



VENDOR STRATEGIC MEETING

Parañaque Sector



GF Multi-Purpose Hall., 8005 Villongco Cpd.,
BF Homes, Parañaque City
T 16211 - Local 6425



Words of Inspiration

"Success doesn't come from what you do ~~occasionally~~, it comes from what you do **consistently**."

— Marie Forleo

Today's Discussion

Outline of Topics

- 01 Performance Metrics and Billing
- 02 Performance Targets and Compliance
- 03 Upcoming Projects and Deadlines
- 04 Work Order Monitoring and Reporting
- 05 Operational Issues and Quality Concerns
- 06 Strategic Planning and Audits
- 07 Closing

Today's Discussion

Outline of Topics

- 01 **Performance Metrics and Billing**
- 02 **Performance Targets and Compliance**
- 03 **Upcoming Projects and Deadlines**
- 04 **Work Order Monitoring and Reporting**
- 05 **Operational Issues and Quality Concerns**
- 06 **Strategic Planning and Audits**
- 07 **Closing**



Performance Metrics and Billing

- **Performance Metrics Review**

Evaluate KPIs and identify areas for improvement.

- **Billing and Work Order (WO) Closing**

Present billing analysis and implications

- **Presentation of GAINS Strategy for PRDI and CCTI**

Share strategic plans and gather feedback.

>>>

Performance Metrics Review

Performance Area	Measure	Weight
Job Quality Performance of services in compliance with industry best practices and applicable standards and specifications	Compliance to Technical Standards (WO Audit) %Compliance to technical standards of audited projects/work orders completed by contractor in field $\frac{\text{Number of audited work orders completed at field by the contractor without non-compliance to MERALCO standard}}{\text{Total number of audited work orders completed at field by the contractor}}$	20%
	Compliance to Technical Standards (Rework Tagging) %Compliance to technical standards of completed service items by contractor for projects/work orders executed in field $\frac{\text{Number of service items assigned to and completed at field by the contractor without rework}}{\text{Total number of service items assigned to and completed at field by contractor}}$	10%



>>>

Performance Metrics Review

Timeliness	Adherence to Schedule	20%
Timely execution and completion of assigned works, and submission of reports and documents related to works by the contractor	Adherence to Schedule %Completion of assigned projects to contractors within evaluation period $\frac{\text{Number of manhours assigned to and completed at field by the contractor within the evaluation period}}{\text{Total number of manhours assigned to the contractor within the evaluation period}}$	



>>>

Performance Metrics Review

Compliance Accuracy, completeness and timeliness of submitted information and documents of contractor which was required by MERALCO	Data Quality %Compliance in accuracy and completeness of uploaded system requirements for completed projects/work orders by the contractors Average score (in percent) of the contractor based on the following audits by MERALCO: i. Data Completeness Compliance with Failure Reporting, Asset Move, Location Specifications, Work Logs, Picture Attachment (Before & After), As-Built Form & Sketch, Work Order Specifications and Materials Balancing of completed/ closed work orders by the contractor in EAM ii. Data Accuracy Compliance in accuracy of work orders with complete tagging and attachments based on Data Completeness Report (see Section i)	12%
---	--	-----



Performance Metrics Review

	Corporate Governance & Government Mandated %Compliance of contractor with the submission of corporate governance and government mandated requirements (e.g., PCAB, DOLE 174) Compliant if all required documents are submitted on time to Supply Chain Management – Vendor Relationship Management Team	2%
	Contract Terms & Conditions %Compliance of contractor with the terms and conditions of this contract Compliant if contractor has no recorded penalties within the evaluation period	1%



>>>

Performance Metrics Review

Adequacy of Resources Sufficient manpower, tools, equipment and vehicles to complete the assigned job/tasks	Minimum Resource Requirement (MRR) Compliance %Compliance to required minimum technical capability of contractor in terms of manpower, vehicle, tools, and equipment to render service/s under this contract MRR Rating = [90% Direct Resources Compliance] + [10% Support Resources Compliance]	5%
	Capability %Compliance to required additional manpower resource from contractor based on defined and agreed workload for the year <u>Number of declared line personnel by the contractor in NCOM's manpower database</u> <u>Number of required line personnel from contractor based on annual workload study</u>	10%



>>>

Performance Metrics Review

Responsiveness and Creativity Prompt and accurate response to quality concerns, inquiries raised by Meralco including quotations and tendering, versus specific criteria and ability to propose out-of-the-box solutions	Contractor Responsiveness %Compliance of contractor in attending to issues/concerns raised by MERALCO in relation to the service/s under this contract	10%												
	<table border="1"><thead><tr><th>Rating</th><th>Description</th></tr></thead><tbody><tr><td>5</td><td>ALL issues/concerns are attended by contractor</td></tr><tr><td>4</td><td>1-2 issues/concerns are not attended by contractor</td></tr><tr><td>3</td><td>3-4 issues/concerns are not attended by contractor</td></tr><tr><td>2</td><td>5-6 issues/concerns are not attended by contractor</td></tr><tr><td>1</td><td>7 or more issues/concerns are not attended by contractor</td></tr></tbody></table>	Rating	Description	5	ALL issues/concerns are attended by contractor	4	1-2 issues/concerns are not attended by contractor	3	3-4 issues/concerns are not attended by contractor	2	5-6 issues/concerns are not attended by contractor	1	7 or more issues/concerns are not attended by contractor	
Rating	Description													
5	ALL issues/concerns are attended by contractor													
4	1-2 issues/concerns are not attended by contractor													
3	3-4 issues/concerns are not attended by contractor													
2	5-6 issues/concerns are not attended by contractor													
1	7 or more issues/concerns are not attended by contractor													



>>>

Performance Metrics Review

Safety Consciousness

Compliance of contractor to DOLE and MERALCO standard safety rules, regulations and safe working practices

Cost-Incurring Infractions

Total incurred costs/amounts from incidents due to contractor violations (e.g., reported injuries/accident/damages to company property)

3%

Rating	Incurred Cost (PhP)
5	None
4	Up to 25,000
3	Above 25,000 to 50,000
2	Above 50,000 to 75,000
1	Above 75,000



>>>

Performance Metrics Review

Non-Cost Incurring Infractions

Total count of non-cost incurring incidents due to contractor violations (e.g., failure to wear PPEs, failure to submit reports)

Rating	Count of Infraction
5	0
4	1 to 2
3	3 to 4
2	5 to 6
1	7 or more

3%



>>>

Performance Metrics Review

Timeliness of Vehicle, Tools & Work Equipment Testing %Compliance to testing schedule of vehicles, tools and work equipment of contractor $\frac{\text{Number of contractor's tested vehicles, tools and work equipment within schedule}}{\text{Total number of scheduled contractor's vehicles, tools and work equipment for testing}}$	2%
Success Rate of Tested Vehicles, Tools and Work Equipment Passing rate of tested contractor vehicles, tools and work equipment within schedule $\frac{\text{Number of contractor's tested vehicles, tools and work equipment within schedule that passed the testing procedure/requirement}}{\text{Number of contractor's tested vehicles, tools and work equipment for testing within schedule}}$	2%

