

PART I GENERAL PROJECT INFORMATION

1. PROJECT DESCRIPTION

1.1 Project Title: **CONSTRUCTION OF PHILIPPINE GENERAL HOSPITAL INFRASTRUCTURE PROJECT FELICIDAD SY MULTI-SPECIALTY BUILDING – PHASE 2**

1.2 Definition of Terms

- a. UNIVERSITY shall mean the University of the Philippines (UP)
- b. HOSPITAL shall mean the Philippine General Hospital (PGH)
- c. END-USER shall mean the Office of engineering and Technical Services (OETS), UP-PGH
- d. IMPLEMENTING AGENCY shall mean the University of the Philippines – Philippine General Hospital (UP-PGH).
- e. CONTRACT shall mean the written agreement entered into between the UNIVERSITY and the CONTRACTOR engaged for the implementation of the PROJECT.
- f. CONTRACT DOCUMENTS shall mean the agreements or CONTRACTs, including General Conditions and Special Conditions, as well as any and all documents which are referred to in the CONTRACTs as CONTRACT DOCUMENTS, or any modifications, revisions or alterations authorized by the HOSPITAL and agreed to by the CONTRACTOR during negotiation.
- g. CONSTRUCTION shall mean the delivery of all necessary architectural and engineering designs, materials, labor and equipment in accordance with the HOSPITAL-approved design brief and specifications of the PROJECT, performed within a specified CONTRACT duration. This includes all the works/activities and/or scope of works to be performed and completed, as well as any revisions, alterations and any extra work ordered to be done by the HOSPITAL to the CONTRACTOR.
- h. CONTRACTOR shall mean the individual, sole proprietorship, partnership or corporation engaged by the HOSPITAL to execute the PROJECT through the delivery of architectural and engineering design, materials, labor and equipment in accordance with the HOSPITAL-approved plans, specifications and bill of quantities of the PROJECT, performed within a specified CONTRACT duration.
- i. CONSTRUCTION PROJECT/WORK shall mean all the works/activities and/or scope of works to be performed and completed, as well as any revisions, alterations and any extra work ordered to be done by the HOSPITAL to the CONTRACTOR.
- j. PROJECT SITE shall mean the place or area where the CONSTRUCTION WORK is or will be carried out.

1.3 General Description

The Philippine General Hospital, as the premiere public hospital and medical teaching institution in the Philippines, is embarking on a modernization program that will update and augment its existing aging facilities. One of the projects in this upgrade is the 15-storey Multi-Specialty Building that will be located in the current OETS building and vicinity. The building will include the Main/Central Laboratory for the hospital, the Neuroscience Center, various out-

patient facilities, an operating room complex, Intensive care facilities and Nursing Units, both pay and charity. The building will have 2-floor parking levels. This project embodies the pivotal shift in administrative thinking and will be the beginning of a new phase in PGH as it looks to serve the public's health care needs.

1.4 Project Components

The project shall have the following basic components:

(a) As-found plans for the area as basis for construction plans. This shall include/indicate utility lines that will be affected by the project for proper and complete documentation.

The Design Development (DD) and the Contract Documents (CD) phases of the design shall continue after the bid is awarded. It shall be subject to review and approval by the HOSPITAL, in compliance with relevant laws and design standards.

(b) Coordination with the Office of Engineering and Technical Services (OETS) of the PGH for utility requirements and permits.

(c) Coordination with the PGH police for access and other permits.

(d) Coordination with the Project Management Office (PMO) of the UP System as necessary.

(e) Complete Architectural and Engineering Designs including Structural, Plumbing and Sanitary, Electrical, Mechanical, Medical Gas, Fire Protection and Alarm System, and Data and Communications that will conform with the HOSPITAL-approved Architectural Design Brief included in the annexes of this TOR.

(f) Aside from the Architectural and Engineering professional design fees, other incidental expenses that are also to the account of the winning bidder shall include necessary site tests and surveys and other design and construction requirements.

(g) Compliance with all applicable permits/licensing and documentary requirements of the local government (LGU), the HOSPITAL and the UNIVERSITY.

