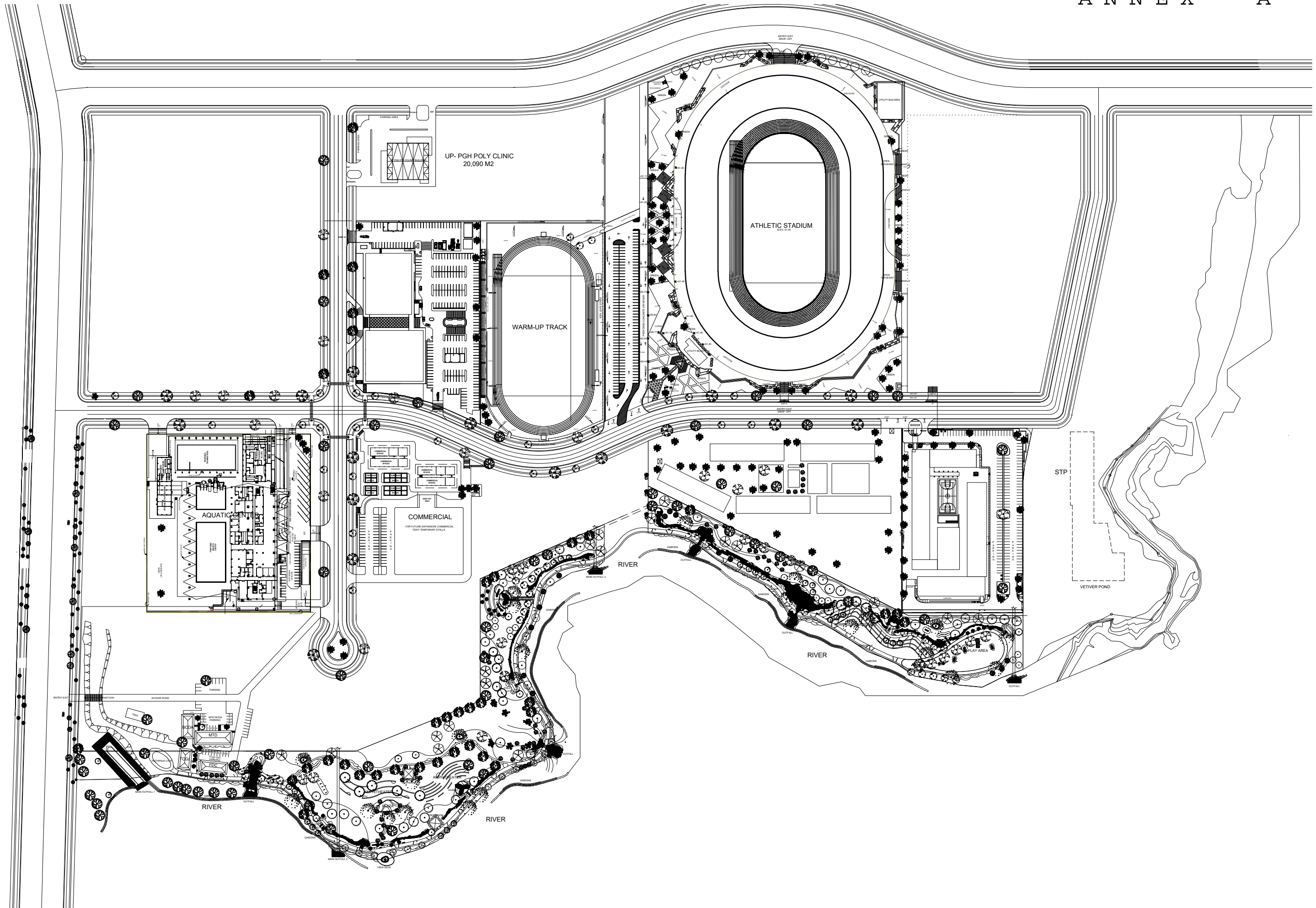
This Bid Bulletin is being issued pursuant to Sections 22.5.2 and 22.5.3 of the 2016 Revised Implementing Rules and Regulations of Republic Act No. 9184.

Issued on **21 May 2024**.

BIDS AND AWARDS COMMITTEE FOR GOODS

By:


ATTY. ELVIRA V. ESTANISLAO
Chairperson



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ANNEX B

MINIMUM REQUIREMENT/QUALIFICATION FOR KEY PERSONNEL AND HOUSEKEEPING PERSONNEL

Key and Housekeeping Personnel/Qualification Experience

No.	Positions	Number of Position	Minimum Duties and Responsibilities
1	<p>Facility Manager Qualification Requirements:</p> <ul style="list-style-type: none"> ● Must have at least 10 years' (or more) relevant experience in facilities management ● Must have a Bachelor's/College Degree in Engineering, Real Estate, or any related course 	1	<ul style="list-style-type: none"> ● Supervise all staff responsible for the maintenance and operations of the Facilities of the Property ● Supervise all staff responsible for housekeeping and maintained cleanliness of the Facilities of the Property ● Conduct regular meetings with maintenance and housekeeping services to discuss issues and concerns arising from the Facilities ● Ensure compliance with the MPSS and lead the preparation of monthly reports to be submitted to BCDA ● Recommend necessary repairs and maintenance works ● Attend to the administrative concerns of all contracted employees ● Perform other related duties as may be required by BCDA
2	<p>Deputy Facility Manager Qualification Requirements:</p> <ul style="list-style-type: none"> ● Must have at least 5 years' (or more) relevant experience in facilities management ● Must have a Bachelor's/College Degree in Engineering, Real Estate, or any related course 	1	<ul style="list-style-type: none"> ● Assist the Facilities manager in the supervision of all facilities staff responsible for the maintenance and operation of the Property ● Monitor the attendance and work of all the maintenance and housekeeping personnel ● Ensure compliance with the MPSS and lead the preparation of monthly reports to be submitted to BCDA ● Perform other related duties as may be required by BCDA
3	Registered Mechanical Engineer	1	<ul style="list-style-type: none"> ● Study all equipment manuals for each facility and

	<p>Qualification Requirements:</p> <ul style="list-style-type: none"> • Must be a Licensed Mechanical Engineer with at least 3 years' experience in facilities management 		<p>ensure that all facility equipment preventive maintenance programs are properly implemented</p> <ul style="list-style-type: none"> • Ensure that building equipment / facilities are in good condition and efficiently running • Conduct regular inspection of sites equipment and facilities and conduct regular reports to the Facilities Manager regarding the technical operations of the facilities • Make sure that all permits are up to date • Ensure that all concerns and issues regarding the Property are resolved immediately • Perform other related duties as may be required by BCDA
4	<p>Registered Electronics and Communication Engineer</p> <p>Qualification Requirements:</p> <ul style="list-style-type: none"> • Must be a Registered Electronics and Communication Engineer with at least 3 years' experience in facilities management 	1	<ul style="list-style-type: none"> • Study all equipment manuals for each facility and ensure that all facility equipment preventive maintenance programs are properly implemented • Ensure that building equipment / facilities are in good condition and efficiently running such as, among others, CCTV Systems, PA Systems, etc. • Conduct regular inspection of sites equipment and facilities and conduct regular reports to the Facilities Manager regarding the technical operations of the facilities • Make sure that all permits are up to date • Ensure that all concerns and issues regarding the Property are resolved immediately • Perform other related duties as may be required by BCDA
5	<p>Registered Electrical Engineer</p> <p>Qualification Requirements:</p>	1	<ul style="list-style-type: none"> • Study all equipment manuals for each facility and ensure that all facility equipment preventive maintenance programs are properly implemented

	<ul style="list-style-type: none"> Must be a Registered Electrical Engineer with at least 3 years' experience in facilities management 		<ul style="list-style-type: none"> Ensure that building equipment / facilities are in good condition and efficiently running Conduct regular inspection of sites equipment and facilities and conduct regular reports to the Facilities Manager regarding the technical operations of the facilities Make sure that all permits are up to date Ensure that all concerns and issues regarding the Property are resolved immediately Perform other related duties as may be required by BCDA
6	<p>Safety Officer</p> <ul style="list-style-type: none"> With at least 3 years' experience as Safety Officer 	1	<ul style="list-style-type: none"> Supporting the development of OHS policies and programs Advising and instructing on various safety-related topics (noise levels, use of machinery etc.) Conducting risk assessment and enforcing preventative measures Review existing policies and measures and update according to legislation Prepare reports on occurrences and provide statistical information Record and investigate incidents to determine causes
7	<p>Senior Technician (Foreman)</p> <p>Qualification Requirements:</p> <ul style="list-style-type: none"> Must have at least 5 years' relevant working experience 	1	<ul style="list-style-type: none"> Perform preventive maintenance on the facilities Monitor electrical and mechanical equipment within the Property Inspect building facilities to identify building maintenance needs Ensure that all concerns and issues regarding the Property are resolved immediately Perform other related duties as may be required by

			BCDA
8	Electrician Qualification Requirements: <ul style="list-style-type: none"> Must be a licensed Master Electrician or with Certification of TESDA NC II, with at least 3 years' work experience 	3	<ul style="list-style-type: none"> Conduct regular inspection and repair of facilities Ensure safety standards are observed and assist in performing preventive maintenance of the facilities Ensure that all concerns and issues regarding the Property are resolved immediately Perform other related duties as may be required by BCDA
9	Track & Field Maintenance Personnel Qualification Requirements: <ul style="list-style-type: none"> Must have at least 3 years' work experience 	4	<ul style="list-style-type: none"> Establish and maintain methods and procedures for operating, maintaining and cleaning the track and field within the NCC Athletics Stadium and Warm-up track to ensure compliance with standards Assist in inspection and Preventive Maintenance Check of within the NCC Athletics Stadium to detect materials needing repair or cleaning Knowledge of advanced athletic field re-sodding, re-grading, aerating, and topdressing procedures, techniques, and standards. Perform other related duties as may be required by BCDA
10	Swimming Pool Maintenance Personnel Qualification Requirements: <ul style="list-style-type: none"> Must have at least 3 years' work experience 	1	<ul style="list-style-type: none"> Establish and maintain methods and procedures for operating, maintaining, and cleaning pools within the NCC Aquatics Center and Athletes' Village to ensure compliance with health codes and standards Assist in inspection of filtering and plumbing systems in pools and adjacent areas and requests in structural or equipment repairs or replacement Assist in provision of swimming pool servicing duties such as testing and maintaining proper chemical balance of pool water, vacuuming and cleaning pools,

			<p>adjusting and lubricating pool equipment and backwashing pool filtering systems</p> <ul style="list-style-type: none"> • Perform other related duties as may be required by BCDA
11	<p>Painter Qualification Requirements:</p> <ul style="list-style-type: none"> • Must have at least 3 years' work experience 	3	<ul style="list-style-type: none"> • Perform tasks including painting and preventive maintenance repairs • Perform repairs on facilities, equipment or appliances • Perform other related duties as may be required by BCDA
12	<p>Mechanical/Air Conditioning Unit Technician Qualification Requirements:</p> <ul style="list-style-type: none"> • Must have at least 3 years' work experience 	3	<ul style="list-style-type: none"> • Perform regular maintenance work on cooling units and ensure that ventilation equipment and controls operate efficiently and continuously • Diagnose electrical and mechanical defects and malfunctions • Ensure that all concerns and issues regarding the Property are resolved immediately • Perform other related duties as may be required by BCDA
13	<p>Plumber Qualification Requirements:</p> <ul style="list-style-type: none"> • Must have at least 3 years' work experience 	4	<ul style="list-style-type: none"> • Perform regular maintenance work, leak detection, troubleshooting and repair of plumbing fixtures and equipment • Ensure proper care in the use and maintenance of equipment and supplies • Ensure that all concerns and issues regarding the Property are resolved immediately • Perform other related duties as may be required by BCDA
14	<p>Welder Qualification Requirements:</p>	2	<ul style="list-style-type: none"> • Provide support in the installation, preventive maintenance and repairs of fixtures and equipment

	<ul style="list-style-type: none"> • Must have at least 3 years' work experience 		<ul style="list-style-type: none"> • Ensure that concerns and issues regarding welding works are resolved immediately • Perform other related duties as may be required by BCDA
15	Carpenter/Mason Qualification Requirements: <ul style="list-style-type: none"> • Must have at least 3 years' work experience 	2	<ul style="list-style-type: none"> • Perform tasks including carpentry services and preventive maintenance repairs • Perform repairs on facilities, equipment, and appliances • Perform other related duties as may be required by BCDA
16	Landscape Gardener Qualification Requirements: <ul style="list-style-type: none"> • Must have at least 3 years' work experience 	4	<ul style="list-style-type: none"> • Maintain the grounds and gardens within the NCC Sports Facilities under minimum supervision • Trim shrubs and trees, water, feed, transplant, and remove weeds • Ensure that the soil is of the right quality and in good condition to grow the plants • Keep the plants healthy and nourished by soil cultivation, digging, forking, mulching, watering, raking, weeding, edging, pruning, bed preparation and planting • Always maintain the cleanliness of the gardening tools and equipment • Perform other related duties as may be required by BCDA
17	Audio Visual Technician Qualification Requirements: <ul style="list-style-type: none"> • Must have at least 3 years' work experience 	2	<ul style="list-style-type: none"> • Attend necessary maintenance, installation, repair and operation of the audio-visual and telecommunication equipment and/or related facilities • Ensure that all equipment related to audio-visual are operational and report needed repair • Provide assistance during events in setting up audio-visual equipment, including flashing of Welcome Banners

