



CERTIFICATE OF ACCEPTANCE

Given to

MAKATI DEVELOPMENT CORPORATION

(General Contractor)

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

Mechanical HVAC System

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

Given this **22ND of February 2024** 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:

Aniceto S. Guiyab Jr

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

PROPERTY: AYALA LAND PREMIER

PROJECT/SYSTEM: EAST GALLERY PLACE/ HVAC

CONTRACTOR: CARRIER

SYSTEM CERTIFICATE OF ACCEPTANCE CHECKLIST

V	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	N/A	N/A	Attach MDC Transmittal Sheet received by TSG
b	Keys turned over by TSG to Operations	Complete Quantity	N/A	N/A	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	✓	✓	
b	Factory Test Results	Attach Factory Test Results (acceptable to MDC and TSG)	✓	✓	
c	Trainings & Seminars on Machine and Equipment	Attach attendance sheet, training documents, video of training	✓	✓	
d	Permits	Attach scanned copy of required permits for the system (refer to permits checklist)	N/A	✓	
e	Calibration Certificates	Refer to TSG's monitoring			
	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	✓	✓	
g	OIM (Operation Instruction & Maintenance) Manual	Refer to TSG's monitoring	✓	✓	
	OIM turned over to by MDC to TSG	Complete number of copies (3)	✓	✓	Attach MDC Transmittal Sheet received by TSG
	OIMs turned over by TSG to Operations	Complete number of copies (3)	✓	✓	Attach TSG Transmittal Sheet received by Ops
h	Contact Information of Supplier	Attach org chart with contact details	✓	✓	
i	As-built Plans of the System	Refer to TSG's monitoring	N/A	N/A	INCLUDED IN HVAC SYSTEM
	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		
b	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		
c	Special Architectural materials		N/A		
d	Genset skid/day tank 8 hr fuel provision		N/A		
5	Punchlist Forms	Attach Punchlist Forms (acceptable if 100% close out or only minor items are remaining)	✓	✓	SBC ATTACHED TEST DOCS TRANSMITTAL
6	Notation	Attach Letter of Commitment to close out minor punchlist items	N/A	N/A	

Prepared by:

BRYAN DAVE AGUILAR
MDC

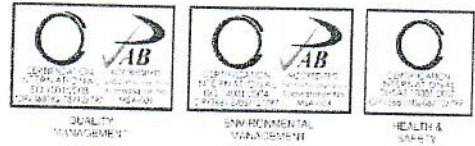
Reviewed by:

ADONES J. AUNZO
MDC

Checked by:

IVAN DAVE ASO
TSG

2-22-29



TRANSMITTAL

Date: January 30, 2024

ATTENTION : East Gallery Place APMC Operations

FROM : East Gallery Place APMC TSG

SUBJECT : Test Documents

We are transmitting the following:

51 Folders of Test Documents:

1. Mechanical HVAC System Test Documents.

.....NOTHING FOLLOWS.....

TRANSMITTED BY:

01-30-24

Engr. Ivan Dave Rajel N. Aso
Project Engr., APMC-TSG, ALP

RECEIVED BY:

Remuel Sario

30 Jan 2024

Signature over Printed Name



MDC-APMC-OIM-116

RECEIVING COPY

TRANSMITTAL FORM

From: MAKATI DEVELOPMENT CORPORATION

Address: ,32nd Street,cor 11th avenue Fort BGC Taguig City

To: APMC

Address:

Attention: Mr. Harvey Villar

Thru: Mr.Ivan Dave Aso

Project:East Gallery Place Vader 1

Subject:Carrier Testing Results

COMMENTS :

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"/> Keys | <input type="checkbox"/> Others |
| <input type="checkbox"/> Contract Documents | <input checked="" type="checkbox"/> Testing Results | |
| <input type="checkbox"/> Proposal | <input type="checkbox"/> Test Result | |
| <input type="checkbox"/> Remarks | | |

For Hand-Over of Documents to APMC


2. These are submitted as marked below :

- | | | |
|---|--|---|
| <input type="checkbox"/> For Evaluation | <input 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 checked="" type="checkbox"/> For Handover | <input type="checkbox"/> For Verification |
| <input type="checkbox"/> For Immediate Implementation | <input type="checkbox"/> For Signature | <input type="checkbox"/> Others |

Quantity	Unit	Description
1	51 folders	Carrier - Mechanical HVAC

3. Please return _____ sheets / copies _____ documents.

Transmitted by :

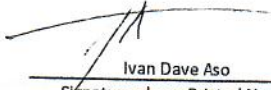

Cindy S. Ordoña

Signature above Printed Name

Date : January 30, 2024

Time : 1:1pm

Received by


Ivan Dave Aso

Signature above Printed Name

Date

Time



01-30-24



MDC-APMC-OIM-0039

RECEIVING COPY

TRANSMITTAL FORM

From: MAKATI DEVELOPMENT CORPORATION

Address: 32nd Street, cor 11th avenue Fort BGC Taguig City

To: APMC

Address:

Attention: Mr. Ivan Dave Aso

Thru:

Project: East Gallery Place Vader 1

Subject: Operation and Instruction Manuals

COMMENTS:

1. Transmitting herewith the following documents / items:

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

2. These are submitted as marked below:

- | | | |
|---|--|---|
| <input type="checkbox"/> For Evaluation | <input 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 checked="" type="checkbox"/> For Handover | <input type="checkbox"/> For Verification |
| <input type="checkbox"/> For Immediate Implementation | <input type="checkbox"/> For Signature | <input type="checkbox"/> Others |

Quantity	Unit	Description
1	3 folders	Carrier - HVAC System

3. Please return _____ sheets / copies _____ documents.

Transmitted by:

Cindy S. Ordoña

Signature above Printed Name

Date : February 28, 2023
Time : 8:46AM

Received by

Signature above Printed Name

Date :
Time :



TRANSMITTAL

Date: February 28, 2023

ATTENTION : East Gallery Place APMC Operations

FROM : East Gallery Place APMC TSG

SUBJECT : Operations and Instructions Manual

We are transmitting the following:

Partially Accepted 3 sets of OIM:

1. Mechanical – HVAC System Operations and Instructions Manual (With balance: Tests results, E-file/CD)

.....NOTHING FOLLOWS.....

TRANSMITTED BY:

2-28-23

Engr. Ivan Dave Rajel N. Aso
Project Engr., APMC-TSG, AIP

RECEIVED BY:

03-01-23

Signature over Printed Name

CONCEPCION-CARRIER
AIR CONDITIONING COMPANY

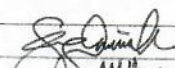


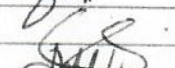
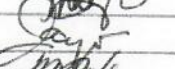
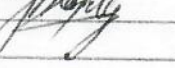
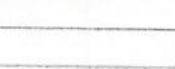

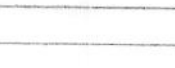
Km 20 East Service Road, South Super Highway,
Alabang Muntinlupa City 1750
Tel no. (02) 850 1367
Customer Support Line: (02) 8888 247 / 1-800-10-8888-247
www.aistra.com

**MAKATI DEVELOPMENT CORPORATION
FORT BONIFACIO GLOBAL CITY, TAGUIG
EAST GALLERY PLACE VADER-1**

DATE: SEPTEMBER 14, 2023

PROJECT: EAST GALLERY PLACE – VADER I

SUBJECT: OIM TRAINING

NO.	NAME	POSITION	COMPANY	SIGNATURE
1.	HARVEY D. MILLAR	EM	APMC	
2.	Jeremiah P. Reyes	PE	Polystar	
3.	JARY F. CUS	PE	Polustar	
4.	NIJ GAMBICA	MEPPS	MDC	
5.	STEVENA DEMUR	QA	MDC	
6.	Marvin Saba	PI	CLAC	
7.	MAJAH DELA CRUZ	TL	CLAC	
8.	Ronald Dagupan	SIC Engr	CEPC	
9.	Jayrill Manalita	PE	CLAC	
10.				
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				
21.				
22.				
23.				
24.				
25.				
26.				
27.				
28.				

CERTIFICATE OF INSPECTION: MECHANICAL VENTILATION /AIRCONDITIONING UNIT

Name of Owner: **Makati Development Corporation**

Location: **Fort Bonifacio, Global City, Taguig City**

	Units, Chiller:	T.R.
	Units, Cooling Tower:	H.P.
750	Units, F.C.U.:	1203
343	Units, A.C.C.U.:	1359
	Units, Window Type.:	K.W.
2221	Units, Mech. Ventilation:	584.98

Date Inspected: **June 11, 2021**

Expires on: **June 10, 2022**

Fee: **Php 115,520.00**

O.R. No. **A-5210659**

Date Issued: **July 07, 2021**

ENGR. RANDIE P. TANYAG
Mechanical Inspection Division

REPUBLIC OF THE PHILIPPINES OFFICE OF THE BUILDING OFFICIAL TAGUIG CITY DISTRICT/CITY/MUNICIPALITY



CERTIFICATE OF OPERATION: MECHANICAL VENTILATION/AIRCONDITIONING UNIT

THIS IS TO CERTIFY that the air-conditioning unit/mechanical ventilation in the premises of **East Gallery Place, Fort Bonifacio, Global City, Taguig City**, has found out to be in safe working condition.