** As of October 2020.*

2. PROCUREMENT OVERVIEW

- 2.1 The procurement of this project will be conducted in adherence to the declared policies of **Republic Act (RA) 9184** or the **Government Procurement Act**.
- 2.2 Eligibility requirements shall be subject to Section 23, Rule VIII, RA 9184 and in compliance with the requirements enumerated under the Instruction to Bidders (ITB) and in the forms prescribed by the Government Procurement Policy Board (GPPB) for this type of procurement.
- 2.3 The determination of award to the winning bidder shall be subject to compliance with the minimum qualification requirements for this contract and through a series of pre-determined evaluation processes and procedures as enumerated under this Terms of Reference (TOR) and in accordance with the provisions of RA 9184 and other pertinent laws, circulars, and orders.
- 2.4 The Head of the Procuring Entity (HoPE) reserves the right to accept or reject any bid, to annul the bidding process, and to reject all bids at any time prior to contract award, without thereby incurring any liability to the affected bidder or bidders.
- 2.5 Contractors/applicants who are interested in this PGH Project are required to register prior to the scheduled submission of bids while those already registered shall keep their records current and updated. Contractor's eligibility to bid on the project will be determined using PGH Bids and Awards Committee (PGH-BAC) rules and regulations and subject to further post-qualification.
- 2.6 Interested Bidders shall be required to submit PCAB License applicable to the type and cost of this project and classification of contractors as "AAAA" PCAB License, ISO 9001 Certification, and a completed single contract that is similar to the project equivalent to at least 50% of the ABC, and a similar contract for a hospital or medical facility with a floor area of at least 20,000 square meters, as part of the technical documents.

3. PROCUREMENT OBJECTIVES

- 3.1 To successfully compete the construction works as specified in the Architectural and Engineering Designs and Specifications and related studies/investigations and the attached scope of work that consider the following:
- 3.2 To properly document the built structure and utilities of the site/project location.
- 3.3 To implement a turnover procedure in accordance with the acceptance procedures of the HOSPITAL / IMPLEMENTING AGENCY.
- 3.4 The objective in partaking in the Construction of Philippine General Hospital Infrastructure Project Felicidad Sy Multi-Specialty Building – Phase 2 of the Philippine General Hospital is to

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be fully responsible for all Construction Works such as but not limited to, labor, materials, equipment, services and other appurtenances necessary for the complete Construction of the building.

4. SCOPE OF WORK

In compliance with the Architectural and Engineering Design and these Terms of Reference, the CONTRACTOR shall perform the remaining work as follows.

The Bidder, by submitting his Proposal, represents that:

- a) He has thoroughly read or examined carefully and understands fully all the proposal documents and his proposal will be in accordance therewith.
- b) His Proposal is based upon the conditions and requirements of the proposal documents without exception.
- c) He / She has visited and inspected the Site of Works and its surroundings and has determined for and satisfied himself as to all matters pertaining to the project, including the location and the nature of the work; climatic conditions; the nature and condition of the terrain: geological conditions at the site; transportation and communication facilities; the requirement and the availability of materials, labor, water, electric power and roads: the locations and extent of aggregate sources, and other factors that may affect the cost, duration and execution of the work; that he has determined the general characteristics of the project and the conditions indicated above.
- d) He / She has acquainted and familiarized himself with all conditions, local or otherwise, affecting the carrying out of the contract work and has arrived at an estimate of the facilities available and the facilities needed for the project.
- e) He / She has familiarized himself with all laws, decrees, regulations of the Philippines and the Local Government, which may affect or apply to the operations and activities of the contractors.
- f) He / She has conducted an actual site survey of the project area preliminary identifying the limitations of land utilization. In the process, he shall be able to familiarize himself with the site and its surrounding.

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- g) He / She has determined existing infrastructure, facilities, utilities, etc., which may have a bearing on the planning and design consideration; The bidder shall identify/locate the existing utilities at the site, namely:

Electrical Power Supply Water Supply
Sewer and Storm Drainage Telephone Lines
Others that may be necessary

- h) He / She is aware that the contract duration of the project shall be _____ months.

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4.1 Construction Phase

Item No.	Description	Contract Package		Remarks
		Phase 1	Phase 2	
I	General Requirements & Preliminaries			
1	Fence (On Site)	✓		Retain up to completion of Phase 2. Phase 2 Contractor to allow cost for dismantling & making good and 50% of the cost of fence. Otherwise they need to provide their own fence.
2	Guard House (On Site)	✓	✓	
3	Site Office			
3.1	On-site	✓	✓	Phase 1 contractor will still utilize the site office lot provided by Owner until completion of Phase 1 scope.
3.2	Off-site		✓	
4	Structured Cabling	✓	✓	
5	Temporary Power Distribution Supplies	✓	✓	
6	Temporary Water Distribution Supplies	✓	✓	
7	Toilets	✓	✓	
8	Septic Tanks	✓	✓	
9	Formworks / Rebar Compound	✓	✓	
10	Material Storage Compound	✓	✓	
11	Motorpool Shed	✓	✓	
12	Curing Tank	✓	✓	
13	Wheel Washing Facility	✓		Shared
14	Canteen / Mess Hall	✓	✓	
15	Street Roof Net (Canopy)	✓	✓	
16	Safety Net	✓	✓	
17	Perimeter Umbrella	✓	✓	
18	Safety Barricade	✓	✓	
19	Staging Area			
19.1	On Site	✓	✓	Phase 1 contractor will still utilize the staging lot provided by Owner until completion of Phase 1 scope.
19.2	Off-site		✓	
20	Fence (Staging)	✓	✓	Phase 1 contractor to demobilize provided equipment & structure after completion of scope of work.
21	Guard House (Staging)	✓	✓	
22	Barracks Structure	✓	✓	
23	Erect / Dismantle Tower Crane	✓	✓	
24	Erect / Dismantle Passenger Elevator	✓	✓	
II	Preparatory Works			
1	Demolition of Existing Structures	✓		
III	Civil Works			
1	Bored Piling Works	✓		
2	Slope Protection	✓		
3	Structural Excavation	✓		
4	Backfilling & Compaction	✓		
5	Hauling & Disposal	✓		
6	Soil Poisoning	✓		
7	Dewatering	✓		
8	Pile Hacking	✓		

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CONSTRUCTION OF PHILIPPINE GENERAL HOSPITAL INFRASTRUCTURE PROJECT FELICIDAD SY
MULTI-SPECIALTY BUILDING – PHASE 2
TERMS OF REFERENCE

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IV	Structural Works			
1	Concreting Works of Substructure to 8th Floor (up to slab only)			
1.1	Formworks	✓		
1.2	Reinforcing Bars	✓		
1.3	Concrete	✓		
1.4	Integral Waterproofing	✓		
2	Concreting Works of 8th Floor (columns, walls) to Roof Deck			
2.1	Formworks		✓	
2.2	Reinforcing Bars		✓	
2.3	Concrete		✓	
3	Structural Steel Works			
3.1	Ramps		✓	
3.2	Metal Deck		✓	
3.3	Separator Beams		✓	
3.4	to Roofing		✓	
4	Connecting Bridge			
	Formworks		✓	
	Reinforcing Bars		✓	
	Concrete		✓	
	Structural Steel		✓	
V	Architectural Works			
1	Exterior Reinforced Concrete Walls		✓	
2	Waterproofing Works (to Roof Deck & Underground Utilities)		✓	
3	Topping			
4	Exterior Doors with Hardware		✓	
5	Exterior Windows		✓	
6	Exterior Painting		✓	
7	Exterior Mouldings		✓	
8	Roof Finishes		✓	
9	Parking Area			
9.1	Floor Finishes		✓	
9.2	Ceiling Finishes		✓	
9.3	Wall Finishes		✓	
9.4	Traffic Paint		✓	
9.5	Board-Up		✓	
9.6	Bollards		✓	
9.7	Corner Guard		✓	
10	Connecting Bridge			
10.1	Floor Finishes		✓	
10.2	Ceiling Finishes		✓	
10.3	Wall Finishes		✓	
10.4	Railings		✓	
VI	MEPF Works			
1	Roughing-ins to Substructure	✓		
2	Roughing-ins to Superstructure (GF to 8th Floor Slab)	✓		
3	To Superstructure			
3.1	Temporary Lighting for Parking Area		✓	
3.2	Roughing-Ins (8th Floor to Roof Deck)		✓	

Note: All other works to complete the hospital building not mentioned above shall be part of future phase of works.

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4.2 Project Deliverables

1. Project Cost Estimates

The Bidder shall prepare and submit for the purpose of the Bill of Quantities (BOQ) in this contract, a detailed estimate in accordance with the limit available on the Approved Budget for the Contract.

2. Detailed Unit Price Analysis

The Bidder shall draw up a unit price analysis for each of the pay items.