			<ul style="list-style-type: none"> Perform other related duties as may be required by BCDA
18	Lifeguard Qualification Requirements: <ul style="list-style-type: none"> Must have at least 3 years' work experience 	2	<ul style="list-style-type: none"> Opening and closing the pool each day according to the scheduled hours Closely monitor activities related to the pool area and identifying any safety issues and report any needed repairs Directing swimmers out of water in dangerous conditions Provide swimming lessons as may be required by BCDA Other related duties as may be required by BCDA
19	Gym Equipment Technician Qualification Requirements: <ul style="list-style-type: none"> Must have at least 3 years' work experience 	1	<ul style="list-style-type: none"> Plans and performs preventive maintenance and inspect of fitness equipment using an established schedule Transports, moves, assembles, and installs gym equipment and maintaining inventory of replacement parts and supplies, if needed Properly maintained and make necessary repairs of gym equipment Other related duties as may be required by BCDA
20	Receptionist Qualification Requirements: <ul style="list-style-type: none"> Must have at least 3 years' work experience Must have a Bachelor's Degree in HRM, or any related course 	4	<ul style="list-style-type: none"> Greet and receive clients who will be staying at the Athletes' Village Responsible for the smooth operation of the Front Desk for the Athletes' Village Handle the reservations of the rooms and amenity areas for guests staying at the Athletes' Village In-charge of documentation of all concerns, inquiries, complaints and needed assistance from the guests and ensure that all concerns will be handled by the

			<p>designated department</p> <ul style="list-style-type: none"> Assist in the housekeeping of the rooms, amenity areas, and reception area and ensure that all of these areas are in great condition to receive guests Perform other related duties as may be required by BCDA
21	<p>Administrative Staff Qualification Requirements:</p> <ul style="list-style-type: none"> Must have a Bachelor's Degree in Business Administration, or any related course Must have at least 3 years' work experience in administrative role 	2	<ul style="list-style-type: none"> Handling of general office operations/ tasks such as document receiving, filing, generating reports, memos and presentation (as may be necessary) Provides support to the Facilities Management team in timely preparation of needed materials, work orders and request for repairs as well as preparing all necessary documentation materials Other related duties as may be required by BCDA
22	<p>Utility Supervisor Qualification Requirements:</p> <ul style="list-style-type: none"> Must have at least 2 years' work experience 	3	<ul style="list-style-type: none"> Supervise the cleaning of the sports facilities and its surrounding area Monitor the attendance and work of the housekeeping personnel Submit a report on the housekeeping services Supervise movement of furniture, fixtures and equipment as may be necessary Attend to the administrative concerns of all contracted employees Perform other related duties as may be required by BCDA
23	<p>Utility Personnel Qualification Requirements:</p> <ul style="list-style-type: none"> Must have at least 1 year' work experience in housekeeping and janitorial services 	69	<ul style="list-style-type: none"> Responsible for the cleanliness and overall appearance of guest rooms and lobby, service and amenity areas Clean walls, floors, fixtures on standard cleaning procedures and change / empty waste baskets along the perimeter of the facility

			<ul style="list-style-type: none"> ● Cleaning and sanitizing of comfort rooms with the use of special sanitizing and disinfecting agents in wash basins, urinals and toilet bowl ● Provide basic housekeeping duties including changing the sheets, changing and arranging the towels, restocking toilet supplies (if needed), vacuuming, dusting, and rearranging the room after guests check out ● Check the condition of all guest rooms, facilities and fixtures and report defects to the supervisor for corrective actions ● Maintain and upkeep of perimeter surroundings and grounds of buildings, basketball court and pool area ● Assist in pool maintenance ● Report mechanical problems and repair works of facilities / utilities ● Other related duties as may be required by BCDA
	Total	113	

ANNEX C

SCHEDULE OF MANPOWER REQUIREMENTS

The delivery schedule expressed as weeks/months stipulates hereafter a delivery date which is the date of delivery to the project site.

The Operations and Maintenance Services of the NCC Sports Facilities to be started as stated in the Notice to Proceed:

Positions	Number of Position	Place of Assignment
A. Key Personnel		
Facility Manager	1	Managed Property
Deputy Facility Manager	1	Managed Property
Registered Mechanical Engineer	1	Managed Property
Registered Electronics and Communication Engineer	1	Managed Property
Registered Electrical Engineer	1	Managed Property
Safety Officer	1	Managed Property
Total	6	
B. Admin/Skilled Personnel		
Senior Technician (Foreman)	1	Managed Property
Electrician	3	1 - Aquatic Center 1 - Athletics Stadium 1 - Athletes' Village
Track & Field Maintenance Personnel	4	4 - Athletics Stadium including Warm Up Track and Throwing Area
Swimming Pool Maintenance Personnel	1	Athletes' Village
Painter	3	Managed Property
Mechanical/Air Conditioning Unit Technician	3	1 - Aquatic Center 1 - Athletics Stadium 1 - Athletes' Village

Plumber	4	1 - Aquatic Center 1 - Athletics Stadium 2 - Athletes' Village
Welder	2	Managed Property
Carpenter/Mason	2	Managed Property
Landscape Gardener	4	Managed Property
Audio Visual Technician	2	Managed Property
Lifeguard	2	Aquatic Center
Gym Equipment Technician	1	Managed Property
Receptionist	4	Athletes' Village
Administrative Staff	2	Managed Property
Total	38	
C. Housekeeping Personnel		
Utility Supervisor	3	1 - Aquatic Center 1 - Athletics Stadium 1 - Athletes' Village
Utility Personnel	66	15 - Aquatic Center 16 - Athletics Stadium 25 - Athletes' Village 9 - River Park and Site Development 1 - STP
Total	69	
Grand Total	113	

ANNEX D

SCHEDULE OF MAINTENANCE SUPPLIES, TOOLS, EQUIPMENT, PERMITS AND LICENSES REQUIREMENT

The delivery schedule expressed as weeks/months stipulates hereafter a delivery date which is the date of delivery to the project site.

The Operations and Maintenance Services of the NCC Sports Facilities to be started as stated in the Notice to Proceed:

Electrical

No.	Particular	Units	Quantity	Delivery Schedule
D.1	Precision Screwdriver (6 pcs/Set)	sets	3	Within 30 CD upon issuance of NTP
D.2	Hexagon T Wrench (600v)	pieces	4	
D.3	Electrical Plier (600v) 10"	piece	3	
D.4	Electrical Plier (600v) 12"	piece	3	
D.5	Cutting Plier	piece	3	
D.6	Long Nose Plier (600v)	piece	3	
D.7	Skinning Knife	piece	1	
D.8	Hack Saw	sets	3	
D.9	Steel Tape Measure (5m)	pieces	5	
D.10	Tape Measure (100m)	unit	1	
D.11	Wall Thermometer with Stand	units	4	

Plumbing

No.	Particular	Units	Quantity	Schedule
D.12	PVC Cutter	piece	1	Within 30 CD upon issuance of NTP
D.13	Pipe Wrench 24"	pieces	2	
D.14	Pipe Wrench 12"	pieces	2	
D.15	Pipe Wrench 8	pieces	2	
D.16	Pipe Pliers	pieces	2	
D.17	Riveter	pieces	2	
D.18	Pruning Shear, Small	pieces	4	
D.19	Pruning Shear, Big	pieces	4	
D.20	Claw Bar	piece	1	
D.21	Claw Hammer	pieces	2	
D.22	Sledge Hammer	pieces	2	
D.23	Crow bar	pieces	4	
D.24	Digging bar	pieces	4	

Mechanical

No.	Particular	Units	Quantity	Schedule
D.25	Socket Wrench (10-32), 16pcs/set	set	1	Within 30 CD upon issuance of NTP
D.26	Open Wrench (6-32), 16pcs/set	set	1	
D.27	Allen Wrench Small (1.5 - 10mm), 6pcs/set	set	1	
D.28	Allen Wrench Flower (long)	pieces	6	
D.29	Allen Wrench Long	pieces	6	
D.30	Hand Vice Grip (10R)	piece	1	
D.31	Chain or Strap Wrench	piece	1	
D.32	Mechanical Plier	piece	1	
D.33	Screw Driver Set (6 pcs/set)	sets	6	
D.34	Grease Gun	units	2	

Landscaping & Site Development

No.	Particular	Units	Quantity	Schedule
D.35	Drill Bits (2 sets)	sets	4	Within 30 CD upon issuance of NTP
D.36	Grass Lawn Mower with bagger	units	2	
D.37	Snipper	pieces	4	
D.38	Rake	pieces	2	
D.39	Finishing Trowel	pieces	8	
D.40	Trowel	pieces	8	
D.41	Shovel	pieces	8	
D.42	Chisel	pieces	4	
D.43	Itak/Bolo, at least wooden handle, 10 inch, one sided blade)	pieces	8	
D.44	Aluminum A Ladder, 8ft	units	3	
D.45	Two-Way Radios	units	15	
D.46	Flexible Steel Leaf Rake	pieces	10	
D.47	Wheelbarrow	units	4	
D.48	Grass cutter, Model: TD40, Drive system: Auto centrifugal clutch, Spiral bevel gear, Reduction ratio: 14:19, Rated cutter edge rotation speed (r.p.m): 5100, Standard blades (mm): 255, Weight (kg): 9.2, Size (LxWxH) (cm): 166x39x26, <i>with standard manufacturer's warranty</i>	units	8	Within 45 CD upon issuance of NTP
D.49	Walk behind roller compactor, branded and new, electric starting system, diesel engine, 12HP Power, static hydraulic drive transmission, 18KN Centrifugal force, water tank capacity 54L, <i>with standard manufacturer's warranty</i>	set	1	
D.50	Ride on Compactor, 900 kgs weight, Water cooled Diesel Engine	set	1	

	type, 50 liter tank capacity, <i>with standard manufacturer's warranty</i>			
D.51	Grass Shears (Black, long handle)	sets	5	Within 30 CD upon issuance of NTP
D.52	Cotton Gloves	pairs	32	

Cleaning Supplies and Equipment

No.	Particular	Units	Quantity	Schedule
A	Cleaning Supplies and Equipment			
D.53	Vacuum Cleaner, brand new, heavy duty, 30 liters cap, wet and dry	units	5	Within 30 CD upon issuance of NTP
D.54	Floor Polisher Machine, branded and new, heavy duty, Low speed, brush pad 16" and bracket, 1HP, brush speed 200rp, motor speed 1725	units	5	
D.55	Misting Machine, branded and new, 4 liters tank cap, electrically operated	units	4	
D.56	Hand trolley, 300 kg caps, Made of steel, Retractable handle, 4 swiveling casters, Capacity: 300 kg, Min Wheel diameter: 125 mm, Min Dimension: L 61 x W 91 X H 85 cm	pieces	20	
D.57	Mop squeezer(hard plastic), 36 liters capacity, color yellow	units	20	
D.58	Soft Broom	pieces	70	
D.59	Dust Pan	pieces	70	
D.60	Mop Handle with Mop Head	pieces	70	
D.61	Janitorial Belt Bag	pieces	70	
D.62	Plastic Spray Gun	pieces	80	
D.63	Toilet Plunger	pieces	10	
D.64	Wet Floor Sign	pieces	20	
D.65	Squeegee, Stainless Steel Glass Window Squeegee with Detachable 12 Inch Blade 6.4 Inch	pieces	50	
D.66	Long Broom (for cobwebs)	pieces	30	
D.67	Broomstick	pieces	40	
D.68	Rubberized Rain Coats, overall	pieces	120	
D.69	Rain Boots	pieces	120	
D.70	Ride on Sweeper	units	1	Within 45 CD upon

D.71	Ride on Scrubber	units	1	issuance of NTP Within 45 CD upon issuance of NTP
D.72	Steam Cleaner with Vacuum	units	1	
D.73	Pool Vacuum	units	3	
B	Monthly Supplies			
D.74	Air Freshener	gallons	300	The quantity shall be divided into 15 months and shall be delivered monthly, <i>every first week of the month</i>
D.75	Glass Cleaner	gallons	750	
D.76	Toilet Bathroom Cleaner	gallons	750	
D.77	All Purpose Cleaner	gallons	675	
D.78	Powder Soap	packs	675	
D.79	Metal Polish (100 grams)	pieces	300	
D.80	Hand Soap, w/ moisturizer	gallons	600	
D.81	Toilet roll Paper (12pcs/pack)	packs	2700	
D.82	Hand Paper Towel	packs	1800	
D.83	Black Garbage Bag (small), 100pcs/pack	packs	2250	
D.84	Black Garbage Bag (medium), 100pcs/pack	packs	2100	
D.85	Black Garbage Bag (XXL), 100pcs/pack	packs	2100	
D.86	Oil (500 ML)	pieces	150	
D.87	Disinfectant solution (for misting), organic	gallons	600	
D.88	Rubber Gloves	pieces	1500	
D.89	Pranela	pieces	4500	
D.90	Furniture Polish	gallons	300	
D.91	CR Rags	pieces	1800	
D.92	Doormat	pieces	120	

