


# TERMS OF REFERENCE

Project Title : PROPOSED RENOVATION OF PGH NURSES' HOME

Location : PGH COMPOUND, TAFT AVENUE, MANILA

Date : SEPTEMBER 2021

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Endorsed by : OFFICE OF ENGINEERING & TECHNICAL SERVICES  
PHILIPPINE GENERAL HOSPITAL (PGH-OETS)

## TERMS OF REFERENCE

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## PART I GENERAL PROJECT INFORMATION

### 1.0 PROJECT DESCRIPTION

#### 1.1 Project Title: **PROPOSED RENOVATION OF PGH NURSES' HOME**

#### 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 the 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 in 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.

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### 1.3 General Description

The Nurses' Home at the northeastern quadrant of the PGH complex has spaces that can be renovated to better serve the needs of nurses and resident doctors. The antiquated building has problems associated with water filtration that basically originates from faulty roof construction in the north wing, as well as from defects in waterlines and cracks in walls and ornamentation in the exterior. Bathrooms and other needed utilities will also be upgraded, along with antiquated pipes and electrical wires.

All works are classified urgent so as to make the building efficient and to improve its conditions for our medical frontliners. These will be done in deference to the historic character of the building, and shall, in no way, alter or modify any of its original features.

Given the heritage designation of the Nurses' Home which is, along with key buildings in the PGH complex, an Important Cultural Property, it is important that guidelines from the National Museum, National Historical Commission of the Philippines, as well as accepted international charters and standards for conservation are observed in the repair and rehabilitation of the building.

## 2.0 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 listed items are part of the approved renovation scope of work:

### 2.1 Architectural Works

**2.1.1 Masonry work:** this is restricted to the construction of new walls, rehabilitation of bathrooms, and the repair of cracks in the exterior walls of the building which admit water into the structure, and also damage the embedded metal reinforcement bars.

#### *a. Tilework*

- i. Installation of new tiles in the expanded bathrooms (North wing)
- ii. Rehabilitation of tilework and partitions in existing bathrooms (North and Taft wing)

b. *New walls in expanded bathrooms:* the extended bathrooms will need new walls, the design and locations of should be sympathetic to the architecture of the building's interiors.

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- c. *Repair of cracks and other access points for water coming from the exterior:* a number of defects in the building's exterior have been noted, many of which are rooted in cracks and damages on the walls, mouldings, and concrete gutters, but also include exposed reinforcement bars.
- d. *Repairs on floors and walls in the interior of the building:* given the age of the building, it is inevitable that there will be cracks and defects on the floors. Repairs to these will be restricted to the North Wing, and select public areas of the Taft Wing.

**2.1.2 Repainting of exterior of the building and interior of the North Wing as well as public areas of the Taft Wing:** A study of the original color scheme through paint scrapes and research is to be done before this is finalized. It is important that the scheme is as close to the original as possible, and shall make use of durable paint materials.

**2.1.3 Roof repair:** The concentration of roof repairs will be in the North wing and Taft wing of the Nurses' Home. Repairs entail replacement (where needed) of deteriorated, repair and replacement of deteriorated gutters, and the replacement and repair of deteriorated wooden truss members, including purlins.

- a. *Repair and replacement of deteriorated truss members* entails the following operations:
  - i. For structural members that are partially deteriorated: cut and replace only the deteriorated section. Use the same wood species or one whose characteristics are similar/comparable to the original.
  - ii. For structural members that are almost entirely damaged: should replacement wood not be available (possibly due to the size of the deteriorated member), consider the following options:
    - Properly spliced wood
    - Use of steel structural members
    - Combination of wood and steel (as approved)

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- b. *Rectification of roof design at joint between the North and Taft wings:* It is possible that throughout the building's history, the problem of leaks in the joints between the Taft wing and the North and South wings has been a regular experience. In order to resolve this, the North Wing's roof design may be rectified.
- c. *Repair and replacement of damaged/deteriorated metal sheets (North and Taft wing)*
- d. *Repair and replacement of fascia boards (North and Taft wing)*
- e. *Installation of insulating material at the North wing*

## 2.2 Electrical Works

**Electrical rehabilitation:** with the goal of making the North Wing and the public areas of the Taft Wing functional and efficient for nurses and resident doctors, a rehabilitation of its electrical system is to be carried out. This should be done out of respect for the original elements and components of the building, especially in the installation of new electrical lines.

- a. *Upgrade of electrical lines in the North Wing and Taft Wing:* as these have not been upgraded in quite some time, it is recommended that this be part of the current scope of work to be able to ensure that the building is safe from possible short-circuiting, and other problems that may arise from faulty electrical wiring.

## 2.3 Plumbing and Sanitary Works

**Plumbing and sanitary rehabilitation:** An important aspect of any building, the plumbing and sanitary system of the building shall be rehabilitated in key areas of intervention – such as in the bathrooms that are to be expanded to accommodate more users. Drain lines and catch basins around the Nurses' Home shall also be improved.