3. Reports

- (a) Weekly Progress Report
- (b) Monthly Progress Report

4. Daily Construction Logbook

- (a) Material Delivery Log
- (b) Manpower Log
- (c) Equipment at Site Log
- (d) Weekly Statement of Time Elapsed
- (e) Weather Log/Report

5. Environmental, Safety and Health Program

Provide safety protocol plan for the construction phase of the PROJECT. Practice full compliance of the safety, health and environment provisions including providing all necessary and required protective equipment for all workmen carrying out the Works.

6. As Built Plans

The General Contractor shall prepare and submit as-built plans duly signed and sealed by the corresponding Architect/ Engineer in the same sheet size and scale as the original drawings in two (2) reproducible copies. Electronic Copies of the As-built contract drawings shall also be submitted. The *.PDF format files shall be delivered with the CAD or BIM Files.

7. Methodology

The Bidders are to submit a full methodology as part of their tender.

8. Eligibility and Criteria

a. General Contractor Requirements

A local General Construction Company with extensive experience in the area of vertical building construction as well as site development with the following credentials:

- (a) Must be operating for at least ten (10) years.
- (b) Must have previously handled/managed at least one (1) project involving hospital or hospital support facility in private or in public entities with building construction of at least Two Hundred Twenty Five Million (Php 225M) and floor area of 15,000 sq.m.
- (c) Must have a PCAB license with AAAA Category
- (d) Must have ISO 9001 Certification,

b. Key Personnel Requirements

The General Contractor should be able to supply the following key personnel:

For the Construction Phase:

1) Project Manager

- a) Currently Employed by the General Contractor
- b) Must be a Licensed Architect or Engineer for at least 15 years
- c) Must have handled a hospital/ hospital support facility construction project and/or related construction project.

2) Project in Charge

- a) Currently Employed by the General Contractor
- b) Must be a Licensed Architect or Engineer for at least 10 years
- c) Must have handled a hospital/ hospital support facility construction project and/or related construction project.

3) Project Electrical Engineer

- a) Currently employed by the General Contractor
- b) Must be a Licensed Electrical Engineer for at least 5 years

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- c) Must have handled a hospital/ hospital support facility construction project and/or related construction project.

4) Project Civil Engineer

- a) Currently employed by the General Contractor
- b) Must be a Licensed Civil Engineer for at least 5 years
- c) Must have handled a hospital/ hospital support facility construction project and/or related construction project.

5) Project Mechanical Engineer

- a) Currently employed by the General Contractor
- b) Must be a Licensed Mechanical Engineer for at least 5 years
- c) Must have handled a hospital/ hospital support facility construction project and/or related construction project.

6) Project Sanitary Engineer

- a) Currently employed by the General Contractor
- b) Must be a Licensed Sanitary Engineer for at least 5 years
- c) Must have handled a hospital/ hospital support facility construction project and/or related construction project.

7) Safety Officer

- a) Currently employed the General Contractor
- b) Must have a valid COSH Certificate of Training
- c) Must have at least Ten (10) year experience and has completed a hospital construction project

8) General Foreman

- a) Currently employed by the General Contractor
- b) Must have at least ten (10) year experience to general construction

4.3 Approved Budget / Terms of Payment

The total approved budget cost for the Project is FIVE HUNDRED SIXTY-EIGHT MILLION EIGHT HUNDRED THOUSAND PESOS (Php 568,800,000.00)

1. Advance Payment = 15% of the total project cost

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2. Retention = 10% of the total project cost
3. Progress Billing = Remaining Amount, Progress Billing may be submitted once per month during the construction period.

4.4 Warranty

The Winning Bidder shall guarantee the completed Project for the period of one-year (Defects Liability Period) from the issuance of Certificate of Acceptance, except for defects and failures occasioned due to force majeure and those by third parties.

4.5 Data To Be Provided by The Procuring Entity

These data are for reference only. The bidder is responsible for the accuracy or applicability of any data that he will use in his construction proposal.

1. Bid Drawings (See Attached)

4.6 Timetable

The Contract Period shall be made with the schedule indicated below. Works shall start fourteen (14) Days after the issuance and receipt of Notice to Proceed (NTP). The time frame to be followed for the project is 300 calendar days.

4.7 Proposal Submission

The following submission requirements shall be included as part of the BIDDER'S proposal:

The following submission requirements shall be included as part of the BIDDER'S proposal:

2. Complete name and address of bidder.
3. A description of:
 - a. The Bidder's experience including certification, qualifications, experience with project of similar nature, and experience with highly qualified technical personnel.