6. PERMITS AND LICENSES

No.	Particular	Units	Quantity	Schedule	
ATHLETICS STADIUM					
D.93	Professional Fees/Certifications	lot	1	Within 45 CD upon issuance of NTP and/or before expiration of current certificate	
D.94	Generator Permit to Operate from DENR	lot	1		
D.95	Elevator Permit	lot	1		
D.96	Fire Safety & Inspection Certificate	lot	1		
D.97	Certificate of Annual Inspection (MEPFS)	lot	1		
AQUATICS CENTER					
D.98	Professional Fees/Certifications	lot	1		
D.99	Generator Permit to Operate from DENR	lot	1		
D.100	Elevator Permit	lot	1		
D.101	Fire Safety & Inspection Certificate	lot	1		
D.102	Certificate of Annual Inspection (MEPFS)	lot	1		
ATHLETES' VILLAGE					
D.103	Professional Fees/Certifications	lot	1		
D.104	Generator Permit to Operate from DENR	lot	1		
D.105	Elevator Permit	lot	1		
D.106	Fire Safety & Inspection Certificate	lot	1		
D.107	Certificate of Annual Inspection (MEPFS)	lot	1		

7. OTHERS

No.	Particular	Units	Quantity	Schedule
D.108	Golf Cart, 6 Seater, Motor Power 3.8KW DC/AC, 5KW DC, Batter Deep Cycle, Lead Acid Battery, Max Speed 32-40, Frame Welded Steel framework with phosphate electro coating treatment, Rubber Floor, Charger Input 110V-240V-50HZ-60HZ, Output 36V/48V, 20A/25A	unit	2	Within 45 CD upon issuance of NTP

ANNEX E

MINIMUM PERFORMANCE STANDARD AND SPECIFICATIONS

The purpose of the Minimum Performance Standards and Specifications for the operations and maintenance of the New Clark City Sports Facility Complex (the “MPSS”) is to:

- Establish the minimum requirements that the O&M Service Provider must comply with regard to the operation and maintenance of the Sports Facilities (the “Project”);
- Create certainty for both the Client and the O&M Service Provider in the standards of performance expected of the O&M Service Provider.

The MPSS shall be part of the Terms of Reference for the operations and maintenance of the Sports Facilities, and the O&M Service Provider is required to comply with all the MPSS provisions.

The **MANAGED PROPERTY** shall refer to the following components of Sports Facilities in New Clark City, Tarlac and execute the provision of O&M Services to the following:

<p>1. AQUATICS CENTER</p>	<p>2. ATHLETICS STADIUM including Warm Up Track, Throwing Area and Open Parking (in front of AV):</p>
<ul style="list-style-type: none"> ● Generator Maintenance ● Electrical System/ Panel Boards ● Fire Alarm System ● Electronic Systems ● Elevator Maintenance ● Scoreboard Operations and Maintenance ● Security System Maintenance (CCTV and Access Control) ● Fans, Blowers, and Pumps (Mechanical) ● Air conditioning Units ● Gym Equipment Maintenance ● Pest / Termite Control ● Garbage Collection and Disposal ● Cleaning of Sanitary and Drainage Lines ● Maintenance of Gardens and Landscaping ● Glass and Roof Framing Cleaning ● Cleaning and Maintenance of Swimming Pools 	<ul style="list-style-type: none"> ● Generator Maintenance ● Electrical System/ Panel Boards ● Fire Alarm System ● Electronic Systems ● Elevator Maintenance ● Scoreboard Operations and Maintenance ● Security System Maintenance (CCTV and Access Control) ● Fans, Blowers, and Pumps (Mechanical) ● Air conditioning Units ● Gym Equipment Maintenance ● Pest / Termite Control ● Garbage Collection and Disposal ● Cleaning of Sanitary and Drainage Lines ● Maintenance of Gardens and Landscaping ● Facade/Glass and Roof Framing Cleaning ● Grass Maintenance/Pitch for football games

<ul style="list-style-type: none"> ● Public Address and Background Music System 	<ul style="list-style-type: none"> ● Public Address and Background Music System
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<p>3. ATHLETES' VILLAGE</p> <ul style="list-style-type: none"> ● Generator Maintenance ● Electrical System/ Panel Boards ● Fire Alarm System ● Electronic Systems ● Elevator Maintenance ● Security System Maintenance (CCTV and Access Control) ● Ventilation Fans and Blowers ● Air conditioning Units (Window Type) ● Gym Equipment Maintenance ● Pest / Termite Control ● Garbage Collection and Disposal ● Cleaning of Sanitary and Drainage Lines ● Maintenance of Gardens and Landscaping ● Cleaning of Glass Windows ● Cleaning and Maintenance of Swimming Pool ● Cistern Tank Maintenance ● Maintenance of Basketball Court ● Public Address and Background Music System ● Laundry Services 	<p>4. RIVER PARK AND SITE DEVELOPMENT including the SEWERAGE TREATMENT PLANT (STP)</p> <ul style="list-style-type: none"> ● Electrical System ● Sanitary and Drainage Lines ● Landscape and Streetlights ● Garbage Disposal and Collection ● Restrooms ● Playgrounds, amphitheaters, viewing decks, art works ● Pavements ● General Maintenance
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The following tables define the **Service Quality Level (SQL)** for the different aspects of operation and maintenance of the MANAGED PROPERTY. Defects and deficiencies not covered in any of the following guidelines and which may affect the security and pose danger to the public shall be corrected and/or repaired immediately.

1. OPERATIONS

A. Management Services

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	DETECTION AND MEASUREMENT	ALLOWABLE TIME
1	Organizational Set-Up	<ul style="list-style-type: none"> Personnel must meet minimum qualification standards 	<ul style="list-style-type: none"> Review of Contract of Employment / Services 	<ul style="list-style-type: none"> 7 days of receipt of notice of compliance
	Personnel Maintenance, Housekeeping)	<ul style="list-style-type: none"> Staffing requirements must be filled-up at all times Well trained and highly skilled personnel (Facilities Manager, Technical Staff and Housekeeping Personnel) Full deployment of personnel at all times Compliance with the government requirement on payment of personnel's SSS, Pag-ibig, etc. 	<ul style="list-style-type: none"> Review of Resume Spot checks and reports Spot checks and reports Spot checks and reports 	<ul style="list-style-type: none"> Unqualified personnel must be replaced within three days from discovery Erring personnel must be meted disciplinary measures within forty-eight (48) hours from discovery Immediate/As need arise Immediate/As need arise
2	Plans and Programs	<ul style="list-style-type: none"> Maintain comprehensive plans and programs i.e., (1) Routine, Preventive and Corrective Maintenance Plans; 	<ul style="list-style-type: none"> Submitted reports, meetings, review and observations 	<ul style="list-style-type: none"> Monthly submission of comprehensive plan and programs

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	DETECTION AND MEASUREMENT	ALLOWABLE TIME
		<ul style="list-style-type: none"> (2) Emergency Evacuation Plan (3) Traffic management Plan; (4) Energy Conservation Plan 		<ul style="list-style-type: none"> • Appropriate revision to be undertaken within one (1) week from discovery
3	Management Information	<ul style="list-style-type: none"> • Maintain timely submission and generation of reports and billings 	<ul style="list-style-type: none"> • Incomplete requirements attached to the reports/billings • Non-submission of reports like: <ul style="list-style-type: none"> (1) Routinary Maintenance (2) Corrective Maintenance Report (3) Preventive Maintenance Report (4) Accident Report (5) Theft (6) Monthly inventory of janitorial & maintenance supplies, equipment and materials (7) Monthly report, submitted on the 15th day of the succeeding month, 	<ul style="list-style-type: none"> • Monthly submission with an allowable time of 15 Calendar Days • Absence of deficiency must be corrected within three (3) days from discovery • Immediate/As need arise

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	DETECTION AND MEASUREMENT	ALLOWABLE TIME
			<p>shall be comprised of the following:</p> <ul style="list-style-type: none"> (a) Details of all income and expenditure for that month; (b) Notes and assumptions for all financial report; (c) An explanatory memorandum, if necessary; (d) Collection of dues and other charges report from visitors, tenants and/or concessionaires and other occupants of the Sports Facilities etc.; (e) Tenancy/Occupancy/ Fit-Out status for office and common area spaces. (f) Other reports that maybe required by the BCDA from time to time. <p>(8) Quarterly report, submitted on the 10th day of the succeeding month after the last</p>	

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	DETECTION AND MEASUREMENT	ALLOWABLE TIME
			<p>quarter, shall be comprised of the following:</p> <p>(a) Details of dues collection and other arrears, with recommendations, if any;</p> <p>(b) A table of tenancy alterations since the last report, with recommendations, if any;</p> <p>(c) A review of the current approved budget, with recommendations, if any;</p> <p>(d) Schedule of pending capital expenditures projects, if any, and</p> <p>(e) Other reports that may be required by the BCDA from time to time.</p> <p>(9) Annual Report, submitted not later than the last day of the succeeding month after the anniversary date shall</p>	

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	DETECTION AND MEASUREMENT	ALLOWABLE TIME
			<p>be comprised of the following:</p> <p>(a) An annual consolidation of the quarterly reports;</p> <p>(b) Financial results for the year ended with commentary, if any; (c) Proposed income and expenditure budgets for the next year; and</p> <p>(d) Other reports that maybe required by the BCDA from time to time</p>	
4	Permit, Taxes and Licenses	<ul style="list-style-type: none"> ● Timely payment of permit, taxes and licenses for the Athletes Village, Athletics Stadium and Aquatics Center: <ol style="list-style-type: none"> 1. Local Taxes & Permits 2. Professional Fees/ Certifications 3. Generator Permit 4. Hazardous Waste ID 5. Elevator Permit 6. FSIC Certificate 7. Mechanical Permit 8. Electrical Permit 	<ul style="list-style-type: none"> ● Non-payment/Non-submission of required proof of payment ● Provision of timeline for securing permits for approval of BCDA 	<ul style="list-style-type: none"> ● Immediate/As need arise ● As per approved timeline

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	DETECTION AND MEASUREMENT	ALLOWABLE TIME
		9. Plumbing/Sanitary Permit 10. Pollution Control Certification/ Registration		
5	Supply and Delivery of maintenance and janitorial supplies	<ul style="list-style-type: none"> ● Maintain monthly stock of MONTHLY SUPPLIES stated in Annex D ● Provide minimum inventory at all times and Economic Order of Quantity (EOQ) 	<ul style="list-style-type: none"> ● Inspected and accepted by BCDA assigned Department ● Spot checks and reports Inventory taking 	<ul style="list-style-type: none"> ● Monthly/Immediate/As need arise
6	Energy and Water Saving Measures	<ul style="list-style-type: none"> ● Daily recording of water and electricity consumption. ● Electricity and water driven appliances and fixtures must be turned off when not in used ● Drinking water faucets/taps should be available 95% of the time. ● Flushing mechanisms of WCs & urinals and faucets/taps in the restrooms / toilets should be available 95% of the time. 	<ul style="list-style-type: none"> ● Non-submission of monthly report ● Visual inspection and reports ● Visual inspection and reports 	<ul style="list-style-type: none"> ● Immediate/As need arise ● Immediate/As need arise

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	DETECTION AND MEASUREMENT	ALLOWABLE TIME
		<p><i>Actual operational hours in a day as percentage of total planned operational hours of the respective facility of NCC Sports Complex in a day. The non-availability of water in any faucet/tap or flushing mechanism shall also be deemed to be considered as non-availability of that asset</i></p>		
7	Safety and Health Practices	<ul style="list-style-type: none"> ● Wearing of Personal Protective Equipment and safe work practices, when performing corrective and preventive maintenance works ● Open manholes must be covered at all times for the safety of the general public ● A cleanliness Certificate of the restrooms / toilets from an appropriate competent agency/ department shall be valid 100% of the time. 	<ul style="list-style-type: none"> ● Visual inspection and reports ● Certification from a DoH-accredited testing facility/ laboratory that the toilet floor and sanitary fixtures/ fittings/ furnishings e.g. doors, toilets/ water closets, toilet seats, urinals, faucets, soap dispensers, roll paper holders, grab bars, dispensers, and the like only contain normal/ permissible levels of 	<ul style="list-style-type: none"> ● Immediate/As need arise

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	DETECTION AND MEASUREMENT	ALLOWABLE TIME
		<ul style="list-style-type: none"> • Certification for Cleanliness of Dining and common areas from a DOH-accredited testing facility/ laboratory shall be valid 100% of the time. 	<p>bacteria and human pathogens e.g. <i>Streptococcus</i>, <i>Staphylococcus</i>, <i>E. Coli</i>, <i>Shigellosis</i>, <i>Salmonella</i>, <i>Lactobacillaceae</i>, and the like. Issuance date of such certification shall not be more than three (3) months old at any time.</p> <ul style="list-style-type: none"> • Certification from a DoH-accredited testing facility/ laboratory that all the surfaces touched by human hands and human footwear only contain normal/ permissible levels of bacteria and human pathogens e.g. <i>Streptococcus</i>, <i>Staphylococcus</i>, <i>E. Coli</i>, <i>Shigellosis</i>, <i>Salmonella</i>, <i>Lactobacillaceae</i>, and the like. 	