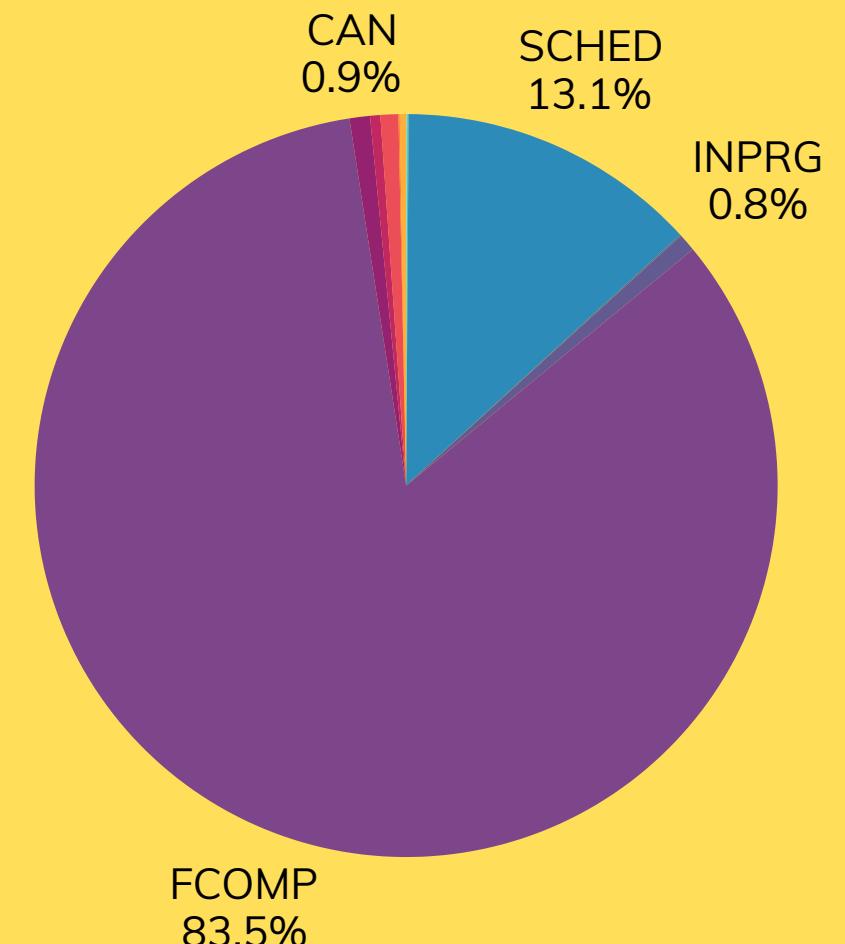


>>>

PCA COUNT 1506 out of 1803

Are FCOMP Status

STATUS	AVECO	CHALLENGER	ECON	POWERHOUSE	VJC	Grand Total
DCOMP					1	1
DPRG-PCR					1	1
SCHED	68	34	58	48	28	236
WMTRL			1			1
INPRG		7	3	3	1	14
FCOMP	293	201	209	516	287	1506
CAN	1	3	1	4	7	16
PCAN	3	1	2	1	1	8
PCAN3	3	1	6	2	2	14
PCAN4			1			1
COMP-CAN			2	1	2	5
Grand Total	368	247	283	575	330	1803



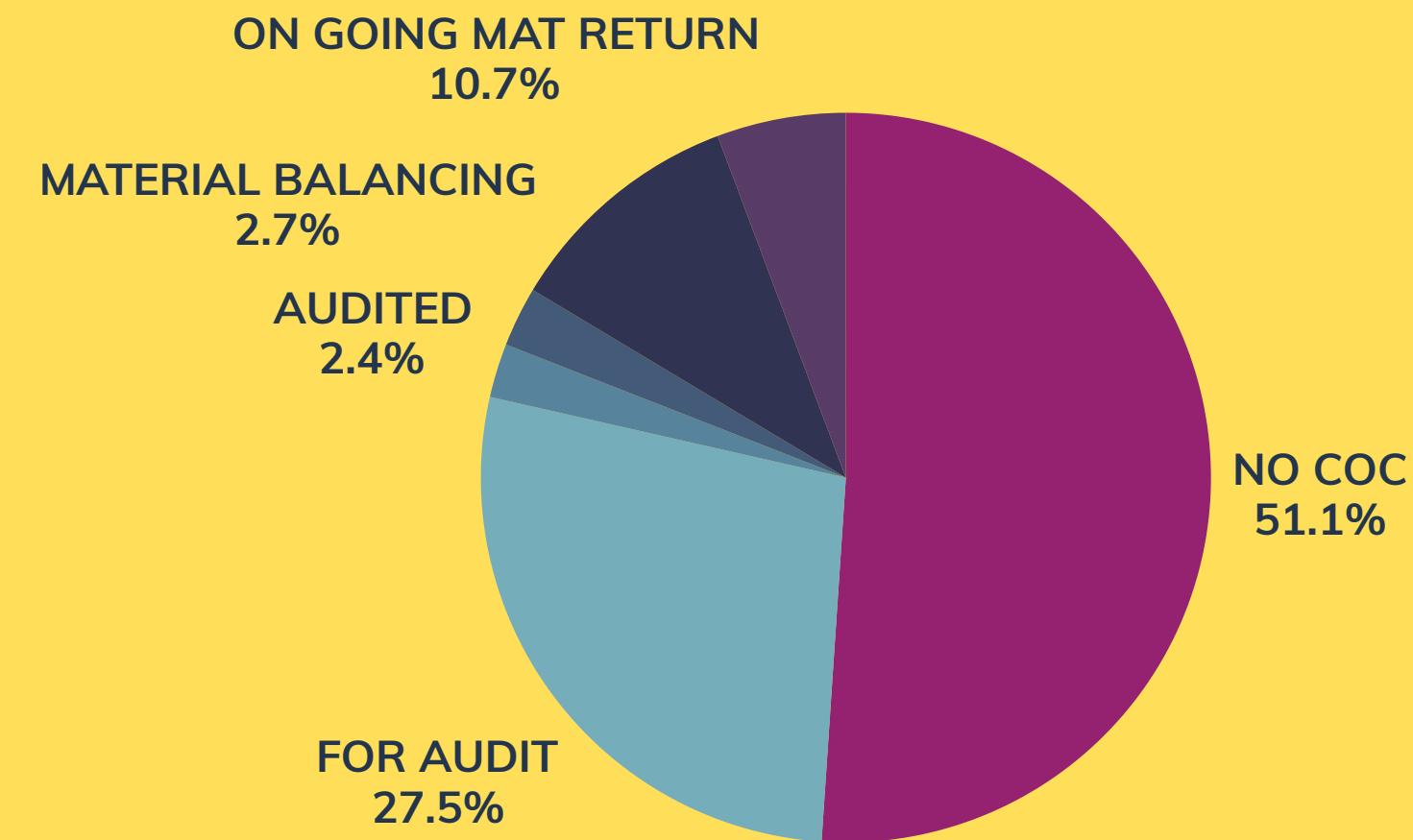
- 83.5% (1506 items) are in FCOMP Status (FCOMP)
- Remaining 297 items are distributed across other statuses:
 - SCHED: 236
 - INPRG: 14
 - CAN / PCAN / PCAN3 / PCAN4 / COMP-CAN: 44
 - Others (DCOMP, DPRG-PCR, WMTRL): 3

WO Closing

FCOMP Breakdown

The total number of FCOMP WO is 1506. These are distributed across various status categories indicating their current stage in the process or investigation.