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- b. The bidder's knowledge of the subject including relevant expertise on the matter's scope of work, and ability to fulfill this TOR.
 - c. The bidder's ability to perform that may include references of past clients, understanding of deliverables and time required.
 - d. A stipulated fee for the work including outlined milestone dates.
- 4. An individual schedule for completion of the work including outline milestone dates; and
 - 5. A list of proposed sub-consultants (if any) for the work.

Two (2) separate copies of the proposals (Technical and Financial) must be submitted in separate sealed envelopes to:

Bids and Awards Committee (BAC) Attention: _____
Address: _____
Date and Time: _____

Proposals received after the Closing Date/Time specified herein will not be considered. All of the provisions of this TOR are deemed to be accepted by the bidder and are incorporated into each proposal by this reference.

To fully evaluate the Technical and Financial Proposal, the following shall be included by the bidders:

Technical Proposal:

- 1. Detailed Construction Schedule
- 2. Manpower and Equipment Utilization Schedule
- 3. Project Organizational Chart and Qualification of Key Staff Proposed for the Project (See item E.2 for Key Personnel Qualification)
- 4. Construction Methodology
- 5. Project Facility Layout
- 6. Quality Control Program
- 7. Environmental, Health & Safety Program
- 8. List of Similar Projects undertaken for the last ten (10) Years and valuation of respective works

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Financial Proposal:

1. Completed and Signed Bid Forms
2. Unit Price Analysis

SPECIAL PROVISION: The Bidders must not submit (whether intentional or unintentional) any part of the Financial Proposal/ Bid Amount Prices to the Technical Proposal. Failure to comply with this special provision shall mean an automatic disqualification from the bidding exercise.

4.8 Proposal Evaluation

The selection of the General Contractor for the Construction of Philippine General Hospital Infrastructure Project Felicidad Sy Multi-Specialty Building – Phase 2 shall be through public/competitive bidding to be conducted, in accordance with the pertinent provisions of RA 9184, by the Bids and Awards Committee (BAC).

The BAC shall conduct a detailed evaluation of bids using Lowest Calculated Responsive Bid (LCRB) for the above subject project.

4.9 Proposal Acceptance

The proposals shall remain open to acceptance and shall be irrevocable for a period of thirty (30) days after the proposal closing date. BAC reserves the right to accept or reject any or all proposals. The successful bidder will be required to enter into agreement with the PGH based on the terms and condition of this TOR.

4.10 Reservation Clause

The head of the PGH reserves the right to reject any and all Bids, declare a failure of bidding, or not award a contract in the following situations:

1. If there is *prima facie* evidence of collusion between appropriate public officers or employees of the procuring entity, or between the BAC and any of the bidders, or if the collusion is between or among the bidders themselves, or between a bidder and a third party, including any act which restricts, suppresses or nullifies, or tends to restrict, suppress or nullify competition.
2. If the BAC is found to have failed in following the prescribed bidding procedures Or
3. For any justifiable and reasonable grounds where the award of the contract will not redound to the benefits of the government as defined in the IRR of RA 9184.

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Bidder/Contractor

4.11 Notice To Proceed

NTP shall be issued by the Procuring Entity to the winning bidder upon submission of the Approved Detailed Bill Quantities (BOQ) and shall become the official initiating time of the Construction Phase.

5.0 APPROVED BUDGET AND PROJECT DURATION

5.1 The Philippine General Hospital (PGH) intends to apply the sum of Five Hundred Sixty-Eight Million Eight Hundred Thousand Pesos (Php 568,800,000.00) being the Approved Budget for the Contract (ABC) to payments under the contract for Construction of Philippine General Hospital Infrastructure Project Felicidad Sy Multi-Specialty Building – Phase 2 in the Manila Campus of UP.

5.2 The Philippine General Hospital (PGH) now invites bids for the Construction of Philippine General Hospital Infrastructure Project Felicidad Sy Multi-Specialty Building – Phase 2 in the Manila Campus of UP that will include all necessary structural works from 9th floor to Roof Deck including roughing-ins, building enclosure (exterior walls, windows & exterior painting) & waterproofing to roof deck. **Completion of work is 300 calendar days from the date of acceptance of Letter of Award (LOA).**

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