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	DETECTION AND MEASUREMENT	ALLOWABLE TIME
			Issuance date of such certification shall not be more than three (3) months old at any time.	
8	Laundry Services	<ul style="list-style-type: none"> ● Collect all dirty linens such as but not limited to Pillow, Pillow Case, Linens, Curtains, Blanket, Towel every after event held at the Athletes Village in New Clark City. ● Ensure that the collected linens must be properly and satisfactorily laundered ensuring complete cleanliness, disinfection, and preservation of materials and to deliver the same at Athletes Village three (3) days after the collection date. ● Deliver all laundered linens ● Flexible to the requirements of BCDA and must be readily available as needed. 	<ul style="list-style-type: none"> ● Wash-Dry-Fold 	<ul style="list-style-type: none"> ● Immediate/As need arise or Three (3) days after the collection date.

B. Emergency Services and Traffic Management

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	DETECTION AND MEASUREMENT	REPAIR TIME/ ALLOWABLE TOLERANCE
1	Emergency Response	<ul style="list-style-type: none"> Assistance and rescue at scene of incidents or accidents 	<ul style="list-style-type: none"> Complaints and reports 	<ul style="list-style-type: none"> Immediate/As need arise
2	Emergency Plans and Programs	<ul style="list-style-type: none"> Emergency Evacuation Plan 	<ul style="list-style-type: none"> Review of Plan Installation of Signages/warning signs 	<ul style="list-style-type: none"> Appropriate revision to be undertaken within one (1) month from discovery
3	Traffic Management Plans	<ul style="list-style-type: none"> Maintain traffic management plan especially during events Pedestrian circulation / movement shall be on the designated pedestrian walkways / areas 100% of the time.<i>During operational hours of the NCC Sports Complex, no pedestrian shall be walking on the areas which are not designated as pedestrian walkways/areas.</i> 	<ul style="list-style-type: none"> Complaints and reports Complaints and reports 	<ul style="list-style-type: none"> Appropriate revision to be undertaken within one (1) month from discovery

2. MAINTENANCE

A. Routine Maintenance Minimum Requirement

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	REQUIRED SERVICES	FREQUENCY OF SERVICE
1	Greening, Pruning and Landscaping	<ul style="list-style-type: none"> • Trees, Shrubs and grasses • Pitch grass must be kept at a height of 25-30 mm during football games and not to exceed 60 mm on regular days 	<ul style="list-style-type: none"> • Watering • Grass cutting/Pruning • Defelting - soil aeration • Sanding, overseeding, re-turfing • Litter picking/sweeping • Removal of vines & weeds • Plant Propagation and fertilizing 	<ul style="list-style-type: none"> • At least twice a day in the dry season and once a day in the rainy season. • Once a month in the dry season and twice a week in the rainy season, except for Stadium/warm-up track grass or as needed to comply with the MPSS • Daily • Daily • When needed
2	Carriageway	<ul style="list-style-type: none"> • Paved surface (rigid) Curb and Gutter Shoulder Bike Lane 	<ul style="list-style-type: none"> • Works performed to ensure pavement serviceability but not limited to paved surface cleaning and upkeep of shoulders and bike lane 	<ul style="list-style-type: none"> • Daily

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	REQUIRED SERVICES	FREQUENCY OF SERVICE
3	Slopes in cut section	<ul style="list-style-type: none"> • Slope in cut section must always be stable 	<ul style="list-style-type: none"> • Works performed to preserve original cross sections such as cleaning and removal of destructive weeds 	<ul style="list-style-type: none"> • Daily
4	Drainage System	<ul style="list-style-type: none"> • Ensure that elements and structures are without any obstructions which 	<ul style="list-style-type: none"> • Cleaning and clearing • De-clogging 	<ul style="list-style-type: none"> • Daily Obstruction must be cleared within 7 days after detection
5	Ancillary Items	<ul style="list-style-type: none"> • Have to be present, upright, clean and without any significant damage: • Street light Traffic/Way finder signage, etc. 	<ul style="list-style-type: none"> • Cleaning 	<ul style="list-style-type: none"> • Daily
6	Furniture and Equipment	<ul style="list-style-type: none"> • Furniture, Gym equipment, etc. 	<ul style="list-style-type: none"> • Cleaning, dusting and disinfecting Minimize exposure to sunlight 	<ul style="list-style-type: none"> • Daily
7	Solid waste collection and disposal	<ul style="list-style-type: none"> • Collection and disposal of solid waste must be done properly to avoid pest infestation and foul odor • Safe and legal disposal of waste generated within the NCC Sports Complex premises in accordance 	<ul style="list-style-type: none"> • Solid waste collection • Proper disposal of solid waste to an authorized sanitary landfill. Burning of solid waste is not allowed. • None of the waste collection bins should 	<ul style="list-style-type: none"> • Daily • Weekly or when the container given by the authorized landfill is full • Daily

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	REQUIRED SERVICES	FREQUENCY OF SERVICE
		with applicable laws/regulations/guidelines.	be overflowing for 99% of the time.	
8	Building interior and surrounding	<ul style="list-style-type: none"> • Bedroom Units, offices, common areas like hallways, stairs, storages, restrooms, elevators, gyms, conference rooms, MEPF rooms, telco room, genset room, deck garden, mess hall, kitchen, basketball court, swimming pool, parking areas, internal road, parks, bleacher seats, etc • Ambient conditions in the covered spaces. Temperature range in all covered spaces within project compound to be 20-24 Degree Celsius during operational hours, and Relative Humidity levels – Correlated relative humidity to specified temperature range. 	<ul style="list-style-type: none"> • Cleaning, dusting and disinfecting • Replenish all consumables in restrooms • Clean the interior and exterior of toilet bowls and urinals Clean walls and partitions of cubicles, vanity-top, mirrors, wash-hand basins, soap dispensers and hand-dryers • Empty waste bins and sweep the floor • Mop the floor with damp mop • Conduct final inspection and update work records • Measurement will be in terms of temperature 	<ul style="list-style-type: none"> • Daily

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	REQUIRED SERVICES	FREQUENCY OF SERVICE
		<ul style="list-style-type: none"> All building finishes and fixtures including electrical, mechanical, plumbing and furniture, exterior and interior paints, perimeter walls, gates, doors, etc. should be intact to 95% of the level as to the level/quality at the Contract signing date of the Project pursuant to the joint inspection between BCDA and the Manager. 	<p>and humidity levels in all covered areas during the operational hours of the respective facility of NCC Sports Complex.</p> <ul style="list-style-type: none"> The available time to be measured using actual operational hours in a day as percentage of total planned operational hours of the respective facility of NCC Sports Complex in a day. 	
9	Building exterior	<ul style="list-style-type: none"> Including glass, gutter and roof 	<ul style="list-style-type: none"> Cleaning and clearing of debris 	<ul style="list-style-type: none"> Monthly
10	Pest and termite control	<ul style="list-style-type: none"> Engagement of a license termite/pest control contractor Certification by the Fertilizer and Pesticides Authority (FPA) and/or Pest Control Association of the Philippines and/or the National Committee on Urban Pest Control (NCUPC), Food and Drugs 	<ul style="list-style-type: none"> Pest control Termite control Certification 	<ul style="list-style-type: none"> One comprehensive pest control and monthly treatment One comprehensive termite control and quarterly treatment If re-infestation occurs, immediate re-treatment

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	REQUIRED SERVICES	FREQUENCY OF SERVICE
		<p>Administration (FDA) and other related pest control associations duly accredited by the Philippine government that all products/chemicals to be used are duly authorized and approved for application for urban pest control services and that the products shall be environment friendly, highly technical and economical, safe to human health and plants.</p>		<p>is required (within 24 hours)</p> <ul style="list-style-type: none"> ● Issuance of certification after every pest and termite control execution.
11	River Slope Protection	<ul style="list-style-type: none"> ● Must be intact and free from growth of vegetation 	<ul style="list-style-type: none"> ● Cleaning and clearing 	<ul style="list-style-type: none"> ● Obstruction must be cleared within 3 days after detection

B. Corrective Maintenance Minimum Requirement

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	REQUIRED SERVICES	FREQUENCY OF SERVICE
1	Greening, Pruning and Landscaping	<ul style="list-style-type: none"> • Trees, Shrubs and grasses 	<ul style="list-style-type: none"> • Replacement of damaged/dead trees, grass and shrubs including topsoil/sand if necessary 	<ul style="list-style-type: none"> • Within seven (7) days
2	Carriageway	<ul style="list-style-type: none"> • Paved surface (rigid) Curb and Gutter Shoulder Bike Lane 	<ul style="list-style-type: none"> • Crack sealing/concrete crack repair • Rutting/Spalled: Replacement of wearing course up to embankment if necessary 	<ul style="list-style-type: none"> • Within thirty (30) days
3	Slopes in cut section	<ul style="list-style-type: none"> • Slope in cut section must always be stable 	<ul style="list-style-type: none"> • Application of top soil or slope protection for damaged slope 	<ul style="list-style-type: none"> • Fallen slope material must be removed within 48 hours
4	Drainage System	<ul style="list-style-type: none"> • Manholes Pipe Culverts Lining Inlets, etc. 	<ul style="list-style-type: none"> • Sealing of cracks • Concrete patching of damaged portion 	<ul style="list-style-type: none"> • Within 48 hours • Within 48 hours
5	Ancillary Items	<ul style="list-style-type: none"> • Street light • Signage/Way finder • Pavement markings 	<ul style="list-style-type: none"> • Corrective works on poles • Replacement of busted bulbs and batteries 	<ul style="list-style-type: none"> • Within 48 hours • Within 24 hours • Within one week

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	REQUIRED SERVICES	FREQUENCY OF SERVICE
			<ul style="list-style-type: none"> • Replacement of damaged signage • Have to be present and firmly attached to Pavement 	<ul style="list-style-type: none"> • Damaged pavement paints studs must be replaced within fourteen (14) days from discovery.
6	River Slope Protection	<ul style="list-style-type: none"> • Gabion, etc. 	<ul style="list-style-type: none"> • Restoration of slope protect 	<ul style="list-style-type: none"> • Damaged slope protection must be restored within seven (7) days upon discovery
7	Fence	<ul style="list-style-type: none"> • Have to be present, upright, clean and without any significant damage or opening 	<ul style="list-style-type: none"> • Repair and replacement of damaged fence • Repair works include the Repainting of Fences once fading has been determined. 	<ul style="list-style-type: none"> • Repair works must be done within 7 days after discovery
8	Building and other structures	<ul style="list-style-type: none"> • Architectural Structural Mechanical Electrical Fire Protection, etc. 	<ul style="list-style-type: none"> • Works performed to prevent major deterioration of structures to include but not limited to: - Repair and replacement of damaged building components including equipment and fixtures 	<ul style="list-style-type: none"> • Minor repair works must be done within 3 days while major works must be done within a month upon detection

C. Preventive Maintenance Requirement

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	REQUIRED SERVICES	FREQUENCY OF SERVICE
1	ATHLETICS STADIUM			
	a. Generator (6 units)	<ul style="list-style-type: none"> ● Air Filter ● Battery Charger ● Battery Solution Level ● Battery Terminals ● Bolts and Nuts ● Crankcase Oil Level ● Engine Oil ● Fan Belts ● Fuel Tank Level and Supply ● Fuel Water Separator ● Generator Exterior Body ● Muffler Noise and Vibration ● Radiator Coolant Level ● Shafts and Joints 	<ul style="list-style-type: none"> ● Check, clean and replace when necessary ● Submission of Preventive Maintenance Plan ● Diesel/Fuel/Oil/Water Level always full 	<ul style="list-style-type: none"> ● Weekly ● Daily
	b. Electrical System/Panel Boards	<ul style="list-style-type: none"> ● Batteries and chargers ● Burning or Ozone Odors on Hot Spots ● Busway and Bus Duct ● Circuit Breakers ● Cable Joints ● Cable Terminations ● Conduit Wiring ● Conductors and Relays ● Contactors and Relays ● Extension Cords ● Circuit Breakers ● Fuses 	<ul style="list-style-type: none"> ● Ensure the cleanliness of the equipment. ● Check the distribution system: wire/cable conditions for deficiencies such as corrosion/dirt/moisture and fire hazards. ● Check circuit breakers condition: deficiencies such as corrosion/noise/excessive temps. 	<ul style="list-style-type: none"> ● Daily

		<ul style="list-style-type: none"> ● Fans, Motors, and Motor Control ● Lighting ● Panel Doors ● Potential Sources of free water ● Switches ● Switchgear Bus ● Transformer Oil ● Transformers ● Ventilation 	<ul style="list-style-type: none"> ● Check the fuses: insulator conditions for deficiencies such as burnt or cracks and its overall condition. 	
	c. Fire Detection and Alarm System	<ul style="list-style-type: none"> ● Fire Detection and Alarm devices ● Sprinkler Devices Pumps. ● System shall adhere to following codes and manuals - BS 5839-1:2017, EN 54, BS EN 12845: 2015, BS EN 15004-8:201, BS EN 1846-3:2013, BS EN 1028-1:2002 + A1:2008. <i>The system shall adhere to the standards mentioned in the applicable codes/manual for 99.9% of the time. Certification from a BCDA accredited testing facility that all system components are operational in good condition and issuance of such</i> 	<ul style="list-style-type: none"> ● Visual inspection of panel lamps & led, fuses, primary power supply and interface equipment ● Test of panel lamps & led fuses, primary power supply, fire detection devices and interface equipment ● Visual inspection of all fire sprinkler devices ● Test of sprinkler water flow switches, valve tamper switches. ● Visual inspection of lead acid battery. 	<ul style="list-style-type: none"> ● Weekly ● Quarterly ● Quarterly