VENDOR	NO COC	FOR AUDIT	AUDITED	MATERIAL BALANCING	ON GOING MAT RETURN	CHECKING OF SI	Grand Total
AVECO	211	33	2	6	27	14	293
CHALLENGER	35	102	12	15	29	8	201
ECOM	55	90	8	8	38	10	209
POWERHOUSE	396	54	5	3	31	27	516
VJC	72	135	9	8	36	27	287
Grand Total	769	414	36	40	161	86	1506



Total FCOMP WO: 1506

Out of the 1506 Work Orders marked as FCOMP,
 769 are currently without a COC
 414 are pending audit
 36 have been audited
 40 are undergoing material balancing
 161 are in the process of material return, and
 86 are under checking for service items.
 These categories reflect the ongoing progress and actions required for final closure.

Official PCA Performance as of July 31, 2025

C1

CCTI
As of July 31, 2025

OFFICE	WO COUNT	MAN-HOURS	APPLIED LOAD	CCTI Performance
PLARIDEL	596	178,914	50,478	0.87
VALENZUELA	468	75,070	86,550	0.75
BALINTAWAK	417	57,444	34,135	0.33
MANILA	343	44,896	43,878	0.64
PASIG	403	68,682	58,033	0.72
RIZAL	568	138,302	43,305	0.65
STA. ROSA	442	95,976	82,055	1.14
SAN PABLO	438	168,406	40,814	1.46
DASMARINAS	651	168,003	81,608	1.28
PARANAQUE	322	53,704	32,055	1.62
Total	4,648	1,049,397	552,910	0.94

UG

OFFICE	WO COUNT	MAN-HOURS	APPLIED LOAD	CCTI Performance
MANILA	31	11,661	54,773	0.46
PASIG	41	9,567	63,320	0.53
STA. ROSA	166	35,995	67,085	0.67
Total	238	57,224	185,179	0.62

PRDI

Target	1.00
Stretch	0.95

*SPT: 60 Days

C1

Office	Total WO Count	Index
PLARIDEL	509	2.02
VALENZUELA	343	1.61
BALINTAWAK	352	1.53
MANILA	288	1.13
PASIG	342	1.03
RIZAL	490	0.99
STA. ROSA	335	1.82
SAN PABLO	321	1.91
DASMARINAS	506	1.92
PARANAQUE	232	2.02
Grand Total	3,718	1.60

GAINS: CCTI & PRDI

REVENUE ONLY

CCTI			WITH EXCLUSION				
CREW	TOTAL PCA COMPLETED	COMPLETED (JULY 1-31, 2025)	CCTI (FCOMP)	CCTI (less than FCOMP)	CCTI (FCOMP)	CCTI (less than FCOMP)	Count of beyond SPT
AVECO	53	53	1.74	2.9	1.71	2.9	23
CHALLENGER	72	71	1.14	3.34	1.06	2.2	5
ECOM	36	35	1.2	2.73	1.24	2.73	17
POWERHOUSE	51	50	2.06	2.7	1.99	2.7	16
VJC	82	80	1.47	2.72	1.3	2.1	12
C2	24	19	0.65	4.54	0.66	1.71	2
MAINTENANCE	15	12	1.21	0.95	1.28	0.95	1
STA. ROSA	2	2	0	0	-	-	0
TOTAL	335	322	1.38	2.82	1.32	2.57	77
			1.65	1.55			

		232	< TOTAL WO COUNT
PRDI		192	40
CREW	PRDI (not yet COMP, beyond SPT)	PRDI (COMP)	COMP WORK ORDERS
AVECO		1.91	3.11
CHALLENGER		1.99	2.93
ECOM		2.33	2.59
POWERHOUSE		2.31	3.38
VJC		2.13	2.59
C2	-	1.73	13
MAINTENANCE		2.1	1.43
TOTAL	2.11	2.46	40
	2.17		

PCA SALES APT PERFORMANCE (With Exclusion)

As of July 31, 2025

Per Area

Area	Design PT	PROW PT	Release to Construction PT	Construction PT	End-to-End PT	Manhours	Ave. Manhours per project
NORTH	5.48	40.80	0.31	37.50	84.09	411,984	249
CENTRAL	5.35	52.93	0.36	28.26	86.90	286,996	190
SOUTH	5.09	37.74	0.20	50.31	93.34	574,949	262
Grand Total	5.28	42.97	0.28	40.14	88.67	1,273,929	238
2024 TARGET APT	6.86	40.00	0.44	42.70	90.00		

Per Sector

Sector	Design PT	PROW PT	Release to Construction PT	Construction PT	End-to-End PT	Manhours	Ave. Manhours per project
PLARIDEL	5.88	45.13	0.32	45.77	97.10	246,997	351
VALENZUELA	4.83	34.79	0.34	35.43	75.38	88,473	181
BALINTAWAK	5.55	40.57	0.27	27.13	73.52	76,514	165
MANILA	5.13	42.22	0.37	35.14	82.85	62,877	152
PASIG	4.84	55.38	0.20	25.41	85.83	84,717	176
RIZAL	5.90	58.18	0.47	25.88	90.43	139,401	225
STA. ROSA	4.34	33.18	0.09	35.74	73.35	139,845	214
SAN PABLO	5.59	29.99	0.39	61.05	97.02	179,923	374
DASMARINAS	5.63	44.90	0.20	52.14	102.87	198,017	271
PARANAQUE	4.64	42.19	0.16	59.38	106.37	57,164	174
Grand Total	5.28	42.97	0.28	40.14	88.67	1,273,929	238
2024 TARGET APT	6.86	40.00	0.44	42.70	90.00		

Today's Discussion

Outline of Topics

- 01 Performance Metrics and Billing
- 02 Performance Targets and Compliance
- 03 Upcoming Projects and Deadlines
- 04 Work Order Monitoring and Reporting
- 05 Operational Issues and Quality Concerns
- 06 Strategic Planning and Audits
- 07 Closing



Performance Targets and Compliance

- Presentation of Gantt Chart (Timeplan) for WO completion including penalties

Visualize timelines and discuss enforcement.

- **Discuss Penalty Update**

Finalize and communicate changes to penalty structure.

- **Cycle Time of WO process**

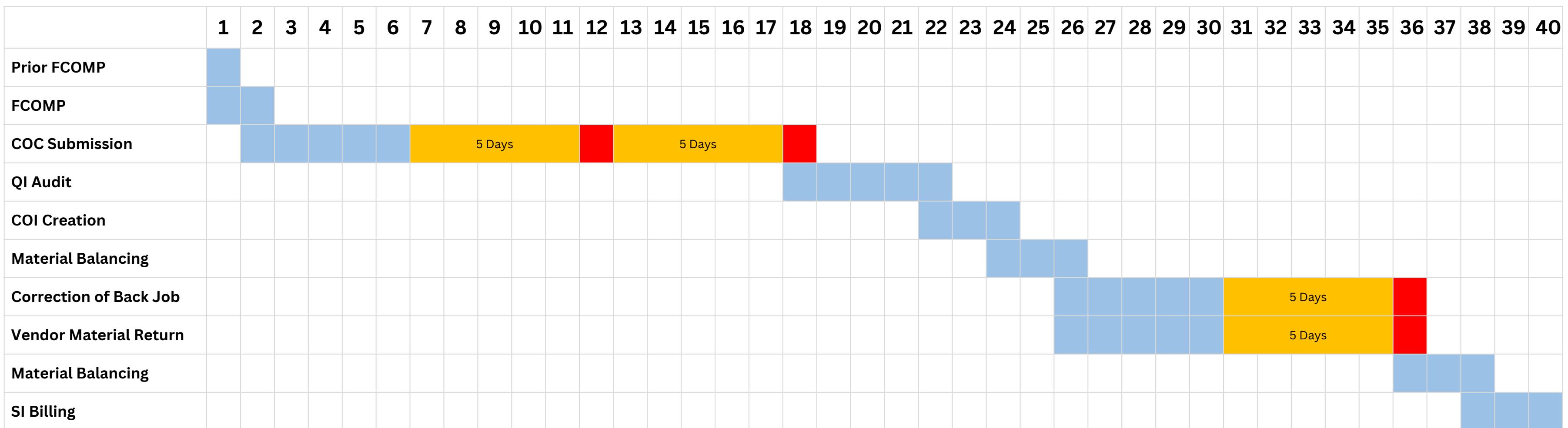
Set expectations and streamline document flow

