



CERTIFICATE OF ACCEPTANCE

Given to

MAKATI DEVELOPMENT CORPORATION

(General Contractor)

for partially completing Contract Works of “East Gallery Place” for

Machine Room North and South Tower

in accordance with the plans, specifications and other terms and conditions of the Contract.

Given this **6th of November 2023** at Bonifacio Global City, Taguig.

This certificate does not relieve the General Contractor from the responsibility pertaining to the Warranty of the completed items of works on the project as stipulated in the General Conditions of Contract.

Recommended by:

Romar Don S. Zabala

Project Director
MDC-CMG ALP

Ferdinand Reyes

Area Head
MDC-CMG ALP

Noted by:

Paulo L. Anareta

TG-Associate Director
APMC

Michael F. Magpusao

Chief Operating Officer
APMC

Accepted by:

Jericho Montenegro

Project Development Manager Head
ALI-ALP

Angela Yulo

Project Development Manager Head
ALI-ALP

Cherryl N. Uy

Residential Building PD
ALI-ALP



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PROPERTY: AYALA LAND PREMIERPROJECT/SYSTEM: EAST GALLERY PLACE / MACHINE ROOM – South and North TowerCONTRACTOR MAKATI DEVELOPMENT CORPORATION**SYSTEM CERTIFICATE OF ACCEPTANCE CHECKLIST**

✓	complete and in order
X	none or not acceptable
N/A	not applicable

COA REQUIRED SUBMITTALS		REQUIREMENT	MDC	APMC	REMARKS
1	Certificate of Acceptance				
	Recommended by:				
	MDC COG - Project Manager	Signed			
	MDC CMG - Project Director	Signed			
	Noted by:				
	APMC TSG - T&C officer	Signed			
	APMC TSG - Engineering Director	Signed			
2	Room Keys	Refer to TSG's monitoring			
a	Keys turned over by MDC to TSG	Complete number of copies	✓	✓	Attach MDC Transmittal Sheet received by TSG
b	Keys turned over by TSG to Operations	Complete Quantity	✓	✓	Attach TSG Transmittal Sheet received by Ops
3	Turnover Documents	Refer to TSG's monitoring			
a	Functional Performance Test and Commissioning	Attach accomplished APMC T&C Forms/Documents	N/A	N/A	
b	Factory Test Results	Attach Factory Test Results (acceptable to MDC and TSG)	N/A	N/A	
c	Trainings & Seminars on Machine and Equipment	Attach attendance sheet, training documents, video of training	N/A	N/A	
d	Permits	Attach scanned copy of required permits for the system (refer to permits checklist)	N/A	N/A	
e	Calibration Certificates	Refer to TSG's monitoring	N/A	N/A	
	Water meters	Attach calibration certificates from authorized calibration company/entity	N/A	N/A	
	Power meters		N/A	N/A	
f	Warranty Certificate	Attach original certificate (3) copies	N/A	N/A	
g	OIM (Operation Instruction & Maintenance) Manual	Refer to TSG's monitoring	N/A	N/A	
	OIM turned over to by MDC to TSG	Complete number of copies (3)	N/A	N/A	Attach MDC Transmittal Sheet received by TSG
	OIMs turned over by TSG to Operations	Complete number of copies (3)	N/A	N/A	Attach TSG Transmittal Sheet received by Ops
h	Contact Information of Supplier	Attach org chart with contact details	N/A	N/A	
i	As-built Plans of the System	Refer to TSG's monitoring	N/A	N/A	
	As-built plans turned over by MDC to TSG	Complete 3 copies Signed & sealed with 1 reproducible or electronic file	N/A	N/A	Attach MDC Transmittal Sheet received by TSG
	As-built plans turned over by TSG to Ops	Complete 3 copies Signed & sealed with 1 reproducible or electronic file	N/A	N/A	Attach TSG Transmittal Sheet received by Ops
4	Attic Stocks	Refer to TSG's monitoring	N/A	N/A	
a	Tiles (5%)		N/A	N/A	
	Sprinkler heads (per NFPA requirement: three (3) spare sprinkler heads of each type and temperature rating)	- Attach MDC Transmittal Sheet received by TSG - Attach TSG Transmittal Sheet received by Ops	N/A	N/A	
c	Special Architectural materials		N/A	N/A	
d	Gen-set skid/day tank 8 hr fuel provision		N/A	N/A	
5	Punchlist Forms	Attach Punchlist Forms (acceptable if 100% close out or only minor items are remaining)	✓	✓	
6	Notation	Attach Letter of Commitment to close out minor Punchlist items	N/A	N/A	

Prepared by:


BRYAN DAVE AGUILAR
MDC

Reviewed by:


ADONES J. AUNZO
MDC

Checked by:


IVAN DAVE ASO
TSG

3-18-29



TRANSMITTAL FORM

MDC COPY

From: MAKATI DEVELOPMENT CORPORATION

Address: 28 Street, Corner 11th avenue Fort BGC Taguig City

To: Ms. Olive Abaleta

Address: APMC-Ops

Attention:

Thru:

Project: EAST GALLERY PLACE VADER 1

Subject: Keys

REMARKS:

1. Transmitting herewith the following documents / items :

- | | | |
|--|---|--|
| <input type="checkbox"/> Plans and Drawings | <input type="checkbox"/> Specifications | <input type="checkbox"/> Billing |
| <input type="checkbox"/> Letter of Award / Notice to Proceed | <input type="checkbox"/> Manuals | <input checked="" type="checkbox"/> Others |
| <input type="checkbox"/> Contract Documents | <input type="checkbox"/> Samples | |
| <input type="checkbox"/> Proposal | <input type="checkbox"/> Report | |

☐ Remarks Master key C BPH Rooms 2 North Wing and South Wing

2. These are submitted as marked below :

- | | | |
|---|--|---|
| <input type="checkbox"/> For Evaluation | <input checked="" type="checkbox"/> For Processing | <input type="checkbox"/> For Necessary Action |
| <input type="checkbox"/> For Release of Payment | <input type="checkbox"/> As Reference | <input type="checkbox"/> For Correction |
| <input type="checkbox"/> As Requested | <input type="checkbox"/> For Comments | <input type="checkbox"/> For Verification |
| <input type="checkbox"/> For Immediate Implementation | <input checked="" type="checkbox"/> For Signature | <input type="checkbox"/> Others |

Please see attached master key monitoring

Transmitted by

Sheka Demura

Signature above Printed Name

December 6, 2023

Date
Time

Received by

Santo

Signature above Printed Name

12 Feb 2024

Date
Time

12-19-23

NOTED: 1-2 ASD
MPAL - 156

SOUTH WING	KEYS						
	EE ROOM	TELCO CAB		REFUSE/PLUM BING ROOM	SERVICE HALLWAY	UNASSIGNED ROOM	
		1	2			1	2
LBS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
B5	✓	✓	✓	✓	N/A	✓	✓
B4	✓	✓	✓	✓	N/A	✓	✓
B3	✓	✓	✓	✓	N/A	✓	✓
B2	✓	✓	✓	✓	N/A	✓	✓
B1	✓	✓	✓	✓	N/A	✓	✓
LGF	✓	✓	✓	✓	N/A	✓	DEFECTIVE
UGF	✓	✓	✓		N/A	N/A	N/A
2F	✓	✓	✓	✓	N/A	N/A	N/A
3rd Floor	✓	✓	✓	✓	N/A	N/A	N/A
4th Floor	✓	✓	✓	✓	N/A	N/A	N/A
5th Floor	✓	✓	✓	✓	N/A	N/A	N/A
6th Floor	✓	✓	✓	✓	N/A	N/A	N/A
7th Floor	✓	✓	✓	✓	N/A	N/A	N/A
8th Floor	✓	✓	✓	✓	N/A	N/A	N/A
9th Floor	✓	✓	✓	✓	N/A	N/A	N/A
10th Floor	✓	✓	✓	✓	N/A	N/A	N/A
11th Floor	✓	✓	✓	✓	N/A	N/A	N/A
12th Floor	✓	✓	✓	✓	N/A	N/A	N/A
14th Floor	✓	✓	✓	✓	N/A	N/A	N/A
15th Floor	✓	✓	✓	✓	N/A	N/A	N/A
16th Floor	✓	✓	✓	✓	N/A	N/A	N/A
17th Floor	✓	✓	✓	✓	N/A	N/A	N/A
18th Floor	✓	✓	✓	✓	N/A	N/A	N/A
19th Floor	✓	✓	✓	✓	N/A	N/A	N/A
20th Floor	✓	✓	✓	✓	N/A	N/A	N/A
21st Floor	✓	✓	✓	✓	N/A	N/A	N/A
22nd Floor	✓	✓	✓	✓	N/A	N/A	N/A
23rd Floor	✓	✓	✓	✓	N/A	N/A	N/A
24th Floor	✓	✓	✓	✓	N/A	N/A	N/A
25th Floor	✓	✓	✓	✓	N/A	N/A	N/A
26th Floor	✓	✓	✓	✓	N/A	N/A	N/A
27th Floor	✓	✓	✓	✓	N/A	N/A	N/A
28th Floor	✓	✓	✓	✓	N/A	N/A	N/A
29th Floor	✓	✓	✓	✓	N/A	N/A	N/A
30th Floor	✓	✓	✓	✓	N/A	N/A	N/A
31st Floor	✓	✓	✓	✓	N/A	N/A	N/A
32nd Floor	✓	✓	✓	✓	N/A	N/A	N/A
33rd Floor	✓	✓	✓	✓	N/A	N/A	N/A
34th Floor	✓	✓	✓	✓	N/A	N/A	N/A
35th Floor	✓	✓	✓	✓	N/A	N/A	N/A
36th Floor	✓	✓	✓	✓	N/A	N/A	N/A
37th Floor	✓	✓	✓	✓	N/A	N/A	N/A
38th Floor	✓	✓	✓	✓	N/A	N/A	N/A
39th Floor	✓	✓	✓	✓	N/A	N/A	N/A
40th Floor	✓	✓	✓	✓	N/A	N/A	N/A
41st Floor	✓	✓	✓	✓	N/A	N/A	N/A
42nd Floor	✓	✓	✓	✓	N/A	N/A	N/A
43rd Floor	✓	✓	✓	✓	N/A	N/A	N/A
44th Floor	✓	✓	✓	✓	N/A	N/A	N/A
45th Floor	✓	✓	✓	✓	N/A	N/A	N/A
46th Floor	✓	✓	✓	✓	N/A	N/A	N/A
47th Floor	✓	✓	✓	✓	N/A	N/A	N/A
48th Floor	✓	✓	✓	✓	N/A	N/A	N/A
49th Floor	✓	✓	✓	✓	N/A	N/A	N/A
50th Floor	✓	✓	✓	✓	N/A	N/A	N/A
RD	✓				N/A	N/A	N/A
MR	✓				N/A	N/A	N/A