		<p><i>certification shall not be more than six (6) months old at any time.</i></p>	<ul style="list-style-type: none"> • Test and visual inspection of horns, strobes, chimes & bells, etc. • Test and visual inspection of smoke detectors, heat detectors, duct smoke detectors, Electromechanical Releasing Devices and Voice Evacuation Equipment. • Replacement of sealed lead-acid batteries. • Replacement of smoke and heat detector 	<ul style="list-style-type: none"> • Yearly (preferably before BFP Inspection) • Yearly • Yearly
	d. Elevator (2 units)	<ul style="list-style-type: none"> • Cleaning, Operation, Maintenance and Disinfection of Elevator Units Belt or Chain drive Machine • Car or Counterweight Safeties • Car Body • Car Frame and Stiles • Controller Wiring, Fuses and Grounding • Door or Gate • Emergency Signal 	<ul style="list-style-type: none"> • Buttons and devices functionality inspection • Call key and telephone works and functionality inspection • Check traction machine if balance • Inspection machine for unwanted noises, 	<ul style="list-style-type: none"> • Daily • Daily • Daily and/or as required • Monthly and/or as required

		<ul style="list-style-type: none"> • Gears, Bearings and Flexible Couplings • Guide Rails and Rope Fastenings • Lighting and Outlet • Motor Generator • Operating Control Devices • Pipes, Wiring and Ducts • Rated Plate, Platform Area and Data Plate Secondary and Deflector Sheaves • Standby Power Operation • Static Control • Stopping Device • Suspension Rope • Switches • Top Emergency Exit • Traction Sheaves • Ventilation <ul style="list-style-type: none"> • Elevators should be available 98% of the time. 	<p>temperature and vibrations</p> <ul style="list-style-type: none"> • Clean brake pads and change brake pads if thickness is less than 3mm • The oil level of traction should be filled • Oil gauge clearing • Deflection sheave and traction should be oiled • Pit cleaning and removal of unwanted material • The oil level of traction should be filled • Oil gauge clearing Deflection sheave and traction should be oiled 	<ul style="list-style-type: none"> • Monthly and/or as required • Monthly • Weekly and/or as required • Monthly • Monthly • Monthly
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			<ul style="list-style-type: none"> • Check if there is abnormal vibration, noise, high temp etc. • The available time to be measured for elevators using actual operational hours in a day as percentage of total planned operational hours of the respective facility of NCC Sports Complex in a day. 	
	e. PWD Lift (4 units)	<ul style="list-style-type: none"> • Cleaning, Operation, Maintenance and Disinfection of Elevator Units 	<ul style="list-style-type: none"> • Same with the elevator's • Regular maintenance - detailed inspection, repair, replacement and adjustment of certain parts 	<ul style="list-style-type: none"> • Quarterly
	f. Security System Maintenance (CCTV & Access Control)	<ul style="list-style-type: none"> • Camera Condition • Camera Lens • Camera Views/Positions • Controllers • Monitors • Motion Detection Sensors • Switches • Time and Date Stamps • Wirings and Cables 	<ul style="list-style-type: none"> • Ensure that the CCTV's functions are working well, directionality/location accuracy, power source and its overall condition. 	<ul style="list-style-type: none"> • Daily

	g. PABGM	Public address system should be available at least 95% of the time.	<ul style="list-style-type: none"> ● Visual inspection of controller, router, amplifier, SD player and call station lamps and LEDs and primary power supply. ● Testing of PABGM System Visual inspection and cleaning of all speakers. ● Check speaker audio quality. ● Testing of entire system ● The available time to be measured for each asset, using actual operational hours in a day as percentage of total planned operational hours of the respective facility of NCC Sports Complex in a day. 	<ul style="list-style-type: none"> ● Weekly ● Quarterly ● Quarterly ● Annually
	h. Scoreboard		<ul style="list-style-type: none"> ● Dusting of component and connection with compressed air ● Conduct routine computer and systems check 	<ul style="list-style-type: none"> ● Yearly or as needed ● Quarterly or as needed

		<ul style="list-style-type: none"> • Display Module • Power Supply • Cooling Fans • Ventilation Filters • Pro-Pixel Line Controller (PLC) • Player/PC 	<ul style="list-style-type: none"> • Check display filters that appear clogged or damaged • Execute field calibration • Check all power connection • Conduct sound inspection for silent or excessively noisy fans • Inspect filters for dust and debris buildup • Replacement of filters • Dust off PLC with compressed air and connection • Check for windows update and virus sweeps 	<ul style="list-style-type: none"> • Semi-annually or as needed • Yearly or as needed • Yearly or as needed • Every 2 weeks or as needed • Monthly or as needed • Semi-annually or as needed • Yearly • Monthly
	i. Water Tank		<ul style="list-style-type: none"> • Functioning of float operated valves or any other effective device for controlling the inflow of water. All valves to be periodically operated to 	<ul style="list-style-type: none"> • Monthly

			<p>ensure free movement of the working parts.</p> <ul style="list-style-type: none"> ● Working condition of warning alarm which indicates when water goes below 50 mm from the invert of the pipes. ● Condition of overflow warning alarm for the water tank. ● Integrity of strainer and net to prevent entry of mosquito or dirt. ● Water analysis at cisterns, hot and cold water outlets. The equipment used for testing should be clean and not contaminate water. ● General housekeeping within the tank room and around to remove any obstruction for accessibility. 	<ul style="list-style-type: none"> ● Monthly ● Semi-Annually
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			<ul style="list-style-type: none"> • Removal of sand and dirt deposits in cisterns and tanks. • Thorough cleaning of tank interior and disinfection. • Removal of rust stains and painting of the part as required. 	
	j. Fans and Blowers		<ul style="list-style-type: none"> • Lubrication of bearings • Check the propeller for any wear or corrosion • Check V-belt for proper alignment and tension 	<ul style="list-style-type: none"> • Semi-annually • Monthly • Monthly
	k. Grass Maintenance		<ul style="list-style-type: none"> • The grass should be maintained at a height of 3 cm to 4 cm. Before a competition, it must be cut to 1.5cm to 2cm. • Watering of grass 	<ul style="list-style-type: none"> • At least twice a week or as needed. • At least twice a day in the dry season and once a day in the rainy season.
	l. Air conditioning Units	<ul style="list-style-type: none"> • Air Leaks and Vibration • Blower and Cooling Fans • Breaker (Voltage and Current) 	<ul style="list-style-type: none"> • Check air filters • Check and clean air con unit 	<ul style="list-style-type: none"> • Every 2 weeks • Quarterly

		<ul style="list-style-type: none"> ● Coil ● Comp Mounts/Vibration ● Condenser ● Drip Trays and Flush ● Elec/Timers Conts and O/Loads ● Exhaust Fan ● External Body Fan OP and Vibration/Belts ● Fans ● Filters ● Noise and Vibration ● Oil Leaks and Pipeworks ● Operation Cool/Heat ● Pipe and Insulation ● Pumps on Cassette Units ● Refrigerant Charge ● T/Stat and Setting ● Water Leaks ● Wiring and Terminals 	<ul style="list-style-type: none"> ● Check and clean the condensate drain pan and thoroughly clean the heat exchanger. 	<ul style="list-style-type: none"> ● Monthly
	m. Water Potability Test		<ul style="list-style-type: none"> ● Ensure residual chlorine levels at 0.3 ppm to 1.5 ppm using an automatic chlorine dosing pump to maintain the water potability in tanks. ● There should be one (1) sampling before the cistern and one (1) sampling after the cistern using a portable residual 	<ul style="list-style-type: none"> ● Daily ● Twice a day, morning and afternoon

			<p>chlorine analyzer. At least two (2) trials for a water sample after the cistern must be conducted. Result of the 2nd trial must be logged as a component of water potability.</p> <ul style="list-style-type: none"> • Bacteriological and chemical analysis of water samples from tanks must be done and meet the parameters indicated in the Philippine National Standards for Drinking Water (PNSDW). 	<ul style="list-style-type: none"> • Quarterly or as needed
	n. Gym Equipment	<ul style="list-style-type: none"> • Skillrun • Skillrow • Skillbike 	<ul style="list-style-type: none"> • Check the condition of the emergency switch • Lubrication of chain • Pedals - Check level of wear and tear • Saddle - check stability • Displayed watts - check if wattage displayed matches exertion. 	<ul style="list-style-type: none"> • Monthly • Weekly • Semi-annually • Semi-annually • Semi-annually

		<ul style="list-style-type: none"> • Dual Adjustable Pulley • Leg Press • Treadmill • All equipment inside the Gym 	<ul style="list-style-type: none"> • Gear unit - ensure gears engage correctly with the handlebar • Spring Hooks - check condition • Lubricate guides 	<ul style="list-style-type: none"> • Semi-annually • Monthly • Monthly
	o. Lightning Arrester		<ul style="list-style-type: none"> • Visual inspection • Complete inspection • Critical system complete inspection 	<ul style="list-style-type: none"> • Yearly • Yearly • Yearly
	p. Fire Jockey Pumps		<ul style="list-style-type: none"> • Lubricate with a high temperature based grease before using after a long interval of non operation. • Visually check for leaks. • Check for vibration. • Hand test bearing housing for any sign of temperature rise. • Adjust gland as necessary to maintain slight leakage. 	<ul style="list-style-type: none"> • As Needed • Every Week

			<ul style="list-style-type: none"> • Check bearing temperature with a thermometer. • Check running hours and consult the re lubrication interval chart. • Check grease lubricated bearings for saponification - i.e. sign of any deposits, oil separation and undue hardening and softening of grease. • Check running hours and consult the re lubrication interval chart. • Check soft packed gland packing, where fitted, and replace if necessary. • Check shaft or shaft sleeve for scoring. • Check alignment of pump motor. Check holding down bolts for tightness. 	<ul style="list-style-type: none"> • Every Month • Every 3 Months • Every 6 Months
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			<ul style="list-style-type: none"> • Check coiling for wear. • Check rotation element for wear. • Check wear ring clearances. • Check re-grease for bearings. • Check running hours and consult the re lubrication interval chart 	<ul style="list-style-type: none"> • Every Year
2	AQUATIC CENTER			
	a. Generator (6 units)	<ul style="list-style-type: none"> • Air Filter • Battery Charger • Battery Solution Level • Battery Terminals • Bolts and Nuts • Crankcase Oil Level • Engine Oil • Fan Belts • Fuel Tank Level and Supply • Fuel Water Separator • Generator Exterior Body • Muffler Noise and Vibration • Radiator Coolant Level • Shafts and Joints 	<ul style="list-style-type: none"> • Check, clean and replace when necessary 	<ul style="list-style-type: none"> • Weekly

	<p>b. Electrical System/Panel Boards</p>	<ul style="list-style-type: none"> ● Cable Joints ● Cable ● Terminations ● Conduit Wiring ● Conductors and Relays ● Contactors and Relays ● Extension Cords ● Circuit Breakers ● Fuses ● Batteries and chargers ● Burning or Ozone Odors on Hot Spots ● Busway and Bus Duct Circuit Breakers ● Cable Joints ● Cable Terminations ● Conduit Wiring ● Conductors and Relays ● Contactors and Relays ● Extension Cords Circuit Breakers ● Fuses ● Fans, Motors, and Motor Control ● Lighting ● Panel Doors ● Potential Sources of free water ● Switches ● Switchgear Bus ● Transformer Oil ● Transformers 	<ul style="list-style-type: none"> ● Ensure the cleanliness of the equipment. ● Check the distribution system: wire/cable conditions for deficiencies such as corrosion/dirt/moisture and fire hazards. ● Check circuit breakers condition: deficiencies such as corrosion/noise/excessive temps. ● Check the fuses: insulator conditions for deficiencies such as burnt or cracks and its overall condition. 	<ul style="list-style-type: none"> ● Daily
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		<ul style="list-style-type: none"> • Ventilation 		
	c. Fire Detection and Alarm System	<ul style="list-style-type: none"> • Fire Detection and Alarm devices • Sprinkler Devices Pumps. <p><i>System shall adhered to following codes and manuals - BS 5839-1:2017, EN 54, BS EN 12845: 2015, BS EN 15004-8:201, BS EN 1846-3:2013, BS EN 1028-1:2002 + A1:200</i></p>	<ul style="list-style-type: none"> • Visual inspection of panel lamps & led, fuses, primary power supply and interface equipment • Test of panel lamps & led fuses, primary power supply, fire detection devices and interface equipment • Visual inspection of all fire sprinkler devices • Test of sprinkler water flow switches, valve tamper switches. • Visual inspection of lead acid battery. • Test and visual inspection of horns, strobes, chimes & bells, etc. • Test and visual inspection of smoke detectors, heat detectors, duct smoke detectors, Electromechanical Releasing Devices and 	<ul style="list-style-type: none"> • Weekly • Quarterly • Quarterly • Quarterly • Quarterly • Yearly • Yearly

