



UNIVERSITY OF THE PHILIPPINES MANILA
The Health Sciences Center
8th Flr. Central Block Bldg., PGH, Taft Avenue, Manila
SPECIAL BIDS AND AWARDS COMMITTEE

BID BULLETIN No. CM_2013-06
October 22, 2013

SUBJECT: ***CONSTRUCTION MANAGEMENT SERVICES FOR THE
CONSTRUCTION OF THE NATIONAL INSTITUTES OF HEALTH BUILDING***

Enclosed herewith are further instructions, clarifications and additions to the bidding documents for the bidding of the project:

A. DESIGN-BUILD SPECIFICATION CHANGES

1. Division 1 – General Requirements specification Section 01230- ALTERNATES is deleted.
2. Division 1 – General Requirements specifications Section 01800 - Commissioning and Section 01810- Functional Performance Testing have been revised and are re-issued because BSL-3, ABSL-2 and ABSL-3 spaces are to be shell space. *See attached Specification Divisions.*

B. CHANGE IN SCOPE OF WORKS: BUILDING CORE AND SHELL PLUS FIT-UP OF SELECTED SPACES
(See attached Drawings Set 1)

1. The design-build project shall provide for “shell and core” and fit-up of selected occupant areas. The following definitions apply to this project:
 - a. “Shell and Core” generally covers ONLY base building elements and are required.
 - b. “Shell” refers to overall structure and foundations, exterior walls, floors and roof, completing with common areas, staircases, lift shafts, service ducts and fire services systems to local statutory requirements.
 - c. “Core” refers to fully-fitted public areas (like lobbies, corridors and lavatories) and mechanical and electrical main plant and up-feed, with tenant or occupant areas unfurnished.
 - d. “Full fit” areas should be complete with all elements that allow the occupied to be ready for operation, including ALL finishes, fittings and mechanical and electrical distributions.
2. The following spaces shall be full-fit (finished, furnished and equipped), unless indicated otherwise:
 - a. All Laboratory BSL-2 and support spaces (only laboratory equipment not included), except as identified under Item No. 2
 - b. All offices and support spaces (furniture not included)
 - c. All conference rooms, meeting rooms and training rooms (furniture not included)
 - d. Auditorium and support spaces, including auditorium seats with writing desks and complete acoustic treatment (audio-video equipment not included)
 - e. All IT/Server rooms (furniture, telecommunications and data server equipment not included)

- f. All shared amenities (furniture not included)
 - g. Clinical Trial Center (furniture and equipment not included)
 - h. Fitness Center (furniture and equipment not included)
 - i. All corridors, circulation spaces, stairs, ramps and elevators
 - j. All toilets and locker rooms
 - k. All storage rooms
 - l. Mechanical Penthouse (14F)
 - m. Generator room and electrical & switch gear room
 - n. All mechanical/electrical rooms
 - o. All waste collection rooms
 - p. All utility shafts
 - q. All parking areas and ramps
 - r. All other spaces not enumerated under Item No. 2
3. All shell spaces shall have access to “Shell and Core” utilities and ready for occupant fit-up. The following shall be shell spaces (with smooth off-the-form rubbed ceiling finish, plastered walls with base coat paint, floors ready to receive finish, and all equipment not included):
- a. Twelfth floor (Floor 12) – Animal Laboratory floor including Vivarium BSL-2, Vivarium BSL-3 and Laboratory BSL-3 and all support spaces
 - b. Tenth and eleventh floors (Floors 10 and 11) except for building core and shell.
 - c. Laboratory spaces of the Institute of Human Genetics (IHG), Institute of Molecular Biology and Biotechnology (IMBB) and Institute of Pharmaceutical Sciences (IPS).
 - d. All Technology Business Incubator (TBI) spaces
 - e. Speaker’s lounges

** Drawings are attached to confirm the locations of areas to be full-fit or shelled.*

4. The “Shell and Core” construction shall provide products and systems included in specifications Divisions 3-16. Systems not mentioned below but in the Tender Document specifications are included.
- a. Complete mechanical systems, including controls, ductwork and exhaust stacks
 - b. Complete electrical systems, including transformer, panel boards, and generator sets
 - c. Complete electrical auxiliary systems
 - d. Complete plumbing systems to floors served
 - e. Fire-rated partitions, slabs and shafts
 - f. Fire protection systems
 - g. Elevators
 - h. Pumps
 - i. Loading dock equipment, dock levelers, and bumpers
 - j. Laboratory casework per Division 12 in full fit-up laboratories, where required.
 - k. Laboratory equipment such as steam sterilizers (autoclaves), fume hoods, thimble-connected biosafety cabinets per Division 11 and the section “Contractor Furnished Equipment”.