>>>

WO Completion Timeplan

Target Completion Date **FCOMP to COMP → 60 Calendar Days or 40 Working Days**

Number of Days

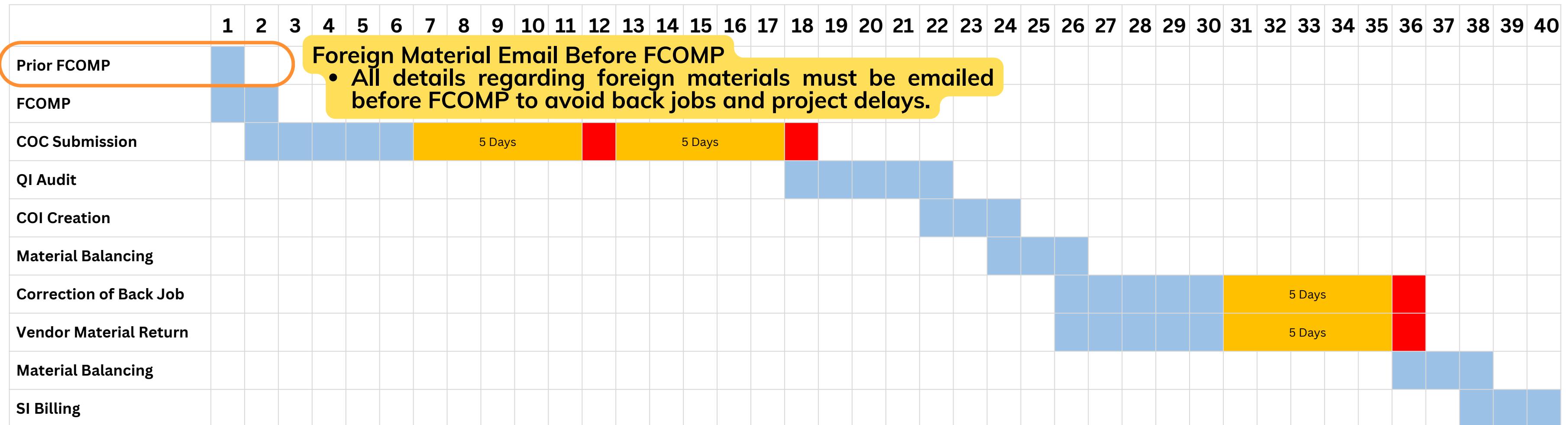


>>>

WO Completion Timeplan

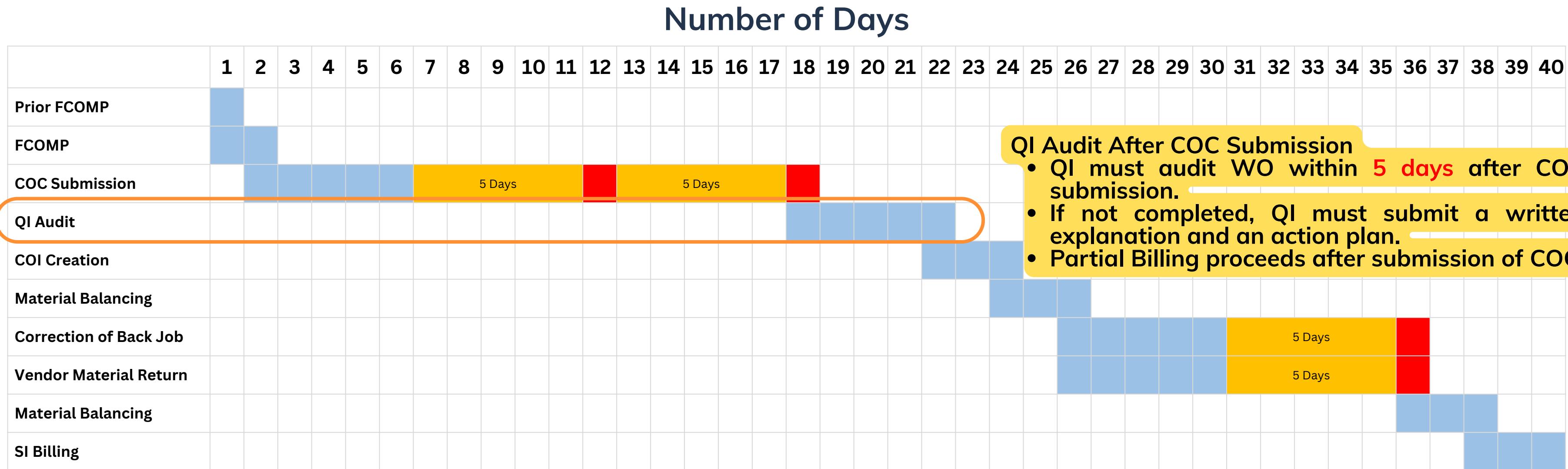
Target Completion Date **FCOMP to COMP → 60 Calendar Days or 40 Working Days**