			<p>Voice Evacuation Equipment.</p> <ul style="list-style-type: none"> • Replacement of sealed lead-acid batteries. • Replacement of smoke and heat detector • The system shall adhere to the standards mentioned in the applicable codes/manual for 99.9% of the time. • Certification from a BCDA accredited testing facility that all system components are operational in good condition and issuance of such certification shall not be more than six (6) months old at any time. 	<ul style="list-style-type: none"> • Yearly
	d. Elevator (1 unit)	<ul style="list-style-type: none"> • Cleaning, Operation, Maintenance and Disinfection of Elevator Units Belt or Chain drive Machine 	<ul style="list-style-type: none"> • Buttons and devices functionality inspection • Call key and telephone works and functionality inspection 	<ul style="list-style-type: none"> • Daily • Daily

		<ul style="list-style-type: none"> • Belt or Chain drive Machine • Car or Counterweight Safeties • Car Body • Car Frame and Stiles 	<ul style="list-style-type: none"> • Check traction machine if balance • Inspection machine for unwanted noises, temperature and vibrations • Clean brake pads and change brake pads if thickness is less than 3mm • The oil level of traction should be filled • Oil gauge clearing • Deflection sheave and traction should be oiled • Pit cleaning and removal of unwanted material • The oil level of traction should be filled • Oil gauge clearing 	<ul style="list-style-type: none"> • Daily • Daily and/or as required • Monthly and/or as required • Monthly and/or as required • Monthly • Weekly and/or as required • Monthly • Monthly • Monthly • Monthly
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		<ul style="list-style-type: none"> ● Controller Wiring, Fuses and Grounding ● Door or Gate ● Emergency Signal ● Gears, Bearings and Flexible Couplings ● Guide Rails and Rope Fastenings ● Lighting and Outlet ● Motor Generator ● Operating Control Devices ● Pipes, Wiring and Ducts ● Rated Plate, Platform Area and Data Plate ● Secondary and Deflector Sheaves ● Standby Power Operation ● Static Control ● Stopping Device ● Suspension Rope ● Switches ● Top Emergency Exit ● Traction Sheaves ● Ventilation ● Elevators should be available 98% of the time. 	<ul style="list-style-type: none"> ● Deflection sheave and traction should be oiled ● Check if there is abnormal vibration, noise, high temp etc. ● The available time to be measured for elevators using actual operational hours in a day as percentage of total planned operational hours of the respective facility of NCC Sports Complex in a day. 	
	e. PWD Lift (2 units)	<ul style="list-style-type: none"> ● Cleaning, Operation, Maintenance and 	<ul style="list-style-type: none"> ● Same with the elevator's ● Buttons and devices functionality inspection 	<ul style="list-style-type: none"> ● Quarterly

		Disinfection of Elevator Units	<ul style="list-style-type: none"> ● Call key and indicator light works and functionality inspection ● Inspect level and balance of platform 	
	f. Security System Maintenance (CCTV & Access Control)	<ul style="list-style-type: none"> ● Camera Condition ● Camera Lens ● Camera Views/Positions ● Controllers ● Monitors ● Motion Detection Sensors ● Switches ● Time and Date Stamps ● Wirings and Cables 	<ul style="list-style-type: none"> ● Ensure that the CCTV's functions are working well, directionality/location accuracy, power source and its overall condition. 	<ul style="list-style-type: none"> ● Daily
	g. Scoreboard	<ul style="list-style-type: none"> ● Operate and maintain at service quality standard for every usage ● Display Module ● Power Supply ● Cooling Fans ● Ventilation Filters ● Pro-Pixel Line Controller (PLC) 	<ul style="list-style-type: none"> ● Dusting of component and connection with compressed air ● Conduct routine computer and systems check ● Check display filters that appear clogged or damaged ● Execute field calibration ● Check all power connection 	<ul style="list-style-type: none"> ● Yearly or as needed ● Quarterly or as needed ● Semi-annually or as needed ● Yearly or as needed ● Yearly or as needed

		<ul style="list-style-type: none"> • Player/PC 	<ul style="list-style-type: none"> • Conduct sound inspection for silent or excessively noisy fans • Inspect filters for dust and debris buildup • Replacement of filters • Dust off PLC with compressed air and connection • Check for windows update and virus sweeps 	<ul style="list-style-type: none"> • Every 2 weeks or as needed • Monthly or as needed • Semi-annually or as needed • Yearly • Monthly
	h. Water Tank		<ul style="list-style-type: none"> • Functioning of float operated valves or any other effective device for controlling the inflow of water. All valves to be periodically operated to ensure free movement of the working parts. • Working condition of warning alarm which indicates when water goes below 50 mm from the invert of the pipes. 	<ul style="list-style-type: none"> • Monthly

			<ul style="list-style-type: none"> ● Condition of overflow warning alarm for the water tank. ● Integrity of strainer and net to prevent entry of mosquito or dirt. ● Water analysis at cisterns, hot and cold water outlets. The equipment used for testing should be clean and not contaminate water. ● General housekeeping within the tank room and around to remove any obstruction for accessibility. ● Removal of sand and dirt deposits in cisterns and tanks. ● Thorough cleaning of tank interior and disinfection. 	<ul style="list-style-type: none"> ● Semi-Annually
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			<ul style="list-style-type: none"> • Removal of rust stains and painting of the part as required. 	
	i. Fans and Blowers		<ul style="list-style-type: none"> • Lubrication of bearings • Check the propeller for any wear or corrosion • Check V-belt for proper alignment and tension 	<ul style="list-style-type: none"> • Semi-annually • Monthly • Monthly
	j. Air conditioning Units	<ul style="list-style-type: none"> • Air Leaks and Vibration • Blower and Cooling Fans • Breaker (Voltage and Current) • Coil • Comp Mounts/Vibration • Condenser • Drip Trays and Flush • Elec/Timers Conts and O/Loads • Exhaust Fan • External Body Fan OP and Vibration/Belts • Fans • Filters • Noise and Vibration • Oil Leaks and Pipework's • Operation Cool/Heat • Pipe and Insulation • Pumps on Cassette Units • Refrigerant Charge 	<ul style="list-style-type: none"> • Check air filters • Check and clean air con unit • Check and clean the condensate drain pan and thoroughly clean the heat exchanger. 	<ul style="list-style-type: none"> • Every 2 weeks • Quarterly • Monthly

		<ul style="list-style-type: none"> • T/Stat and Setting • Water Leaks • Wiring and Terminals 		
	k. Water Potability Test		<ul style="list-style-type: none"> • Ensure residual chlorine levels at 0.3 ppm to 1.5 ppm using an automatic chlorine dosing pump to maintain the water potability in tanks. • There should be one (1) sampling before the cistern and one (1) sampling after the cistern using a portable residual chlorine analyzer. At least two (2) trials for a water sample after the cistern must be conducted. Result of the 2nd trial must be logged as a component of water potability. • Bacteriological and chemical analysis of water samples from tanks must be done and meet the parameters indicated in the Philippine National 	<ul style="list-style-type: none"> • Daily • Twice a day, morning and afternoon • Quarterly or as needed

			Standards for Drinking Water (PNSDW).	
	I. Swimming Pool	<ul style="list-style-type: none"> ● Operations and Maintenance of Pools, Pumps, Filters, Sports Equipment 	<ul style="list-style-type: none"> ● Ensure cleanliness of the competition pool, diving pool, and training pool. (Vacuuming, filtering, scrubbing, brushing pool and equipment) ● Clean pool equipment, anti wave lines, float lines, backstroke ledges, starter blocks, bulk heads, diving platforms, springboards, water polo goals, walk ways, among others. ● Removal of all unwanted materials, objects, moss, trash in pool. ● Operation and maintenance of pumps, filters, vacuum includes calibration of equipment. ● Setting-up of necessary equipment needed for any aquatics sport for events. 	<ul style="list-style-type: none"> ● Daily and/or as required ● Daily and/or as required ● Daily and/or as required ● Daily and/or as required ● Daily and/or as required

		<ul style="list-style-type: none"> • The temperature of the water in the swimming pools should be between 25-28 degree Celsius for 100% of the time during operational hours. 	<ul style="list-style-type: none"> • Maintain the required temperature for the water of the pools • Measurement will be in terms of temperature levels in all swimming pools during the operational hours of the respective swimming pool facility of NCC Sports Complex. 	<ul style="list-style-type: none"> • Daily and/or as required
	m. Gym Equipment	<ul style="list-style-type: none"> • Skillrun • Skillrow • Skillbike • Dual Adjustable Pulley • Leg Press • Treadmill • All equipment inside the Gym 	<ul style="list-style-type: none"> • Check the condition of the emergency switch • Lubrication of chain • Pedals - Check level of wear and tear • Saddle - check stability • Displayed watts - check if wattage displayed matches exertion. • Gear unit - ensure gears engage correctly with the handlebar 	<ul style="list-style-type: none"> • Monthly • Weekly • Semi-annually • Semi-annually • Semi-annually • Semi-annually • Monthly

			<ul style="list-style-type: none"> • Spring Hooks - check condition • Lubricate guides 	<ul style="list-style-type: none"> • Monthly
	n. Lightning Arrester		<ul style="list-style-type: none"> • Visual inspection • Complete inspection • Critical system complete inspection 	<ul style="list-style-type: none"> • Yearly • Yearly • Yearly
	o. Fire Jockey Pumps	•	<ul style="list-style-type: none"> • Lubricate with a high temperature-based grease before using after a long interval of non-operation. • Visually check for leaks. • Check for vibration. • Hand test bearing housing for any sign of temperature rise. • Adjust gland as necessary to maintain slight leakage. • Check bearing temperature with a thermometer. 	<ul style="list-style-type: none"> • As Needed • Every Week • Every Month • Every 3 Months

			<ul style="list-style-type: none"> ● Check running hours and consult the re lubrication interval chart. ● Check grease lubricated bearings for saponification - i.e. sign of any deposits, oil separation and undue hardening and softening of grease. ● Check running hours and consult the re lubrication interval chart. ● Check soft packed gland packing, where fitted, and replace if necessary. ● Check shaft or shaft sleeve for scoring. ● Check alignment of pump motor. Check holding down bolts for tightness. ● Check coiling for wear. 	<ul style="list-style-type: none"> ● Every 6 Months ● Every Year
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			<ul style="list-style-type: none"> • Check rotation element for wear. • Check wear ring clearances. • Check re-grease for bearings. • Check running hours and consult the re lubrication interval chart 	
3	ATHLETES' VILLAGE			
	a. Generator (4 units)	<ul style="list-style-type: none"> • Air Filter • Battery Charger • Battery Solution Level • Battery Terminals • Bolts and Nuts • Crankcase Oil Level • Engine Oil • Fan Belts • Fuel Tank Level and Supply • Fuel Water Separator • Generator Exterior Body • Muffler Noise and Vibration • Radiator Coolant Level • Shafts and Joints. • Power back up for operating facilities of NCC Sports Complex facilities at 100% utilization should be 	<ul style="list-style-type: none"> • Check, clean and replace when necessary • Diesel/Fuel/Oil/Water Level always full • The available time to be measured using the actual time period of power back up available 	<ul style="list-style-type: none"> • Weekly • Daily

		available for 100% of the time.	as percentage of total time period of power failure and/or power cuts in a day.	
	b. Electrical System/Panel Boards	<ul style="list-style-type: none"> ● Equipment ● Cable Joints ● Cable ● Terminations ● Conduit Wiring ● Conductors and Relays ● Contactors and Relays ● Extension Cords ● Circuit Breakers ● Fuses ● Batteries and chargers ● Burning or Ozone Odors on Hot Spots ● Busway and Bus Duct Circuit Breakers ● Cable Joints ● Cable Terminations ● Conduit Wiring ● Conductors and Relays ● Contactors and Relays ● Extension Cords Circuit Breakers ● Fuses ● Fans, Motors, and Motor Control ● Lighting ● Panel Doors 	<ul style="list-style-type: none"> ● Ensure the cleanliness of the equipment. ● Check the distribution system: wire/cable conditions for deficiencies such as corrosion/dirt/moisture and fire hazards. ● Check circuit breakers condition: deficiencies such as corrosion/noise/excessive temps. ● Check the fuses: insulator conditions for deficiencies such as burnt or cracks and its overall condition. 	<ul style="list-style-type: none"> ● Daily

		<ul style="list-style-type: none"> • Potential Sources of free water • Switches • Switchgear Bus • Transformer Oil • Transformers • Ventilation 		
	c. Fire Detection and Alarm System	<ul style="list-style-type: none"> • Fire Detection and Alarm devices • Sprinkler Devices Pumps. 	<ul style="list-style-type: none"> • Visual inspection of panel lamps & led, fuses, primary power supply and interface equipment • Test of panel lamps & led fuses, primary power supply, fire detection devices and interface equipment • Visual inspection of all fire sprinkler devices • Test of sprinkler water flow switches, valve tamper switches. • Visual inspection of lead acid battery. 	<ul style="list-style-type: none"> • Weekly • Quarterly • Quarterly • Quarterly • Quarterly • Yearly

