



Project : REPAINTING OF SSS MALOLOS BRANCH OFFICE
Location : Cabanas Mall, McArthur Hi-Way, Longos City of Malolos Branch
Subject : SCOPE OF WORKS and MATERIAL SPECIFICATIONS

I. SCOPE OF WORKS

The SSS Branch, located on the Cabanas Mall, McArthur Hi-Way, Longos City of Malolos Branch, requires minor renovations, specifically the repainting of interior and exterior part of the office building. Therefore, this proposed project has been initiated. All necessary materials, labor, tools, equipment, and permits with satisfactory performance in accordance with the plans, specifications, extent of works and other relevant documents, shall be included in the project contract. Listed below are the scope of works.

1. GENERAL REQUIREMENTS
 - 1.1 Mobilization and Demobilization.
 - 1.2 Housekeeping of the work area should be performed before leaving the SSS premises each time.
2. SITE PREPARATION
 - 2.1 Installation of Temporary Barrier and Signage for the working areas.
 - 2.2 Movement and provision of protection of office equipment/ furniture.
 - 2.3 Hauling and Disposal of debris and waste materials.
3. ARCHITECTURAL WORKS
 - 3.1 Application of Fiber Cement Board Putty, Lacquer/ Glazing Putty and A&B all purpose adhesive for filling up voids/ cracks/ holes and sanding off rough surfaces in preparation for painting works.
 - 3.2 Painting of all interior and exterior concrete surfaces with 1 coat of primer latex and 2 coats of Water based Semi-Gloss (Ready mix paint) using paint brush, rollers, and other relevant materials to execute the work. The estimated area of concrete surfaces is 772 square meters .
 - 3.3 Painting of all interior and exterior drywall surfaces including doors and door jambs with 1 coat of flat wall enamel and 2 coats of Water based Quick Dry Enamel using paint brush, rollers, and other relevant materials to execute the work. The estimated area of drywall surfaces is 352 square meters with a total of 32 doors.

II. MATERIAL SPECIFICATION

PARTICULARS	DESCRIPTION	REMARKS
ARCHITECTURAL WORKS REPAINTING WORKS		
A.) Primer Latex and/or Flat wall Enamel	- Apply 1 coat of Primer flat latex and/or Flat wall Enamel	- Water based (low odor) and Quick drying
B.) Semi Gloss Latex	- Water based, Ready mix paint - Apply 2-3 coats of Semi Gloss Latex for final coating o desired sheen by brush, roller or spray	- Off-white or Moonlight color for all partitions including columns.
C.) Water Based Quick Dry Enamel	- Water based, Ready mix paint - Apply 2-3 coats of Water Based Quick Dry Enamel for final coating o desired sheen by brush, roller or spray	- Off-white or Moonlight color for all partitions. Wood grain duco finish for wood doors and Brown duco finish for jambs.

D.) Fiber cement Board Putty	- Fill all cracks, holes and all minor surface imperfections	- Quick-drying and moisture resistant
E.) Adhesive	- Fill all gaps, holes, indents, imperfections of all concrete walls and columns	- Heavy-duty and Solvent free formulation. Non shrinkable and chemical- resistant

Any materials and work required to complete the project that are not explicitly mentioned in the specifications, working drawings, or other contract documents are implied and must be provided, installed, and completed by the contractor at no additional cost to the owner. These materials must be of the highest quality, installed, and applied professionally at the specified or appropriate locations.

A. WORKMANSHIP

All work must be carried out in the best and most thorough manner under the supervision of the SSS Engineer or their Representative, who will interpret the drawings and have the authority to reject any work or materials they deem not fully compliant.

B. SITE EXAMINATION

Prospective bidders must conduct a site inspection to assess all incidental materials and activities necessary to complete the project. They should examine the site premises and all visible conditions, taking into account any factors that may affect the work. Bidders are required to measure existing structures at the site, verify all dimensions, and check for any discrepancies in the plans, drawings, and Bill of Quantities. It is understood that the work includes all exposed external surfaces, regardless of the measurements taken.

C. PROTECTION OF WORK AND PROPERTY

The contractor must ensure that existing structures are protected from damage. In the event of any damage, the contractor will be fully responsible for restoring or replacing the affected structures. Warning signs should be placed in areas where work is being carried out. Any materials damaged due to inadequate protection must be removed and replaced with new materials at no additional cost to the Owner.

D. SUBMITTALS

The Contractor must submit samples of finishes, supplied materials, and equivalent materials for approval by the Engineering and Maintenance Department before installation or application.


E. HOUSEKEEPING

Keep the premises clean, neat, and organized. Remove all stains, spots, blemishes, and dirt from finished work. Clear out all excess materials, tools, equipment, and supplies from the SSS premises both during and after the completion of work.



F. WARRANTY

The liability period for the project shall be one (1) year, starting from the Contract Completion and continuing until the client's Final Acceptance. Within this period, the Contractor shall, at their own expense, repair any damage caused by the use of inferior-quality materials, within ninety (90) days of receiving the client's order to perform the repairs.

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