Number of Days



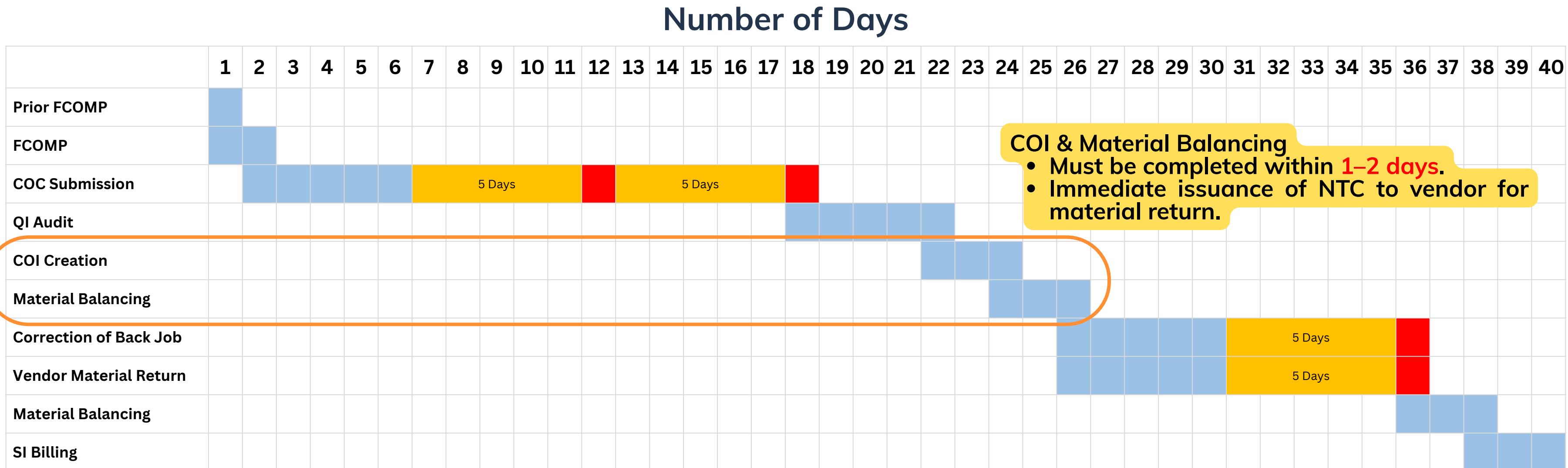
WO Completion Timeplan

Target Completion Date FCOMP to COMP → 60 Calendar Days or 40 Working Days



WO Completion Timeplan

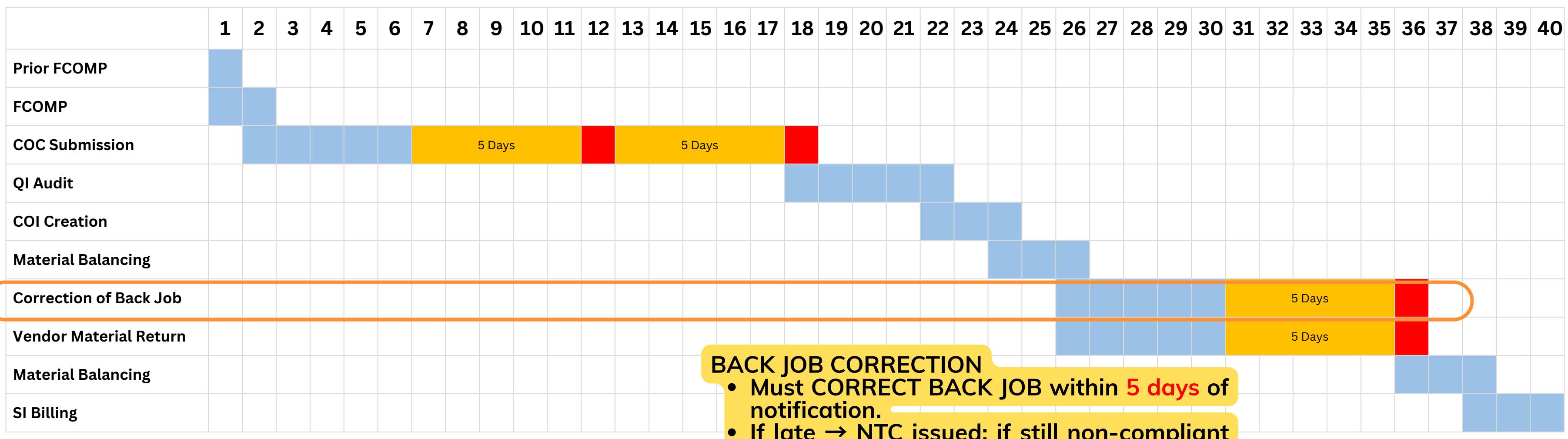
Target Completion Date FCOMP to COMP → 60 Calendar Days or 40 Working Days



WO Completion Timeplan

Target Completion Date FCOMP to COMP → 60 Calendar Days or 40 Working Days

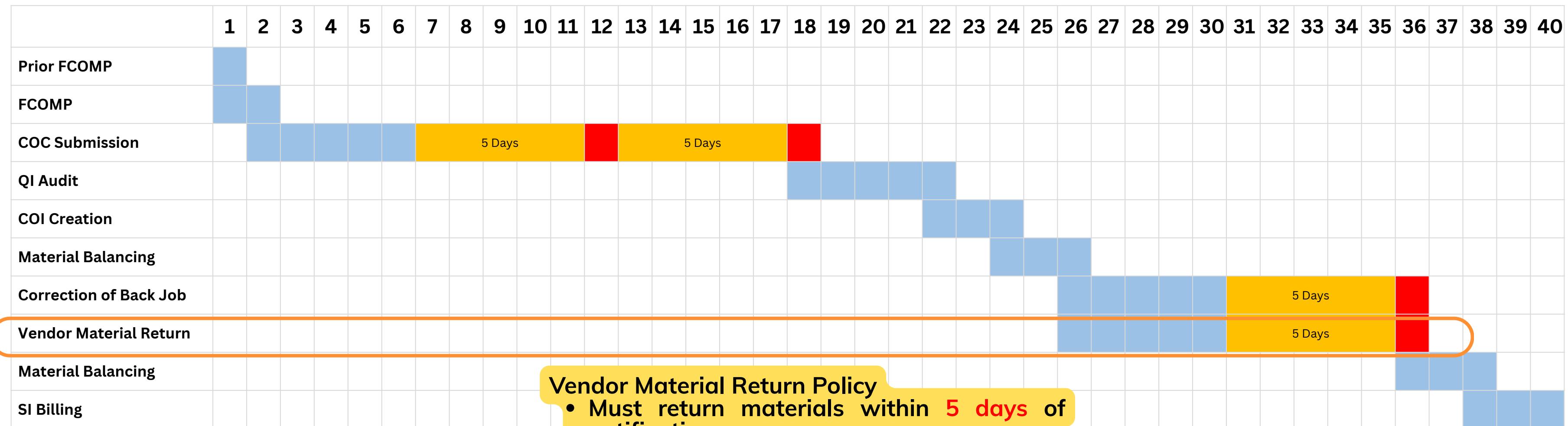
Number of Days



WO Completion Timeplan

Target Completion Date **FCOMP to COMP** → 60 Calendar Days or 40 Working Days

Number of Days



Vendor Material Return Policy

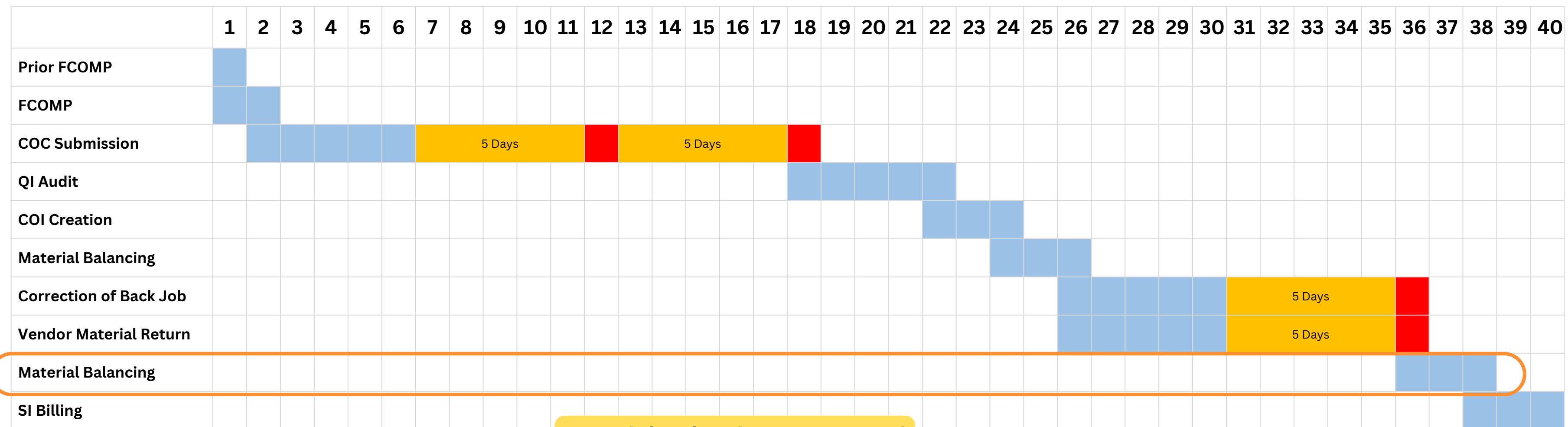
- Must return materials within **5 days** of notification.
- If late → NTC issued; if still non-compliant after 5 more days → NOV + Debit Memo.
- Returned materials must be complete; incomplete returns still incur penalties.

>>>

WO Completion Timeplan

Target Completion Date FCOMP to COMP → 60 Calendar Days or 40 Working Days

Number of Days



Material Balancing Turnaround

- Must be completed within 2 days to ensure no material variances remain.



Penalty



COM ADVISORY NO. 23

STANDARD PROCESSING TIME ON MATERIALS RETURN

As cascaded during the Networks Contractor Coordination Meeting last February 28, 2024, vendor shall be required to return all unused/retired materials within the standard processing time on materials return, effective **March 1, 2024**.

I. RATIONALE

- Reduce challenges in work order closing due to materials variances
- Set an acceptable standard processing time based on historical data
- Provide adequate time for crew lead and/or vendor to properly account the materials for return to resolve the variance
- Ensure the imposition of applicable penalties for non-conformances related to materials accounting and other related violations

II. WHAT'S NEW?

1. NEW STANDARD PROCESSING TIME (SPT) ON MATERIALS RETURN

- Work orders with unused/retired materials must now be completely returned within the Standard Processing Time (SPT) and achieve the target percent compliance of total work order count starting **March 1, 2024**.

Area of Specialization	Standard Processing Time	Percent Compliance of Vendor Assigned WOs
DS/OPS/STL	30 Days after routing WO to FCOMP	100%
PSP/SUBS/SCADA	30 Days after routing WO to FCOMP	
METER/MSEC*	15 Days after routing WO to FCOMP	

*Note: SPT shall not be applicable for Meters that are subject for laboratory test

2. APPLICATION OF PENALTIES TO OLD & NEW WORK ORDERS (WOs)

- Unused/retired materials and incomplete requirements under old WOs (routed to FCOMP before **March 1, 2024**) are to be returned/submitted before March 24, 2024. Contracting office shall implement penalties to contractors through the following dates for vendor assigned WOs:

Date	Penalty Implementation Process
March 25, 2024	Send Notice to Contractor (NTC)
April 1, 2024	Send Notice of Violation (NOV) and Request Debit Memo Creation

- Other WO requirements:
 - Certificate of Completion (COC)
 - As-Built Plan
 - Actual Bill of Materials
 - Location Specification Form
- Contracting offices shall implement penalties on new WOs (routed to FCOMP on/after **March 1, 2024**) through the following dates:

Date	Penalty Implementation Process
31 Days after routing WO to FCOMP (16 Days, WOSPEC FCOMP for METER/MSEC)	Send Notice to Contractor (NTC)
5 Days after Sending Notice to Contractor	Send Notice of Violation (NOV) and Request Debit Memo Creation

- WOs with material variances found after the SPT and after quality inspection shall still be subjected for penalty for failure/delayed return of materials. Materials found even after the implementation of penalties shall still be returned to their respective stores.



Today's Discussion

Outline of Topics

- 01 Performance Metrics and Billing
- 02 Performance Targets and Compliance
- 03 Upcoming Projects and Deadlines
- 04 Work Order Monitoring and Reporting
- 05 Operational Issues and Quality Concerns
- 06 Strategic Planning and Audits
- 07 Closing



Upcoming Projects and Deadlines

- August target proposals to be completed by vendors

Review progress and confirm deadlines.

- Month-end target manhours to be met; issuance of NTC if targets are not achieved

Emphasize importance and implications.

- List of WOs (with exclusions and pending aging)

Present current status and aging analysis.

>>>

PRIORITY WORK ORDERS FOR AUGUST

WO NO	DESCRIPTION	ASSIGNED	STATUS	SUPERVISOR	DATE WMTRL	(0.95) DATE NEEDED
X25010281553	MICHELLE LUZ HILAO TAN	ECOM	SCHED	Ronilo Gange Jr.	Jun 30, 2025	Aug 1, 2025
X25030844322	JOAN ANTONIO QUIMPO	ECOM	SCHED	Ronilo Gange Jr.	Jun 25, 2025	Aug 1, 2025
X25030790337	CITY GOVERNMENT OF BACOOR	AVECO	SCHED	Ronilo Gange Jr.	Jun 27, 2025	Aug 1, 2025
X25062096612	JULIE SY TORRES	CHALLENGER	SCHED	Isan Carlo Lazaro	Jul 2, 2025	Aug 2, 2025
X25051727907	KAINE ANTONET CHUA CORDOVA,	POWERHOUSE	SCHED	Isan Carlo Lazaro	Jul 4, 2025	Aug 3, 2025
X24093746174	VELCOASIA DEVELOPMENT CORP.	CHALLENGER	SCHED	Isan Carlo Lazaro	Jul 9, 2025	Aug 6, 2025
X25062238532	KATHY KIMBERLY S GAMBOA	ECOM	SCHED	Ronilo Gange Jr.	Jul 11, 2025	Aug 7, 2025
X24083345617	SAIMA SULTAN ABDUL	ECOM	SCHED	Ronilo Gange Jr.	Jul 7, 2025	Aug 8, 2025
X25020433995	JOHN ROMUEL DAEN ESMAS RAMIREZ	AVECO	SCHED	Ronilo Gange Jr.	Jul 8, 2025	Aug 9, 2025
X25041100669	CITY GOVERNMENT OF MUNTINLUPA	CHALLENGER	SCHED	Isan Carlo Lazaro	Jul 11, 2025	Aug 9, 2025
X25020431659	A.M. ORETA & CO., INC.	VJC	SCHED	Jenneth Madrid	Jul 15, 2025	Aug 9, 2025
X25031069043	MARY ANN LIZZA M. FREKING	AVECO	SCHED	Ronilo Gange Jr.	Jul 8, 2025	Aug 10, 2025
X25061985461	DEBBIE BAUTISTA MACASIANO	CHALLENGER	SCHED	Isan Carlo Lazaro	Jul 14, 2025	Aug 10, 2025
X24114615817	GLYN ROXAS PABLO	CHALLENGER	SCHED	Isan Carlo Lazaro	Jul 10, 2025	Aug 11, 2025
X24072866458	DITO TELECOMMUNITY CORPORATION	VJC	SCHED	Jenneth Madrid	Jul 7, 2025	Aug 11, 2025
X25051838106	ICHAMPION APPTECH DEVELOPMENT	ECOM	SCHED	Ronilo Gange Jr.	Jul 14, 2025	Aug 12, 2025
X24103888991	HARD DISCOUNT PHILIPPINES, INC.	MAINTENANCE	SCHED	Junilo Michael Flores	Jul 17, 2025	Aug 13, 2025
X24114383822	VICMAR D ISULAT	VJC	SCHED	Jenneth Madrid	Jul 15, 2025	Aug 14, 2025
X24072874617	HERMAN HARRELL HORNE SCHOOL,	AVECO	SCHED	Ronilo Gange Jr.	Jul 17, 2025	Aug 15, 2025
X25020540750	LIONAPEX EQUIPMENT (PHIL.), INC.	POWERHOUSE	SCHED	Isan Carlo Lazaro	Jul 17, 2025	Aug 15, 2025
X25010244921	LAND CRIS SOMERSET DEVELOPMENT	VJC	SCHED	Jenneth Madrid	Jul 24, 2025	Aug 16, 2025
X25030809834	CITY GOVT OF LAS PIÑAS,	CHALLENGER	SCHED	Isan Carlo Lazaro	Jul 18, 2025	Aug 17, 2025
X25061974470	DITO TELECOMMUNITY CORPORATION	MAINTENANCE	SCHED	Junilo Michael Flores	Jul 21, 2025	Aug 18, 2025