		<ul style="list-style-type: none"> • System shall adhere to following codes and manuals - BS 5839-1:2017, EN 54, BS EN 12845: 2015, BS EN 15004-8:201, BS EN 1846-3:2013, BS EN 1028-1:2002 + A1:2008 	<ul style="list-style-type: none"> • Test and visual inspection of horns, strobes, chimes & bells, etc. • Test and visual inspection of smoke detectors, heat detectors, duct smoke detectors, Electromechanical Releasing Devices and Voice Evacuation Equipment. • Replacement of sealed lead-acid batteries. • Replacement of smoke and heat detector • Ensure completeness of all fire hydrant and system devices. Once there are missing parts from the said devices, immediately file a report. • The system shall adhere to the standards mentioned in the applicable codes/manual for 99.9% of the time. 	<ul style="list-style-type: none"> • Yearly • Yearly
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			<ul style="list-style-type: none"> • Certification from a BCDA accredited testing facility that all system components are operational in good condition and issuance of such certification shall not be more than six (6) months old at any time. 	
	d. Security System Maintenance (CCTV & Access Control)	<ul style="list-style-type: none"> • Camera Condition • Camera Lens • Camera Views/Positions • Controllers • Monitors • Motion Detection Sensors • Switches • Time and Date Stamps • Wirings and Cables 	<ul style="list-style-type: none"> • Ensure that the CCTV's functions are working well, directionality/location accuracy, power source and its overall condition. 	<ul style="list-style-type: none"> • Daily
	e. Elevator (6 unit)	<ul style="list-style-type: none"> • Cleaning, Operation, Maintenance and Disinfection of Elevator Units Belt or Chain drive Machine 	<ul style="list-style-type: none"> • Buttons and devices functionality inspection • Call key and telephone works and functionality inspection • Check traction machine if balance • Inspection machine for unwanted noises, 	<ul style="list-style-type: none"> • Daily • Daily • Daily • Daily and/or as required

		<ul style="list-style-type: none"> ● Belt or Chain drive Machine ● Car or Counterweight Safeties ● Car Body ● Car Frame and Stiles ● Controller Wiring, Fuses and Grounding ● Door or Gate ● Emergency Signal ● Gears, Bearings and Flexible Couplings ● Guide Rails and Rope Fastenings ● Lighting and Outlet ● Motor Generator ● Operating Control Devices ● Pipes, Wiring and Ducts ● Rated Plate, Platform Area and Data Plate ● Secondary and Deflector Sheaves ● Standby Power Operation ● Static Control ● Stopping Device ● Suspension Rope ● Switches ● Top Emergency Exit 	<p>temperature and vibrations</p> <ul style="list-style-type: none"> ● Clean brake pads and change brake pads if thickness is less than 3mm ● The oil level of traction should be filled ● Oil gauge clearing ● Deflection sheave and traction should be oiled ● Pit cleaning and removal of unwanted material ● The oil level of traction should be filled ● Oil gauge clearing ● Deflection sheave and traction should be oiled 	<ul style="list-style-type: none"> ● Monthly and/or as required ● Monthly and/or as required ● Monthly ● Weekly and/or as required ● Monthly ● Monthly ● Monthly ● Monthly
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		<ul style="list-style-type: none"> • Traction Sheaves • Ventilation • Elevators should be available 98% of the time. 	<ul style="list-style-type: none"> • Check if there is abnormal vibration, noise, high temp etc. • The available time to be measured for elevators using actual operational hours in a day as percentage of total planned operational hours of the respective facility of NCC Sports Complex in a day. 	
	f. Air conditioning Units	<ul style="list-style-type: none"> • Air Leaks and Vibration • Blower and Cooling Fans • Breaker (Voltage and Current) • Coil • Comp Mounts/Vibration • Condenser • Drip Trays and Flush • Elec/Timers Conts and O/Loads • Exhaust Fan • External Body Fan OP and Vibration/Belts 	<ul style="list-style-type: none"> • Check air filters • Check and clean air con unit • Check and clean the condensate drain pan and thoroughly clean the heat exchanger. 	<ul style="list-style-type: none"> • Every 2 weeks • Quarterly • Monthly

		<ul style="list-style-type: none"> ● Fans ● Filters ● Noise and Vibration ● Oil Leaks and Pipework's ● Operation Cool/Heat ● Pipe and Insulation ● Pumps on Cassette Units ● Refrigerant Charge ● T/Stat and Setting ● Water Leaks ● Wiring and Terminals 		
	g. Rainwater Harvesting Pump Quick Discharge Connector		<ul style="list-style-type: none"> ● Ensure that there is no abnormal vibration & noise during actual operation. ● Ensure that the cabling & lifting chain are tightly secured & the chain is not corroded. 	<ul style="list-style-type: none"> ● Daily ● Every 6 months
	h. Basement Submersible Pump Quick Discharge Connector		<ul style="list-style-type: none"> ● Ensure that there is no abnormal vibration & noise during actual operation ● Ensure that the cabling & lifting chain are tightly secured & the chain is not corroded. 	<ul style="list-style-type: none"> ● Daily ● Every 6 months

	i. Basement Submersible Pump		<ul style="list-style-type: none"> • Check current and ammeter fluctuation every day. • Measure the insulation resistance. • Replace oil in the mechanical seal chamber. • Replace mechanical seal. • Overhaul of the pump assures safe and long operation. 	<ul style="list-style-type: none"> • Daily • Monthly • Every 6 months • Yearly • Every 2 to 5 years
	j. Rainwater Harvesting Pump		<ul style="list-style-type: none"> • Check current and ammeter fluctuation every day. • Measure the insulation resistance. • Replace oil in the mechanical seal chamber. • Replace mechanical seal. 	<ul style="list-style-type: none"> • Daily • Monthly • Every 6 months • Yearly • Every 2 to 5 years

			<ul style="list-style-type: none"> Overhaul of the pump assures safe and long operation. 	
	k. Water Holding Tank		<ul style="list-style-type: none"> Functioning of float operated valves or any other effective device for controlling the inflow of water. All valves to be periodically operated to ensure free movement of the working parts. Working condition of warning alarm which indicates when water goes below 50 mm from the invert of the pipes. Condition of overflow warning alarm for the water tank. Integrity of strainer and net to prevent entry of mosquito or dirt. Water analysis at cisterns, hot and cold water outlets. The equipment used for testing should be clean 	<ul style="list-style-type: none"> Monthly Semi-Annually

			<p>and not contaminate water.</p> <ul style="list-style-type: none"> • General housekeeping within the tank room and around to remove any obstruction for accessibility. • Removal of sand and dirt deposits in cisterns and tanks. • Thorough cleaning of tank interior and disinfection. • Removal of rust stains and painting of the part as required. 	
	I. Water Potability Test		<ul style="list-style-type: none"> • Ensure residual chlorine levels at 0.3 ppm to 1.5 ppm using an automatic chlorine dosing pump to maintain the water potability in tanks. • There should be one (1) sampling before the cistern and one (1) sampling after the cistern using a portable residual 	<ul style="list-style-type: none"> • Daily • Twice a day, morning and afternoon

			<p>chlorine analyzer. At least two (2) trials for a water sample after the cistern must be conducted. Result of the 2nd trial must be logged as a component of water potability.</p> <ul style="list-style-type: none"> Bacteriological and chemical analysis of water samples from tanks must be done and meet the parameters indicated in the Philippine National Standards for Drinking Water (PNSDW). 	<ul style="list-style-type: none"> Quarterly or as needed
	m. Fans and Blowers	<ul style="list-style-type: none"> Fan Wheel V-Belt 	<ul style="list-style-type: none"> Check the fan wheel for any wear or corrosion. Check also for the build-up of material. Clean or replace the wheel. Check the V-belt drive for proper alignment and tension. Lubricate the bearings. 	<ul style="list-style-type: none"> Daily

		<ul style="list-style-type: none"> ● Air Filter ● Air-conditioning and Heat Pump Systems ● Base Pan ● Blower Housing, Blower Wheel, and Motor ● Burning or Ozone Odors on Hot Spots ● Coil and Cabinet ● Combustion Blower ● Compressor and Associated Tubing ● Control Box (Associated Controls/Accessories) ● Current and Voltage ● Dry and Wet Bulb Temperature ● Evaporator Coil, Drain Pan and Drain Lines ● Ignition System ● Leaks ● Motor and Fan Blade ● Noise and Vibration ● Refrigerant Level ● System Pressure ● Ventilation System ● Wiring and Connection 	<ul style="list-style-type: none"> ● Check all set screws and bolts should be check for tightness 	<ul style="list-style-type: none"> ● Weekly
	n. Swimming Pool		<ul style="list-style-type: none"> ● Remove Debris 	<ul style="list-style-type: none"> ● Daily and/or as required ● Weekly

		<ul style="list-style-type: none"> • Inlet and Outlet Pressure Gage • Pool Walls and Flooring • Pumps and Motors • Chemical Level <ul style="list-style-type: none"> • Valves Filter <ul style="list-style-type: none"> • The temperature of the water in the swimming pools should be between 25-28 degree Celsius for 100% of the time during operational hours. 	<ul style="list-style-type: none"> • Check and replace when necessary • Skim off leaves and debris. Brush sediment from pool walls. • Vacuum the pool. • Clean skimmer. Keep the pump running. • Check the filter and backwash. Adjust water level Add algaecide. <ul style="list-style-type: none"> • Lubricate fittings, valves, and plugs. Check the filter and inspect all parts. <ul style="list-style-type: none"> • Measurement will be in terms of temperature levels in all swimming pools during the operational hours of the respective swimming pool facility of NCC Sports Complex. 	<ul style="list-style-type: none"> • Monthly
	o. Fire Jockey Pumps		<ul style="list-style-type: none"> • Lubricate with a high temperature based grease before using after a long interval of non operation. <ul style="list-style-type: none"> • Visually check for leaks. • Check for vibration. 	<ul style="list-style-type: none"> • As Needed <ul style="list-style-type: none"> • Every Week

			<ul style="list-style-type: none"> • Hand test bearing housing for any sign of temperature rise. • Adjust gland as necessary to maintain slight leakage. • Check bearing temperature with a thermometer. • Check running hours and consult the re lubrication interval chart. • Check grease lubricated bearings for saponification - i.e. sign of any deposits, oil separation and undue hardening and softening of grease. • Check running hours and consult the re lubrication interval chart. Check soft packed gland packing, where fitted, and replace if necessary. Check shaft or shaft sleeve for scoring. 	<ul style="list-style-type: none"> • Every Month • Every 3 Months • Every 6 Months • Every Year
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			<ul style="list-style-type: none"> • Check alignment of pump motor. Check holding down bolts for tightness. Check coiling for wear. • Check rotation element for wear. • Check wear ring clearances. • Check re-grease for bearings. • Check running hours and consult the re lubrication interval chart. 	
	p. Basketball Court		<ul style="list-style-type: none"> • Cleaning of basketball court • Provide pole safety pad • Repainting of basketball marking and replacement of basketball nets 	<ul style="list-style-type: none"> • Every Quarter • As need arise
4	RIVER PARK & SITE DEVELOPMENT			
	a. Electrical System	<ul style="list-style-type: none"> • Bollard lights • Solar Panel Boards • Batteries • Main Control Panel • Bulb 	<ul style="list-style-type: none"> • Cleaning and Maintenance • Be sure the fixture temperature is cool enough to touch. Do not 	<ul style="list-style-type: none"> • Daily

		<ul style="list-style-type: none"> • Wiring Connection 	<p>clean or maintain while the fixture is energized. Use a soft nylon brush to remove any accumulated dirt.</p> <ul style="list-style-type: none"> • Inspect the circuit for sign damage and wear. Inspect control wiring, relays, power supply units, timers, etc. where applicable. • Verify control circuit fuse rating and continuity. Inspection of all panels for paint work damage and signs of corrosion. • Check battery tripping packs, battery integrity, signs of defects, etc • Regularly check the lights, it should be illuminated. Replace when needed. • Check visually for any sign of damage. • Ensure cleanliness of restrooms, washrooms, 	
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		<ul style="list-style-type: none"> ● Restroom ● Pavements ● Art Works ● Playgrounds 	<p>sink and provide signages to promote proper hygiene. Ensure that toilets are not clogged</p> <ul style="list-style-type: none"> ● Cleaning or restriping up to fix severe distresses like potholes, cracks, slippery pavement and surface deterioration ● Protect artwork from deterioration by regularly cleaning and remove stubborn soil and algae films ● Regular maintenance and ensure the safety, stability and regular inspections of playground equipment 	
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3. COMPLIANCE

Sufficient time is allotted to the O&M Service Provider for mobilization and attainment of SQLs. Gradual compliance with SQLs for the different functional elements of the operations and maintenance of NGAC Sports Facilities is expected within a certain period of time. For this purpose, BCDA reserves the right to review the compliance of the O&M Service Provider to the SQLs after the allowable period of time.