	NORTH WING	KEYS									
		PLUMBING ROOM	EE ROOM	TELCO CAB			REFUSE ROOM	TELCO RM	SERVICE HALLWAY		UNASSIGNED ROOM
				1	2	3			1	2	
L85	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
B5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
B4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
B3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
B2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
B1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
LGF	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
UGF	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
2F	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
3rd Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
4th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
5th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
6th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
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8th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
9th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
10th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
11th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
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14th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
15th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
16th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
17th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
18th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
19th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
20th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
21st Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
22nd Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
23rd Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
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25th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
26th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
27th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
28th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
29th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
30th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
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44th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
45th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
46th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
47th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
48th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
49th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
50th Floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
RD	✓										N/A
MR	✓										N/A

NO.	DESCRIPTION	RESPONSIBLE	ROOM KEYS (transmittal)
I.	FIRE AND LIFE SAFETY		
2	Fire Pump / Control Panel / Jockey Pump / Control Panel (Fire and Jockey Pump System)	Grundfos	
III	(Fire Detection and Alarm System)		
4	Powerhouse (LVSG, ATS, Capacitor Bank, Panelboards) (Low Voltage Switchgear and Meter Center)	Fujihaya	
6	Generator System & Fuel System (Piping and Transfer Pump)	IEEE (Genset)	
III	MECHANICAL SYSTEM		
12	Building Maintenance Unit / Gondola (Gondola User's Manual)	Demag	
IV	PLUMBING, SANITARY, and DRAINAGE SYSTEM		
15	Plumbing Pumps and Control Panel (Booster Pump, Sewage Pump/Transfer Pump and Sump Pump)	Eastman	
V	CONVEYING SYSTEM		
16	Elevators	IEEE (Elevator) IEEE (Elevator)	

MP - Floor 20K
↓ Floor 20K
↓ Floor 20K

↑ TANK 1 & 20K drives building at
DWP - TANK - 20K

AREA: Machine room South
FLOOR LEVEL: Roof Deck

Rev. 05

REMARKS:

Witnessed by:

Punchlisted by:

I.D. Aso

APMC-TG Representative

Contractor Representative

Signature Over Printed name / Date



PROJECT: East Gallery Place Vader 1 Tower 2
SUBJECT: BOH Punchlist
DATE: September 25, 2023

AREA: Machine room North
FLOOR LEVEL: Roof Deck

PUNCHLIST FORM

ITEM NO.	SPECIFIC FINDINGS/COMMENTS	ANNEX PAGE	DATE INSPECTED	DATE RECTIFIED	Sub-Contractor/Supplier	ACCEPTED/CLOSED BY: General Contractor	APMC-TG (Contractor signature)	DATE CLOSED-OUT BY APMC-TG	REMARKS
1	Provide equipment tagging		Sep. 25, 2023						
2	Provide tow hook capacity		Sep. 25, 2023						
3	Incomplete electrical conduit support		Sep. 25, 2023						
4	Provide proper shelves for elevator tools and equipment		Sep. 25, 2023						
5	Vacuum cleaning inside panels		Sep. 25, 2023						
6	Remove foreign materials inside machine room		Sep. 25, 2023						
7	Provide arch flash signs on all panels		Sep. 25, 2023						
8	Provide panel grounding		Sep. 25, 2023						
9	Busted light		Sep. 25, 2023						
10	Wall paint finish		Sep. 25, 2023						
11	Provide floor caution markings		Sep. 25, 2023						
12	Floor finish		Sep. 25, 2023						
13	OPEN J. BOX								
14	DOOR LOCK								

Rev. 05

Punchlisted by:

I.D. Aso

APMC-TG Representative

Witnessed by:

Contractor Representative

Fully Closed-Out by APMC-TG

REMARKS: