



Republic of the Philippines
Tourism Infrastructure & Enterprise Zone Authority

MEMORANDUM

FOR : **THE ASSISTANT CHIEF OPERATING OFFICER**
Architectural and Engineering Services Sector

THRU : **THE MANAGER**
Construction Management Department

SUBJECT : **INSPECTION REPORT NO. 9**

DATE : March 17, 2021

I. PROJECT BRIEF:

PROJECT NAME : Assets Rehabilitation Plan Lights and Sound Museum

LOCATION : Victoria Street, Intramuros, Manila

PROPONENT : TIEZA

MODE OF IMPLEMENTATION : By Contract

CONTRACTOR : G. Anore Construction

CONTRACT AMOUNT : **₱20,998,503.25**

PROJECT DURATION : 150 Calendar days

NOTICE OF AWARD RECEIVED ON : August 13, 2020

NOTICE TO PROCEED RECEIVED ON : September 10, 2020

DATE START : September 16, 2020

COMPLETION DATE : February 12, 2021

TIME EXTENSION : 69 Calendar days

REVISED COMPLETION DATE : April 22, 2021



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II. SCOPE OF WORK:

ITEM	DESCRIPTION	AMOUNT	% WT	ACCOMPLISHMENT			
				PREVIOUS	PRESENT	TO DATE	% WT
A.	GENERAL REQUIREMENTS						
I.	Health and Safety Program	162,881.25	0.77568%	0.00%	40.00%	40.00%	0.31027%
II.	Temporary Barracks	89,324.29	0.42538%	100.00%	100.00%	0.00%	0.42538%
III.	Project Signage	4,728.33	0.02252%	100.00%	100.00%	0.00%	0.02252%
B.	ARCHITECTURAL WORKS						
I.	Repainting of Exterior Wall	553,207.69	2.63451%	80.00%	90.00%	10.00%	2.37106%
II.	Replacement/Repair/Refurbish of existing Corbels	42,966.00	0.20461%	80.00%	100.00%	20.00%	0.20461%
III.	Replacement of Fascia, Roof Eaves Ceiling Soffit and Gutters	174,543.00	0.83122%	80.00%	100.00%	20.00%	0.83122%
IV.	Remove and replacement of Existing Automatic Exit Door	71,479.80	0.34040%		0.00%	0.00%	0.00000%
V.	Replacement of existing Door at the Ground Floor	22,654.80	0.10789%		0.00%	0.00%	0.00000%
VI.	Replacement of Casement Window and Grills at the Office	40,519.56	0.19296%	50.00%	50.00%	0.00%	0.09648%
VII.	Replacement and Repair of Roofing	762,320.17	3.63035%	80.00%	80.00%	0.00%	2.90428%
VIII.	Waterproofing of Wall, Roof Deck and Cistern	407,237.27	1.93936%	60.00%	80.00%	20.00%	1.55149%
IX.	Replacement of Tiles at Ground Floor and Second Floor Lobby, Main Stairs and Offices	566,583.31	2.69821%	25.00%	25.00%	0.00%	0.67455%
X.	Renovation of Restrooms	1,103,920.59	5.25714%	35.00%	40.00%	5.00%	2.10286%
XI.	Replacement of Ceiling at Main Stairs Area, Second Floor Lobby, Restrooms and Offices	298,024.36	1.41926%	80.00%	90.00%	10.00%	1.27734%
XII.	Installation of Canopy at Main Entrance	46,274.34	0.22037%	30.00%	40.00%	10.00%	0.08815%
XIII.	Repair of Fire Exit Stairs	147,148.79	0.70076%	30.00%	80.00%	50.00%	0.56061%
C.	PLUMBING WORKS						
I.	Installation of New Waterline	17,097.61	0.08142%	40.00%	80.00%	40.00%	0.06514%
D.	ELECTRICAL WORKS						
I.	Replacement of Lighting Fixtures	311,507.44	1.48347%	20.00%	20.00%	0.00%	0.29669%
II.	Replacement of Panel Board for ACU	152,250.00	0.72505%		0.00%	0.00%	0.00000%
III.	Installation of New Smoke Detector	2,760,447.48	13.14592%	20.00%	60.00%	40.00%	7.88755%
E.	MECHANICAL WORKS						
I.	Air-Conditioning Works	8,939,763.00	42.57333%	20.00%	30.00%	10.00%	12.77200%
II.	Automatic Fire Suppression System	4,323,624.19	20.59015%	0.00%	30.00%	30.00%	6.17705%
TOTAL CONTRACT AMOUNT:		20,998,503.25	100.00%				40.61926%

Actual Project Accomplishment : 40.61926% as of March 17, 2021

Planned Project accomplishment based on submitted construction schedule : 45.5368% as of March 17, 2021

Slippage : 4.91754% as of March 17, 2021



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III. FINDINGS/REMARKS (AS OF INSPECTION DATE ON MARCH 03, 2021):

1. The repainting of exterior walls is almost complete, only the wall at roof deck area is undone.
2. The replacement/repair/refurbish of existing corbels is 100% complete.
3. The replacement of fascia, roof eaves ceiling soffit and gutters is 100% complete.
4. No works are being done on the removal and replacement of existing automatic exit door.
5. No works are being done on the replacement of existing door at the ground floor.
6. The replacement of casement window and grills at the office is half-done, this work may not be completed until the pantry area is fully furnished. The employees working at the office will be temporarily relocated at the pantry area.
7. The replacement and repair of roofing is partially completed, but there are roof tiles that are misaligned and is needed to be repaired.
8. The waterproofing of wall is almost complete, only the wall at roof deck area is undone.
9. The waterproofing of roof deck is 100% complete, but damages on this work may be obtained when the installation of new air handling units under mechanical works are being done, for these units are heavy and if not properly installed on their pedestals, it may cause damage to the waterproofing of roof deck.
10. No works being done on the replacement of tiles at ground floor & second floor lobby and main stairs.
11. Replacement of tiles at pantry area is 80% complete. This is being prioritized so that employees from the office can be relocated here.
12. The restrooms' waterlines are already replaced and the floors at second floor are already waterproofed, also the ceiling works are already done. The installation of tiles can be done but the contractor is not making any progress in this work.
13. The replacement of ceiling at main stairs area, restrooms, pantry and second floor lobby are 100% complete, only the ceiling at the office is undone.
14. The steel framing for the installation of canopy at main entrance is done.
15. The repair of fire exit stairs is almost done, but there are some flat bars at the stairs that are damaged and is needed to be replaced.
16. The replacement of lighting fixtures on the exterior area, restrooms, ground floor lobby and pantry are already done. No works being done on the replacement of lighting fixtures on the display areas of the museum.
17. No works being done on the replacement of panel board for ACU.
18. The electrical wiring for the installation of new smoke detector is done for the whole museum. No works being done for the installation of new smoke detector devices.
19. The removal of all existing ACU/AHU is done and a total of ten (10) out of twenty-four (24) ACU/AHU are installed on the museum. As of inspection date on March 03, 2021 no works are being done on this item.
20. The installation of new water sprinklers for the AFSS is being done. As of inspection date on March 03, 2021 a total of sixteen (16) water sprinklers are installed on the museum.



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IV. POTENTIAL PROBLEMS:

With regards to the replacement of jockey pump for the item of works under automatic fire suppression system, the contractor said that the fabrication/delivery of the pump with UL listed and FM approved may take up to four (4) months of processing, this may affect their completion date.

V. ACTIONS TAKEN/TO BE DONE:

Informed the contractor that they should have anticipated this matter upon the reviewing of the bid documents and should have processed the ordering of the pumps since day 1 of their contract.

VI. RECOMMENDATION:

Upon inspection and evaluation of the contractor's accomplishments, I hereby recommend the release of their first partial billing with the accumulated accomplishment of 40.61926%.

Prepared by:


CHRISTIAN JASPER G. DE PERALTA
Project Engineer

Concurred:

GREGORY A. OLLER
OIC – Department Manager, COMD

Recommending Approval:

NESTOR M. DOMALANTA
ACOO – AESS

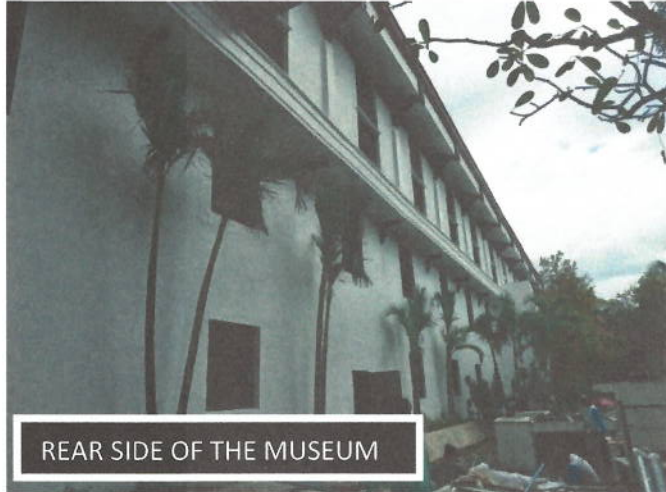
Approved:

MARK T. LAPID
Chief Operating Officer



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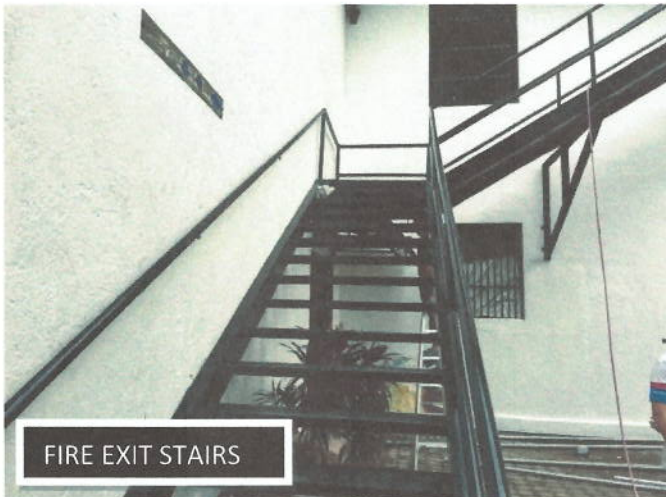
SITE PICTURES AS OF MARCH 03, 2021



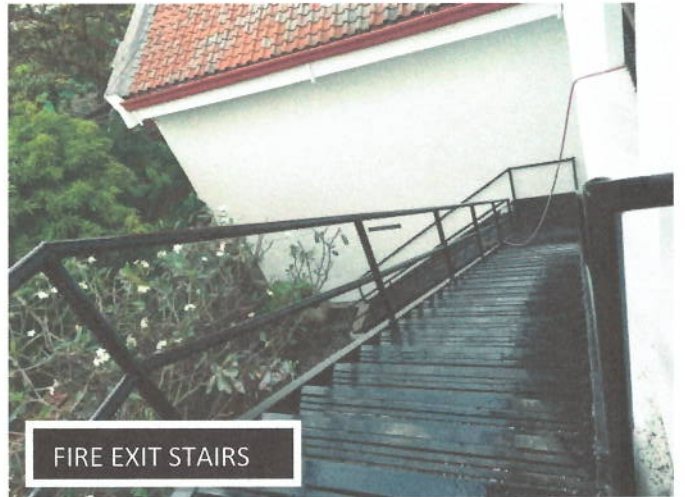
REAR SIDE OF THE MUSEUM



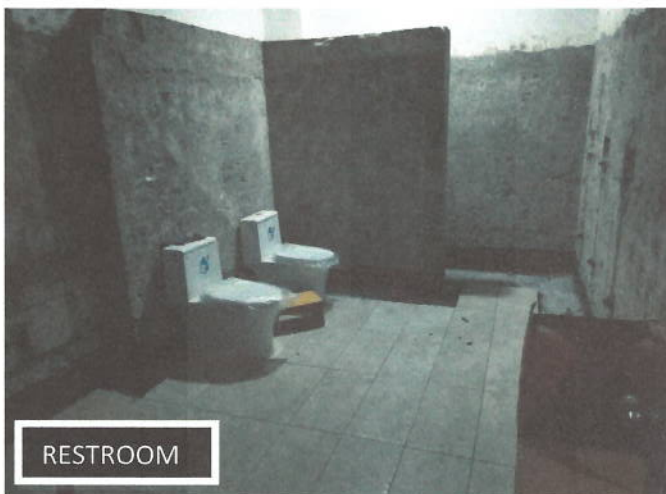
LEFT SIDE OF THE MUSEUM



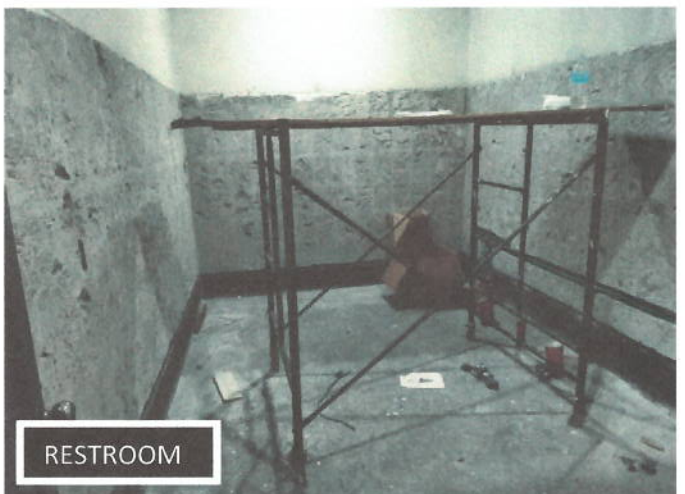
FIRE EXIT STAIRS



FIRE EXIT STAIRS



RESTROOM



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