The machinery inspected are the following

Units, Chiller:		T.R.
Units, Cooling Tower:		H.P.
Units, F.C.U.:	1203	T.R.
Units, A.C.C.U.:	1359	T.R.
Units, Window Type.:		K.W.
Units, Mech. Ventilation	584.98	K.W.

This CERTIFICATE is issued to **Fort Bonifacio Development Corporation**, to operate the aforementioned **mechanical ventilation/air conditioning unit** for a period of one year from the date of inspection.

NOTED BY:

Issued On: **July 2021**

Fee: **Php 115,520.00**

O.R. No.: **A-5210659**

Date Paid: **July 07, 2021**



NOTE:

TO BE POSTED CONSPICUOUSLY AT A PLACE NEAR THE AFOREMENTIONED MACHINERY. THIS CERTIFICATE SHALL BE RENEWED ON OR BEFORE ITS EXPIRATION DATE.

ENGR. MARCELO M. SERPA JUAN
Building Official



January 8, 2024

Makati Development Corporation

East Gallery Place

Subject: **WARRANTY CERTIFICATES**
PO#4800264219
SO#1020000650
Warranty Period: One year from Final performance test


Dear Sir/Madam,

We are pleased to endorse to you the warranty certificate/s for the unit/s you purchased from CCAC. The warranty certificate states all the terms and conditions for your perusal.

To ensure that your equipment continues to perform effectively, and to reduce unit downtime in the event of system failures, we highly encourage you to consider a Carrier Planned Periodic Maintenance Program, which provides for regular maintenance, operator supervision and 24-hour emergency hotline.

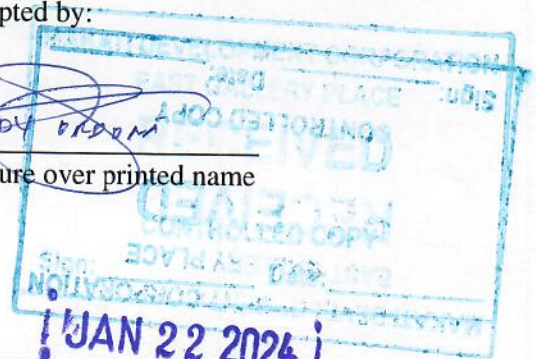
Please call us if you have any questions or require further information.

Truly yours,


Erwin Paraan
Head of Service Operations, Outsourcing and Quality
Driver's License No.
D18-05-003023

Accepted by:


Signature over printed name



Cc: Admin File

SUBSCRIBED AND SWORN BEFORE ME THIS 22 **IN**
MUNTINLUPA CITY AFFIANT EXHIBITED HIS WITH NO.
ISSUED BY



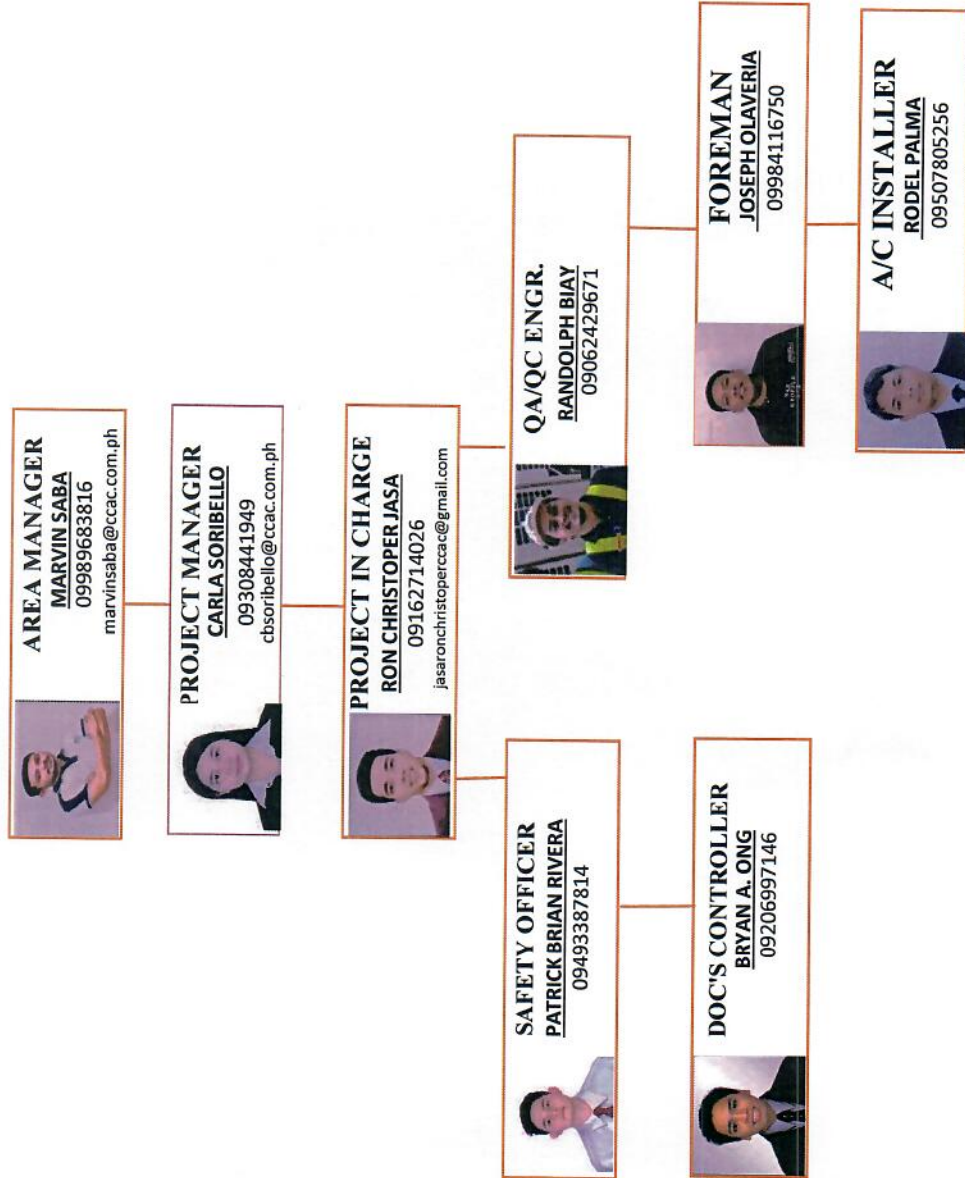
CONCEPCION-CARRIER AIR CONDITIONING COMPANY
Km. 20 East Service Road, South Superhighway, Alabang, Muntinlupa City, Philippines 1700
Tel. #: (632) 8888247