PRIORITY WORK ORDERS FOR AUGUST

WO NO	DESCRIPTION	ASSIGNED	STATUS	SUPERVISOR	DATE WMTRL	(0.95) DATE NEEDED
X25062074364	RICHMOND SANTOS SY	ECOM	SCHED	Ronilo Gange Jr.	Jul 22, 2025	Aug 18, 2025
X25062208339	RICHILL REALTY & DEVT CORP	CHALLENGER	SCHED	Isan Carlo Lazaro	Jul 22, 2025	Aug 19, 2025
X25010242053	LAND CRIS SOMERSET DEVELOPMENT	VJC	SCHED	Jenneth Madrid	Jul 24, 2025	Aug 19, 2025
X25020666216	CITY OF LAS PIÑAS	CHALLENGER	SCHED	Isan Carlo Lazaro	Jul 18, 2025	Aug 19, 2025
X24104218323	IMELDA T. AGUILAR	ECOM	SCHED	Ronilo Gange Jr.	Jul 21, 2025	Aug 20, 2025
X25041432369	JESSIE SALOMON VALMONTE	VJC	SCHED	Jenneth Madrid	Jul 17, 2025	Aug 20, 2025
X25041236026	JOSE MARCO HERNANDEZ DEL PILAR	POWERHOUSE	SCHED	Isan Carlo Lazaro	Jul 21, 2025	Aug 20, 2025
X25051846574	GOLDEN HAVEN MEMORIAL PARK, INC.	POWERHOUSE	SCHED	Isan Carlo Lazaro	Jul 25, 2025	Aug 21, 2025
X25010133147	BELEN ALVAREZ SISON	AVECO	SCHED	Ronilo Gange Jr.	Jul 17, 2025	Aug 21, 2025
X25072477989	JOSE ROSELLER JR LASCANO LATOSA	ECOM	SCHED	Ronilo Gange Jr.	Jul 24, 2025	Aug 21, 2025
X25061989906	SUNNY ROBERT GOTAO YU	CHALLENGER	SCHED	Isan Carlo Lazaro	Jul 21, 2025	Aug 21, 2025
X25072448988	FIRSTAR HVAC INC.	AVECO	SCHED	Ronilo Gange Jr.	Jul 25, 2025	Aug 22, 2025
X25041311153	NELSON ACEBO	CHALLENGER	SCHED	Isan Carlo Lazaro	Jul 25, 2025	Aug 22, 2025
X25062129662	JIGGER P CRUZ	ECOM	SCHED	Ronilo Gange Jr.	Jul 24, 2025	Aug 23, 2025
R23954275	BAUTISTA ALBERTO O,	ECOM	SCHED	Ronilo Gange Jr.	Jul 24, 2025	Aug 24, 2025
X24104300797	RIVER OF LIFE CHRISTIAN SCHOOL INC	POWERHOUSE	SCHED	Isan Carlo Lazaro	Jul 22, 2025	Aug 24, 2025
X25072598830	BARANGAY TALON KUATRO	POWERHOUSE	SCHED	Isan Carlo Lazaro	Jul 31, 2025	Aug 28, 2025
X25072684723	CIPRIANO JR T. SISON	POWERHOUSE	SCHED	Isan Carlo Lazaro	Aug 1, 2025	Aug 29, 2025
X25072352853	MA AGNES SILVA	VJC	SCHED	Jenneth Madrid	Jul 25, 2025	Aug 29, 2025
X23083314771	FRANZ JOIE DEYSOLONG ARAQUE	ECOM	SCHED	Ronilo Gange Jr.	Jul 30, 2025	Aug 30, 2025
X25041098276	JOSE ANTONIO K. LEGARDA	POWERHOUSE	SCHED	Isan Carlo Lazaro	Jul 29, 2025	Aug 30, 2025
X25010076510	THEODORE REYES LEONIN	CHALLENGER	SCHED	Isan Carlo Lazaro	Jul 31, 2025	Aug 31, 2025
R23915657	ARB CONSTRUCTION COMPANY INC.,	AVECO	SCHED	Ronilo Gange Jr.	Jul 31, 2025	Aug 31, 2025

PRIORITY WORK ORDERS FOR SEPTEMBER

WO NO	DESCRIPTION	ASSIGNED	STATUS	SUPERVISOR	DATE WMTRL	(0.95) DATE NEEDED FOR FCOMP
X24093538960	RIZAL COMMERCIAL BANKING CORPORATION	POWERHOUSE	SCHED	Isan Carlo Lazaro	Aug 4, 2025	Sep 1, 2025
X25041244029	ISON TOWER LTD. INC.	VJC	SCHED	Jenneth Madrid	Aug 5, 2025	Sep 2, 2025
X25051644653	MARIA ANTONIETTE PECKSON NAGAI	CHALLENGER	SCHED	Isan Carlo Lazaro	Aug 4, 2025	Sep 3, 2025
X25072477127	MARICEL G. SARMIENTO	VJC	SCHED	Jenneth Madrid	Aug 4, 2025	Sep 3, 2025
X24103907761	DITO TELECOMMUNITY CORPORATION	CHALLENGER	SCHED	Isan Carlo Lazaro	Aug 5, 2025	Sep 3, 2025
X25072557290	IGNACIO L. LEDESMA	ECOM	SCHED	Ronilo Gange Jr.	Aug 5, 2025	Sep 4, 2025
R24106120	DON BOSCO CENTER OF STUDIES, INC.,	ECOM	WMTRL	Ronilo Gange Jr.	Aug 4, 2025	Sep 5, 2025