- a. *Bathrooms and toilets:* the aims of this operation is to increase the number of shower and toilet stalls, as well as to upgrade the plumbing and water lines in the areas intervened.
  - i. Expand current bathrooms at the end of the North wing
    - a. New water and sanitary lines;
    - b. New fixtures and fittings.
  - ii. Rehabilitation of other bathrooms in the building (North and Taft wing)

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b. *Improvement of drain lines and catch basins*

c. *New septic tank*

#### **2.4 Securing of Government Permits**

The CONTRACTOR shall be responsible for securing and processing the necessary permits from government agencies – Office of the Building Official and pertinent National Cultural Agencies NCAs.

#### **3.0 AS-BUILT PLANS**

The CONTRACTOR shall do the preparation and submission of as-built plans duly signed and sealed by the appropriate professional, in the same sheet size and scale as the original drawings in four (4) reproducible copies.

The CONTRACTOR shall do the preparation and submission of as-built plans duly signed and sealed by a professional electrical engineer in the same sheet size and scale as the original drawings in four (4) reproducible copies for application of Certificate of Electrical Inspection (CEI).

#### **4.0 APPROVED BUDGET AND PROJECT DURATION**

4.1 The Approved Budget for the Contract (ABC) is **Forty-Nine Million Nine Hundred Seventy-Three Thousand Three Hundred Sixteen Pesos and Ninety-Two Cents (Php 49,973,316.92).**

4.2 The Approved Period for the completion of the renovation project is **Two Hundred Eighty-Eight (288) working days.**

*END OF PART I*

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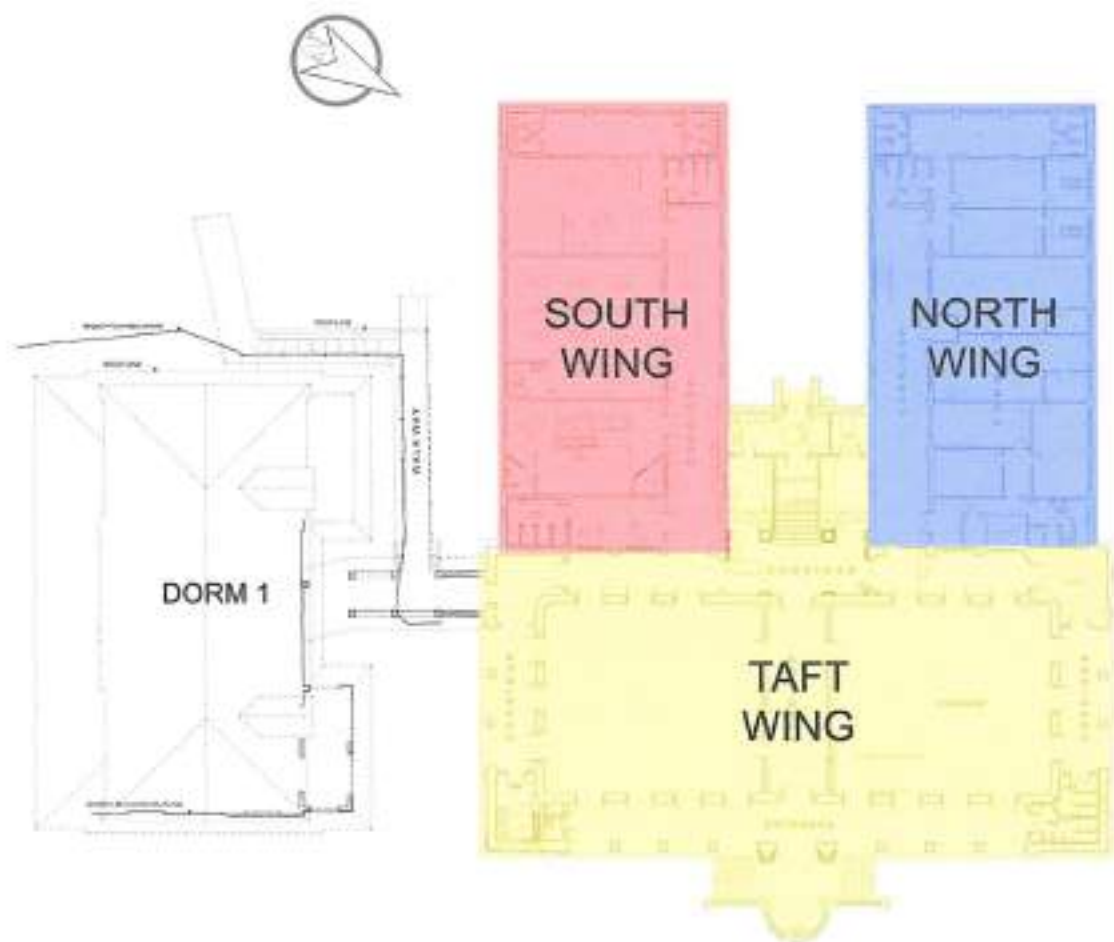
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**PART II  
ANNEXES**

**1.0 ANNEX 1: KEY PLAN OF THE NURSES' HOME PRIMARY AREAS**



**2.0 ANNEX 2: DETAILED ARCHITECTURAL AND ENGINEERING DESIGN  
PLANS (see attached drawings)**

**3.0 ANNEX 3: TECHNICAL SPECIFICATIONS (see attached document)**

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