4. PENALTIES

Failure to meet predetermined performance targets as stated in Annex “E” Minimum Performance Standard and Specifications will be imposed a penalty for each of the performance measures. The penalty computed shall be deducted by BCDA from the monthly O&M payments billed by the O&M Service Provider, as shown below:

NO	PERFORMANCE MEASURES	TARGET	PENALTY
1	Management Services	As per implementation timelines	5% of fixed monthly payment for the O&M Fee of the Facility concerned per day for undelivered or delayed services
2	Emergency Services/ Traffic Management	As per implementation timelines	5% of fixed monthly payment for the O&M Fee of the Facility concerned per day for undelivered or delayed services
3	Routine Maintenance Requirement	As per implementation timelines	5% of fixed monthly payment for the O&M Fee of the Facility concerned per day for undelivered or delayed services
4	Corrective Maintenance Requirement As per	As per implementation timelines	5% of fixed monthly payment for the O&M Fee of the Facility concerned per day for undelivered or delayed services
5	Preventive Maintenance Requirement	As per implementation timelines	5% of fixed monthly payment for the O&M Fee of the Facility concerned per day for undelivered or delayed services
6	Not keeping required Manpower	As per Performance Management Agreement	<p>Management/Key Level Staff (FM/DFM): PhP 10,000 per person per day for non-deployment on site or unauthorized absences without a written notice within 3 calendar days.</p> <p>All other personnel: PhP 5,000 per person per day for non-deployment on-site or unauthorized absences without a written notice within 3 calendar days.</p> <p>The O&M Service Provider shall ensure that, in case of absences of its personnel, relievers and/or replacements with the same qualifications and/or competence as required by BCDA are available at all times to ensure continuous and uninterrupted service.</p>

			Above charges are in addition to deduction of actual wages for the period of absence based on the rate schedule
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Note: The above clause for penalties shall only be applicable for the delay attributed solely to the O&M Service Provider as per his roles and responsibilities.

B.13	Plumber	4	manpower	-	-	-	-	-	-	-
B.14	Welder	2	manpower	-	-	-	-	-	-	-
B.15	Carpenter/Mason	2	manpower	-	-	-	-	-	-	-
B.16	Landscape Gardener	4	manpower	-	-	-	-	-	-	-
B.17	Audio Visual Technician	2	manpower	-	-	-	-	-	-	-
B.18	Lifeguard	2	manpower	-	-	-	-	-	-	-
B.19	Gym Equipment Technician	1	manpower	-	-	-	-	-	-	-
B.20	Receptionist	4	manpower	-	-	-	-	-	-	-
B.21	Administrative Staff	2	manpower	-	-	-	-	-	-	-
	Housekeeping Personnel									
B.22	Utility Supervisor	3	manpower	-	-	-	-	-	-	-
B.23	Utility Personnel	66	manpower	-	-	-	-	-	-	-
	TOTAL COST - MANPOWER REMITTANCES/SHARE TO GOVT	113								
	C MAINTENANCE SERVICES/CONTRACTS									
	ATHLETICS STADIUM									
C.1	Generator Maintenance including Pumps	15	months	-	-	-	-	-	-	-
C.2	Electrical System/Panel Boards	15	months	-	-	-	-	-	-	-
C.3	Fire Alarm System	15	months	-	-	-	-	-	-	-
C.4	Electronic Systems	15	months	-	-	-	-	-	-	-
C.5	Elevator Maintenance	15	months	-	-	-	-	-	-	-
C.6	Scoreboard Operation and Maintenance	15	months	-	-	-	-	-	-	-
C.7	Pest and Termite Control	15	months	-	-	-	-	-	-	-
C.8	Garbage Fee Collection	15	months	-	-	-	-	-	-	-
C.9	Security System Maintenance (CCTV& Access Control)	15	months	-	-	-	-	-	-	-
C.10	Sanitary and Drainage Lines	15	months	-	-	-	-	-	-	-
C.11	Fans Blowers	15	months	-	-	-	-	-	-	-
C.12	Airconditioning Units	15	months	-	-	-	-	-	-	-
C.13	Grass Maintenance and Landscaping	15	months	-	-	-	-	-	-	-
C.14	Tartan Track Maintenance	15	months	-	-	-	-	-	-	-
	AQUATICS CENTER									
C.15	Generator Maintenance @ 2 units including pumps	15	months	-	-	-	-	-	-	-
C.16	Electrical /Panel Board	15	months	-	-	-	-	-	-	-
C.17	Fire Alarm System	15	months	-	-	-	-	-	-	-
C.18	Electronic Systems	15	months	-	-	-	-	-	-	-
C.19	Elevator Maintenance @ 6 units	15	months	-	-	-	-	-	-	-
C.20	Scoreboard Operation and Maintenance	15	months	-	-	-	-	-	-	-
C.21	Pest and Termite Control	15	months	-	-	-	-	-	-	-
C.22	Garbage Fee Collection	15	months	-	-	-	-	-	-	-
C.23	Security System Maintenance(CCTV& Access Control)	15	months	-	-	-	-	-	-	-
C.24	Sanitary and Drainage Lines	15	months	-	-	-	-	-	-	-
C.25	Fans Blowers	15	months	-	-	-	-	-	-	-
C.26	Airconditioning Units	15	months	-	-	-	-	-	-	-
C.27	Swimming Pool Maintenance	15	months	-	-	-	-	-	-	-
	ATHLETES' VILLAGE									
C.28	Generator Maintenance @ 6 units including pumps	15	months	-	-	-	-	-	-	-
C.29	Electrical /Panel Board	15	months	-	-	-	-	-	-	-
C.30	Fire Alarm System	15	months	-	-	-	-	-	-	-
C.31	Electronic Systems	15	months	-	-	-	-	-	-	-
C.32	Elevator Maintenance @ 6 units	15	months	-	-	-	-	-	-	-
C.33	Pest and Termite Control	15	months	-	-	-	-	-	-	-
C.34	Garbage Fee Collection	15	months	-	-	-	-	-	-	-

C.35	Security System Maintenance(CCTV& Access Control)	15	months	-	-	-	-	-	-
C.36	Sanitary and Drainage Lines	15	months	-	-	-	-	-	-
C.37	Ventilation Fans and Blowers	15	months	-	-	-	-	-	-
C.38	Airconditioning Units (Window Type)	15	months	-	-	-	-	-	-
C.39	Swimming Pool Maintenance	15	months	-	-	-	-	-	-
C.40	Laundry Services	15	months	-	-	-	-	-	-
RIVER PARKS, SITE DEVELOPMENT AND SEWERAGE TREATMENT PLANT									
C.41	Electrical System	15	lot	-	-	-	-	-	-
C.42	Pest and Termite Control	15	lot	-	-	-	-	-	-
C.43	Landscape Equipment Rentals	15	lot	-	-	-	-	-	-
C.44	Garbage Fee Collection	15	lot	-	-	-	-	-	-
C.45	Sewerage Treatment Plant	15	lot	-	-	-	-	-	-
TOTAL COST - MAINTENANCE SERVICES/CONTRACTS									
D MAINTENANCE SUPPLIES, TOOLS, EQUIPMENT									
ELECTRICAL									
D.1	Precision Screwdriver (6 pcs/Set)	3	sets	-	-	-	-	-	-
D.2	Hexagon T Wrench (600v)	4	pieces	-	-	-	-	-	-
D.3	Electrical Plier (600v) 10"	3	piece	-	-	-	-	-	-
D.4	Electrical Plier (600v) 12"	3	piece	-	-	-	-	-	-
D.5	Cutting Plier	3	piece	-	-	-	-	-	-
D.6	Long Nose Plier (600v)	3	piece	-	-	-	-	-	-
D.7	Skinning Knife	1	piece	-	-	-	-	-	-
D.8	Hack Saw	3	sets	-	-	-	-	-	-
D.9	Steel Tape Measure (5m)	5	pieces	-	-	-	-	-	-
D.10	Tape Measure (100m)	1	unit	-	-	-	-	-	-
D.11	Wall Thermometer with Stand	4	units	-	-	-	-	-	-
Sub-Total									
PLUMBING									
D.12	PVC Cutter	1	piece	-	-	-	-	-	-
D.13	Pipe Wrench 24"	2	pieces	-	-	-	-	-	-
D.14	Pipe Wrench 12"	2	pieces	-	-	-	-	-	-
D.15	Pipe Wrench 8	2	pieces	-	-	-	-	-	-
D.16	Pipe Pliers	2	pieces	-	-	-	-	-	-
D.17	Riveter	2	pieces	-	-	-	-	-	-
D.18	Pruning Shear, Small	4	pieces	-	-	-	-	-	-
D.19	Pruning Shear, Big	4	pieces	-	-	-	-	-	-
D.20	Claw Bar	1	piece	-	-	-	-	-	-
D.21	Claw Hammer	2	pieces	-	-	-	-	-	-
D.22	Sledge Hammer	2	pieces	-	-	-	-	-	-
D.23	Crow bar	4	pieces	-	-	-	-	-	-
D.24	Digging bar	4	pieces	-	-	-	-	-	-
Sub-Total									
MECHANICAL									
D.25	Socket Wrench (10-32), 16pcs/set	1	set	-	-	-	-	-	-
D.26	Open Wrench (6-32), 16pcs/set	1	set	-	-	-	-	-	-
D.27	Allen Wrench Small (1.5 - 10mm), 6pcs/set	1	set	-	-	-	-	-	-
D.28	Allen Wrench Flower (long)	6	pieces	-	-	-	-	-	-
D.29	Allen Wrench Long	6	pieces	-	-	-	-	-	-
D.30	Hand Vice Grip (10R)	1	piece	-	-	-	-	-	-
D.31	Chain or Strap Wrench	1	piece	-	-	-	-	-	-

D.32	Mechanical Plier	1	piece	-	-	-	-	-	-
D.33	Screw Driver Set (6 pcs/set)	6	sets	-	-	-	-	-	-
D.34	Grease Gun	2	units	-	-	-	-	-	-
Sub-Total									
LANDSCAPING & SITE DEVELOPMENT									
D.35	Drill Bits (2 sets)	4	sets	-	-	-	-	-	-
D.36	Grass Lawn Mower with bagger	2	units	-	-	-	-	-	-
D.37	Snipper	4	pieces	-	-	-	-	-	-
D.38	Rake	2	pieces	-	-	-	-	-	-
D.39	Finishing Trowel	8	pieces	-	-	-	-	-	-
D.40	Trowel	8	pieces	-	-	-	-	-	-
D.41	Shovel	8	pieces	-	-	-	-	-	-
D.42	Chisel	4	pieces	-	-	-	-	-	-
D.43	Itak/Bolo, at least wooden handle, 10 inch, one sided blade)	8	pieces	-	-	-	-	-	-
D.44	Aluminum A Ladder, 8ft	3	units	-	-	-	-	-	-
D.45	Two-Way Radios	15	units	-	-	-	-	-	-
D.46	Flexible Steel Leaf Rake	10	pieces	-	-	-	-	-	-
D.47	Wheelbarrow	4	units	-	-	-	-	-	-
D.48	Grass cutter, Model TD40	8	units	-	-	-	-	-	-
D.49	Walk behind roller compactor	1	set	-	-	-	-	-	-
D.50	Ride on Compactor	1	set	-	-	-	-	-	-
D.51	Grass Shears (Black, long handle)	5	sets	-	-	-	-	-	-
D.52	Cotton Gloves	32	pairs	-	-	-	-	-	-
Sub-Total									
CLEANING SUPPLIES									
D.53	Vacuum Cleaner, brand new, heavy duty, 30 liters cap, wet and dry	5	units	-	-	-	-	-	-
D.54	Floor Polisher Machine, brand new, heavy duty, Low speed, brush pad 16", 1HP, brush speed 200rpm, motor speed 1725	5	units	-	-	-	-	-	-
D.55	Misting Machine, brand new, color blue, 4 liters tank cap, electrically operated	4	units	-	-	-	-	-	-
D.56	Hand trolley, 300 kg caps	20	pieces	-	-	-	-	-	-
D.57	Mop squeezer(hard plastic), 36 liters capacity, color yellow	20	units	-	-	-	-	-	-
D.58	Soft Broom	70	pieces	-	-	-	-	-	-
D.59	Dust Pan	70	pieces	-	-	-	-	-	-
D.60	Mop Handle with Mop Head	70	pieces	-	-	-	-	-	-
D.61	Janitorial Belt Bag	70	pieces	-	-	-	-	-	-
D.62	Plastic Spray Gun	80	pieces	-	-	-	-	-	-
D.63	Toilet Plunger	10	pieces	-	-	-	-	-	-
D.64	Wet Floor Sign	20	pieces	-	-	-	-	-	-
D.65	Squeegee, Stainless Steel Glass Window Squeegee with Detachable 12	50	pieces	-	-	-	-	-	-
D.66	Long Broom (for cobwebs)	30	pieces	-	-	-	-	-	-
D.67	Broomstick	40	pieces	-	-	-	-	-	-
D.68	Rubberized Rain Coats, overall	120	pieces	-	-	-	-	-	-
D.69	Rain Boots	120	pieces	-	-	-	-	-	-
D.70	Ride on Sweeper	1	units	-	-	-	-	-	-
D.71	Ride on Scrubber	1	units	-	-	-	-	-	-
D.72	Steam Cleaner with Vacuum	1	units	-	-	-	-	-	-
D.73	Pool Vacuum	3	units	-	-	-	-	-	-
Sub-Total									
MONTHLY SUPPLIES (FOR 15 MONTHS)									
D.74	Air Freshener	300	gallons	-	-	-	-	-	-
D.75	Glass Cleaner	750	gallons	-	-	-	-	-	-