D. QUERIES: P-SQUARE

1. QUERY: *How many square meters of each laboratory type needs to be commissioned and when?*

ANSWER: The scope of commissioning includes more than the laboratories. To clarify and coordinate the work of the Contractor and Commissioning Agent, see the revised Section 01800- Commissioning and Section 01810 - Functional Performance Testing. Engineered utilities and services for the offices, auditorium, conference rooms, and server rooms shall be designed, installed and commissioned. The BSL-2, BSL-3, ABSL-2 and ABSL-3 spaces that will be shell space should have mechanical systems designed, installed for future connections with terminal shut-offs, and commissioned. The commissioning schedule will be per the plan submitted by the CxA of the CM team and approved by the Owner. When fully-fit out the current space program is as follows:

• Clinical Trial Center	738 sq.m.
• Central, IO, PNEI - BSL-2	403 sq.m.
• Laboratory (BSL-2) and Cold Rooms	2,200+ 186 sq.m.
• Laboratory (BSL-3)	93 sq.m.
• Vivarium (ABSL-2)	451 sq.m.
• Vivarium (ABSL-3)	110 sq.m.
• Vivarium & BSL-3 Support	546 sq.m.

2. QUERY: *What floor level each laboratory are situated in the twelve level facility?*

ANSWER: Per bid drawing floor plans, the locations of BSL-2 laboratories included for full fit-out including casework are Floors 3, 4 and 6. Laboratory locations may change during preparation of construction documents.

- Floor 3 Central Laboratory
Institute of Ophthalmology (BSL-2)
- Floor 4 Philippine National Ear Institute - Newborn Hearing Screening
Clinical Trials Center (BSL-2)
- Floor 6 Institute of Herbal Medicine
Institute of Pharmaceutical Sciences (BSL-2, Shell)
- Floor 7 Institute of Human Genetics (BSL-2, Shell)
- Floor 8 Institute of Human Genetics (BSL-2, Shell)
- Floor 9 Institute of Molecular Biology and Biotechnology (BSL-2, Shell)
- Floor 10 Shell Laboratory - Expansion
- Floor 11 Shell Laboratory - Expansion
- Floor 12 Vivarium ABSL-2 and 3, BSL-3 (Shell)

3. QUERY: *Which lab spaces will be core and shell only?*

ANSWER: Per instructions issued with this Bid Bulletin, there will be about 1,400 sq.m. of biosafety level 2 (BSL-2) fully fit-out laboratories and support spaces- Clinical Trials, Central Laboratory, Institute of Ophthalmology, Institute of Herbal Medicine and PNEI. All other laboratories and the vivarium will be shell space.

4. QUERY: *The timeline of construction and when the labs are due (approximately, there are always some deviations).*

ANSWER: The PhilGEPS published procurement notice indicates a 910-day delivery period for DB construction completion. The CM is tasked with providing a critical path schedule as part of the complete bid submission. Please review the CM submission requirements carefully.

5. **QUERY:** *UP-NIH's expectations in terms of compliance with US NIH commissioning process, or whether a slimmed down process is acceptable to the client.*

ANSWER: The US NIH BSL-3 commissioning and certification process is not required. However, the TOR notes that the CM team's CxA shall submit a commissioning plan after bid award which shall include building systems noted in Section 01810- Functional Performance Testing.

6. **QUERY:** *Please provide us a table of all office and lab space to be fully commissioned (civil, mechanical, electrical, plumbing, sanitary, all services and utilities) and which ones is only core and shell.*

ANSWER: Please refer to answer to Question no. 2.

END OF BID BULLETIN CM_2013-06

A handwritten signature in black ink, appearing to read 'MChiong' with a stylized flourish at the end.

CHARLOTTE M. CHIONG, MD, PhD
Chair