



Bids and Awards Committee

Republic of the Philippines
Professional Regulation Commission
P. Paredes St., Sampaloc, Metro Manila
Tel./Fax: 310-0037



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Section VIII. Bill of Quantities

REPAINTING OF EXTERIOR SURFACE OF MAIN AND ANNEX BUILDINGS

I. MAIN BUILDING (1,860 Square Meters to cover)

1.0 Repair of Exterior Surface				
	Materials	Qty	Unit Cost	Total Mat Cost
1.1	Primer Paints- Latex	15 Cans		
1.2	ABC Patching Compound	20 Sacks		
1.3	ABC Patching Putty	6 Cans		
Sub-Total				
2.0 Repainting of Exterior Surface				
2.1	Primer Paints- Latex	28 Cans		
2.2	Latex Semi Gloss Paint	60 Cans		
2.3	QDE Paints (for Steel Grilles)	5 Cans		
2.4	Lacquer Thinner	4 Cans		
2.5	Paint Thinner	8 Cans		
2.6	Spatula/ Palette	12 sets		
2.7	Paint Brush, assorted sizes	48 pcs		
2.8	Paint Roller, Assort. Sizes	30 sets		
2.9	Roller Extension Rod	15 pcs		
2.10	Paint Pan (for Rollers)	15 pcs		
2.11	Masking Tapes 1-1/2"	30 rolls		
2.12	Mesh Tapes 2"	18 rolls		
2.13	Sanding Paper, Assorted	400 Ft		
Sub- Total				
3.0 Equipment and Scaffoldings				
3.1	Equipment (Lump sum)			
3.2	Scaffolding/ Gandola/			
3.3	Steel Pipe Scaffolds/ Clamps Rental			
Sub- Total				
4.0 Water Proofing Works				
4.1	Roof deck over Rating	28 Sq.m.		
Sub Total				



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I. ANNEX BUILDING (3,730 Square Meters to cover)

1.0 Repair of Exterior Surface				
	Materials	Qty	Unit Cost	Total Mat Cost
1.1	Primer Paints- Latex	50 Cans		
1.2	ABC Patching Compound	40 Sacks		
1.3	ABC Patching Putty	10 Cans		
Sub-Total				
2.0 Repainting of Exterior Surface				
2.1	Primer Paints- Latex	60 Cans		
2.2	Latex Semi Gloss Paint	98Cans		
2.3	QDE Paints (for Steel Grilles)	10 Cans		
2.4	Lacquer Thinner	7 Cans		
2.5	Paint Thinner	23 Cans		
2.6	Spatula/ Palette	18 sets		
2.7	Paint Brush, assorted sizes	80 pcs		
2.8	Paint Roller, Assort. Sizes	52 sets		
2.9	Roller Extension Rod	25 pcs		
2.10	Paint Pan (for Rollers)	26 pcs		
2.11	Masking Tapes 1-1/2"	45 rolls		
2.12	Mesh Tapes 2"	30 rolls		
2.13	Sanding Paper, Assorted	700 Ft		
Sub- Total				
3.0 Equipment and Scaffoldings				
3.1	Equipment (Lump sum)			
3.2	Scaffolding/ Gandola/			
3.3	Steel Pipe Scaffolds/ Clamps Rental			
Sub- Total				



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SCOPE OF WORK

Contract covers the surface preparation (removal of old paint), scrubbing, patching, sanding, application of coating systems and finishing of at least two (2) layers of coats of semi-gloss paints. After which two layers of acrylic emulsion shall be applied.

The Work shall consist of furnishing of all labor, materials, equipment/tools and other incidentals necessary for the completion of the foregoing in accordance with the specifications and as directed by PRC.

1.1- GENERAL EXPENSES

- 1.01 – Mobilization, demobilization, and total clean-up of all debris/waste materials in the work areas.
- 1.02 – Provide environmental, safety and health program for the duration of the project.

1.2- EXTERIOR REPAINTING

- 2.01 – Supply and application of two (2) coats of 100% acrylic, semi-gloss w/ low Volatile Organic Compound (VOC) and highly resistant to airborne pollutants and dust, highly alkaline and mildew resistant latex paint to all exterior concrete surfaces to include fire exits walls exterior ceilings, ledges, mouldings including standard surface cleaning and preparation.
- 2.02 – Supply and application of two (2) coats of rubberized or chlorinated rubber based floor coating to fire exit stairs/steel stair, landings and flooring, including standard surface cleaning and preparation.
- 2.03 – Supply and application of two (2) coats of epoxy gray paint to all fire exit stair handrails and fire exit steel stair as directed by PRC including standard surface cleaning and preparation.
- 2.04 – Supply and application of two (2) coats of epoxy gray paint to all newly installed metal components (louver windows, louver doors, metal trellis, aluminum claddings and tubular steel railings including standard surface cleaning and preparation.
- 2.05 – Supply and application of two (2) coats of epoxy gray paint on both face of steel doors and jambs at the fire exits including standard surface cleaning and preparation.




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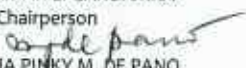
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1.3- WATER PROFFING

Roof Deck:

3.01 - Supply and application of Torch-On Applied Polymer Modified Bituminous Waterproofing Sheet Membrane, apply and form a substrate with thickness 20- 50mm with slope maximum of 5%.

I. SUBMITTAL

The Contractor, before placing order of materials, shall submit to PRC samples of materials and paint colors for approval. No placing of orders for material shall be made without PRC's approval.

The Contractor shall provide and include in the submittal the following documents:

1. Bar Chart with sixty (60) working days completion
2. List of key personnel committed to be assigned to the project on at least a 6a.m. to 6.p.m. basis
3. List of equipment/tools to be used
4. Coating System Detailed Application Methodology

II. STORAGE AND DELIVERY

1. The Contractor shall deliver all materials to the site in the original label sealed cans and containers, with labels and seal intact.

- a. Seals shall remain intact until after inspection and acceptance of material by PRC.
 - b. The Contractor shall deliver materials in ample quantities sufficiently in advance of the need to avoid any delay or interruptions in the works.
2. Paints and thinners shall be stored in accordance with the approved manufacturer's instructions.
- a. All regulations required for storage of paint shall be observed and all necessary safety signs required by governing codes shall be posted.
 - b. Any damage caused by failure to exercise proper precautions in paint storage shall be repaired.



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III. MATERIAL SPECIFICATIONS

PAINTINGS

On exterior concrete surfaces, fire exit walls and ceilings;

Two (2) coats of 100% acrylic, semi-gloss with low Volatile Organic Compound (VOC) and highly resistant to airborne pollutants and dust, highly alkaline and mildew resistant latex paint. A dark chocolate-colored paint of same quality shall be used for the 1-foot high baseboard at fire exit walls and ground floor exterior walls or as directed by PRC. Paint color shall have the prior approval of PRC.

On fire exit stairs, landings and flooring, machine and pump rooms flooring;

Two (2) coats of rubberized or chlorinated rubber based floor coating (verify color).

On fire exit stair handrails and fire exit steel stair;

A coat of epoxy gray primer where needed and two (2) coats of high gloss (verify color), good color retention and outstanding durability epoxy gray paint.

On all metal components (louver windows, louver doors, metal trellis tubular steel railings and aluminum claddings);

A coat of epoxy gray primer where needed and two (2) coats of high gloss (verify color), good color retention and outstanding durability epoxy gray paint.

On both face of steel doors and steel jambs;

Two (2) coats of high gloss (verify color), good color retention and outstanding durability epoxy gray paint.

WATERPROOFING

On Roof Deck

Bituminous primer are required to apply between membrane and substrate, substrate need to be clear, dry and smooth. Two coats needed when apply for porous substrate condition. Unrolled and place Torch-on membrane on primed surface, membrane overlapped each other by at least 10 cms. at the side lap and 15 cms at the end laps.



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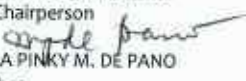
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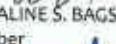


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IV. EXECUTION

Surface Preparation

1. Standard surface preparation and cleaning before repainting of walls, columns and ceilings. There shall be an inspection by Contractor and PRC prior to coating.
2. Standard surface preparation and cleaning before repainting of all steel components including paint stripping when needed and application of epoxy gray primer.
3. Sand rust from nail heads, then set and caulk the nail holes.
4. Use a molding scraper to remove paint from convex shapes.
5. Chemical strippers can be used to loosen paint from intricate moldings
6. Repair any holes or cracks in the wall with the patching compound. Apply the compound with the putty knife and smooth it in a thin layer to fill in these areas along the wall. Allow the patching compound to dry completely.

Mixing and Thinning

Mixing and thinning of paint shall be done in accordance with the approved manufacturer's printed instructions. The pot life as stated by the manufacturer shall not be exceeded.

Application

Workmanship shall be acceptable in every respect. All work shall be done in a manner so that the finished surfaces shall be free from runs, chop, ridges, waves, laps and unnecessary brush marks. All coats shall be applied in such a manner as to produce an even film of uniform thickness. Edges, corners, crevices, welds and rivets shall receive special attention to ensure that they will be applied with an adequate thickness of paint.

All painting works shall be done by key personnel with one (1) year minimum work experience.

Safety regulations shall be adhered at all times. Personal Protective Equipment (PPE) shall be worn while working. Adjacent areas and installation shall be protected by the use of cloths or other approved precautionary measures. Don dust mask and safety glasses, then use a pull-style paint scraper to scrape loose paint from the siding.



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All paint when applied shall provide a satisfactory firm, smooth and even surface. Paint shall be thoroughly stirred and kept at a uniform consistency during application.

All cloths and cotton waste which might constitute a fire hazard shall be placed in closed containers or destroyed at the end of each day.

Upon completion of the work, all staging, scaffolding and containers shall be removed from the site or destroyed in a manner approved by PRC. Paint spots or stains on adjacent surfaces shall be removed and the entire job left clean and acceptable to PRC.

Touch-up Painting

Touch-up painting shall be done with the same paint used for the original coat. The resulting minimum dry film shall be the same as the original coat.

During touch-up painting, only loose, cracked, brittle or non-adherent paint shall be removed during cleaning. Touch-up painting shall be performed in a manner which will minimize damage to sound paint. Rust spots shall be thoroughly cleaned and edges of the existing paint shall scraped back to sound material.

Remove any remaining paint with an electric random-orbit sander fitted with 24-grit disk. Connect the sander to a vacuum equipped with a HEPA or equal filter.

Drying

Painted surfaces shall be protected from dust, dirt, and the elements of the weather until dry to the fullest extent practicable.

After drying, any areas of paint damaged from any cause shall be touched-up with the same paint and to the same thickness as the undamaged areas.

Inspection

The Contractor shall do the necessary site inspection before commencing any work.

All works and materials supplied under this Specification shall be subject to inspection by PRC or its Authorized Representative.

The Contractor shall correct such works or replace such materials found defective under these Specifications at his own expense.



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V. PROJECT DURATION

The Project shall cover a period of Sixty (60) calendar days.

VI. LICENSE REQUIREMENT

The contractor shall possess a PCAB Registration (Minimum) of "Small B, Specialty Construction: Painting".

VII. EXPERIENCE REQUIREMENT

The Contractor should have at least a similar completed single contract equivalent to 50% of the ABC wherein painting component is at least 50% of the scope of work.

VIII. WARRANTY

One (1) year full warranty period against peeling, bubbling, and fading.

ACKNOWLEDGMENT AND COMPLIANCE WITH THE TERMS OF REFERENCE FOR THE REPAINTING OF EXTERIOR SURFACE OF MAIN AND ANNEX BUILDINGS

SIGNATURE OVER PRINTED NAME
OF AUTHORIZED REPRESENTATIVE,
DESIGNATION AND PRINTED NAME OF COMPANY