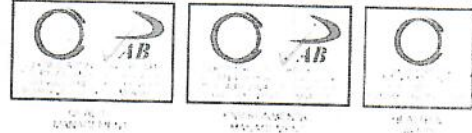
Doc. No. 369
Page No. 3
Book No. 310
Series of 2024

PATRICIO L. BONCAYAO, JR.
Notary Public
2nd Floor, KLC Bldg., Rotonda,
Alabang, Muntinlupa City
MCLB Compliance No. VII-0018578
Issued on 04-13-22; Valid until 4-14-2025
P.R. License No. 019651; 11-08-15; Pasay City
NO 24-018; Muntinlupa City until 12-31-25
TIN: 137-784-661
Roll No. 33796
Tel. No. 8800-70-16
patricio_boncayao_legaloffice@concepcion-carrier.com.ph



EAST GALLERY PLACE - VADER 1
TABLE OF ORGANIZATION





TRANSMITTAL

Date: May 15, 2023

ATTENTION : East Gallery Place APMC Operations

FROM : East Gallery Place APMC TSG

SUBJECT : E-file


We are transmitting the following:

3 sets of E-file:

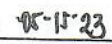
1. Mechanical HVAC System E-file.

.....NOTHING FOLLOWS.....

TRANSMITTED BY:


5-15-23
Engr. Ivan Dave Rajel N. Aso
Project Engr., APMC-TSG, AIP

RECEIVED BY:


5-15-23
Signature over Printed Name

TRANSMITTAL FORM
From: MAKATI DEVELOPMENT CORPORATION
Address: ,32nd Street,cor 11th avenue Fort BGC Taguig City
To: APMC
Address:
Attention: Mr.Ivan Dave Aso
Thru:
Project:East Gallery Place Vader 1
Subject: Operation and instruction manuals & USB
COMMENTS :

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 checked="" type="checkbox"/> Manual	<input type="checkbox"/> Others
<input type="checkbox"/> Contract Documents	<input checked="" type="checkbox"/> USB	
<input type="checkbox"/> Proposal	<input type="checkbox"/> Report	
<input type="checkbox"/> Remarks		

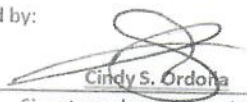
2. These are submitted as marked below :

<input type="checkbox"/> For Evaluation	<input 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 checked="" type="checkbox"/> For Handover	<input type="checkbox"/> For Verification
<input type="checkbox"/> For Immediate Implementation	<input type="checkbox"/> For Signature	<input type="checkbox"/> Others

Quantity	Unit	Description
1	3 folders	OIM GRUNDFOS - Fire Pump / Control Panel / Jockey Pump/Control Panel
2	3 USB	Carrier - FCU and ACCU
3	3 USB	Mightylynx - Fiber Optic

3. Please return _____ sheets / copies _____ documents.

Transmitted by:



Cindy S. Ordoña

Signature above Printed Name

Date : May 11,2023

Time : 7:47AM

Received by


I.D. Aso

Signature above Printed Name

Date

Time



5-15-23