PRIORITY WO THAT NEEDS COC

WO NO	DESCRIPTION	ASSIGNED	SUPERVISOR	DATE FCOMP	REMARKS	DATE NEEDED TO
X24030696318	ALY PLACE PROPERTIES INC.	AVECO	Ronilo Gange Jr.	Aug 9, 2025	NO COC	Aug 19, 2025
X25020485881	CORAZON SISON MANALO	CHALLENGER	Isan Carlo Lazaro	Aug 9, 2025	NO COC	Aug 19, 2025
X25041329837	FILIPINAS BENSON INDUSTRIAL AND	CHALLENGER	Isan Carlo Lazaro	Aug 1, 2025	NO COC	Aug 11, 2025
X25020561180	DAVID ANDRE PALMA SISON	CHALLENGER	Isan Carlo Lazaro	Aug 9, 2025	NO COC	Aug 19, 2025
X23031050954	DEPARTMENT OF SCIENCE AND	CHALLENGER	Isan Carlo Lazaro	Aug 9, 2025	NO COC	Aug 19, 2025
X25041430567	MEGA TRIUM FOODS CORPORATION	CHALLENGER	Isan Carlo Lazaro	Aug 9, 2025	NO COC	Aug 19, 2025
X25030908480	1DYNAMIX AUTOMOTIVE INC.	ECOM	Ronilo Gange Jr.	Aug 9, 2025	NO COC	Aug 19, 2025
X25030928283	SUSANA QUINCENA AGUILAR	ECOM	Ronilo Gange Jr.	Aug 9, 2025	NO COC	Aug 19, 2025
X25010118994	SOUTH AVENUE HOSPITALITY INC.	ECOM	Ronilo Gange Jr.	Aug 11, 2025	NO COC	Aug 21, 2025
X25062317240	SOUTH AVENUE HOSPITALITY INC.	ECOM	Ronilo Gange Jr.	Aug 11, 2025	NO COC	Aug 21, 2025
X25062163581	REKADO FILIPINO CUISINE, INC	ECOM	Ronilo Gange Jr.	Aug 7, 2025	NO COC	Aug 17, 2025
X25061934575	ALFAMART TRADING PHILIPPINES, INC.	ECOM	Ronilo Gange Jr.	Aug 12, 2025	NO COC	Aug 22, 2025
X25072438725	ALFAMART TRADING PHILIPPINES, INC.	ECOM	Ronilo Gange Jr.	Aug 12, 2025	NO COC	Aug 22, 2025
X24051781334	MARIA NATALIA ORIG PALMA	POWERHOUSE	Isan Carlo Lazaro	Aug 1, 2025	NO COC	Aug 11, 2025
X24124789165	GERALD LUEGO CHUA	POWERHOUSE	Isan Carlo Lazaro	Aug 1, 2025	NO COC	Aug 11, 2025
X24083472331	ROBERTO N. LIM	VJC	Jenneth Madrid	Aug 3, 2025	NO COC	Aug 13, 2025
R23915467	CUEVAS JONATHAN SANTOS	VJC	Jenneth Madrid	Aug 9, 2025	NO COC	Aug 19, 2025
X25010270222	NELISA CHAVEZ BANATE	VJC	Jenneth Madrid	Aug 9, 2025	NO COC	Aug 19, 2025
X25030802747	KATHRYN ANG ZARATE	VJC	Jenneth Madrid	Aug 9, 2025	NO COC	Aug 19, 2025
X25031039951	YEUNG MARINE PRODUCTS, INC.	VJC	Jenneth Madrid	Aug 9, 2025	NO COC	Aug 19, 2025
X23072775098	DITO TELECOMMUNITY CORPORATION	VJC	Jenneth Madrid	Aug 3, 2025	NO COC	Aug 13, 2025
X25062260365	MOHAMMAD TABAO	VJC	Jenneth Madrid	Aug 9, 2025	NO COC	Aug 19, 2025
X24104026324	MARCELINO BELTRAN BAQUIRAN	VJC	Jenneth Madrid	Aug 3, 2025	NO COC	Aug 13, 2025
X25062037196	MANUEL SARIANA BOLON	VJC	Jenneth Madrid	Aug 12, 2025	NO COC	Aug 22, 2025

MANHOUR CAPABILITY

PCA WORKLOAD AS OF JULY 31, 2025

CREW	REVENUE		NON-REVENUE			TOTAL	ACTUAL MONTHLY CAPABILITY	MONTHS REQUIRED TO COMPLETE PENDING	DECLARED MONTHLY CAPABILITY	MONTHS REQUIRED TO COMPLETE PENDING
	NEW	AGEING	MODIF	TERM	RELOC					
AVECO	4,589.47		1,566.40	153.96	1,696.04	8,005.88	1,590.21	5	2,850.10	3
CHALLENGER	2,231.28	437.04	1,468.89	159.12	213.49	4,072.77	1,781.68	2	2,394.08	2
ECOM	4,070.54	781.32	1,817.00	157.2	2,339.11	8,383.85	1,461.59	6	2,394.08	4
POWERHOUSE	2,255.37		1,516.55	173.45	651.66	4,597.03	1,563.90	3	2,394.08	2
VJC	2,869.46	130.09	1,016.57	112.37	29.42	4,027.82	1,587.28	3	1,938.07	2
C2	128.83		26.83	18.07		173.73				
MN	225.82					225.82				
STA. ROSA	1,340.20	1,210.11				1,340.20				
TOTAL	17,710.97	2,558.56	7,412.25	774.17	4,929.71	30,827.10	7,984.65	4	11,970.40	3

Today's Discussion

Outline of Topics

- 01 Performance Metrics and Billing
- 02 Performance Targets and Compliance
- 03 Upcoming Projects and Deadlines
- 04 Work Order Monitoring and Reporting
- 05 Operational Issues and Quality Concerns
- 06 Strategic Planning and Audits
- 07 Closing



Work Order Monitoring and Reporting

- **Requirement compliant**

Ensure all requirements are being met and documented.

- **Weekly email warnings for WOs with target dates in August**

Reinforce accountability and urgency.

- **Inclusion of manhours data in reporting**

Enhance transparency and planning accuracy.

>>>

Today's Discussion

Outline of Topics

- 01 Performance Metrics and Billing
- 02 Performance Targets and Compliance
- 03 Upcoming Projects and Deadlines
- 04 Work Order Monitoring and Reporting
- 05 Operational Issues and Quality Concerns
- 06 Strategic Planning and Audits
- 07 Closing



Work Order Monitoring and Reporting

- **Pole Tag Issues**

Discuss recurring problems and propose corrective actions.

- **List of WO with NO COC**

Identify missing Certificates of Completion and assign follow-ups.

- **List of WO with Backjob**

Review causes and discuss preventive measures.

- **Common Backjob**

Analyze trends and propose process improvements.

>>>



POLE TAG ISSUES

Key Issue:

Frequent backjobs due to missing pole tags.

Common excuse: "Walang issuance ng pole tag."

New Policy:

Effective immediately:

No pole will be released without an accompanying pole tag.

Objective:

- Eliminate recurring backjobs.
- Ensure proper tagging and documentation before deployment.

>>>

LIST OF WORK ORDERS WITHOUT COC

Please refer to the **printed copy** for detailed information.

Kindly provide your **commitment date** for the completion or resolution of the listed items **within 30 days**.

As part of the **ISO 9001:2015 audit findings** (Clause 8.4.1 – Control of Externally Provided Services), it was **observed that several completed projects lacked the required Certificate of Completion (COC)** during the time of audit. This has been noted as an Opportunity for Improvement (OFI) and **will be rechecked in the next audit cycle**.

Timely submission of COC is essential to maintain quality standards and meet ISO compliance.

[Summary of Findings for ISO 9001v2015 Certification Audit.xlsx](#)

LIST OF WORKS WITHOUT COC

Please refer to the **printed copy** for detailed information.
Kindly provide your **commitment date** for the completion or resolution of the listed items **within 30 days**.

No.	ISO Standard	Claus.	Type	Area / Process	Statement	Office	Recommended Improvement? (Y/N)	Taken If not Accepted, Rationale for Not Accepting
				(Various Areas)	Indicated in the TIN 1035731 WA30U731 - Uprate from 25kVA to 75kVA, however survey dated January 9, 2025 50kVA for uprate.			
8	ISO 9001:2015	8.4.1	OFI	Control of externally provided services	The filing of the Certificate of Completion from the vendor will be checked next audit. It was seen that there were projects completed, however COC was not available during the time of audit.	Parañaque Sector Construction 1	Y	Coordination meeting with vendor for the implementation of commitment letter for the COC submission
9	ISO 9001:2015	9.2	OFI	Internal Audit	May need to include all the evidences relevant to the process audited in the Audit Checklist.	IQA Team	Y	To be discussed in IQA meeting RCA, and check forms used

Timely submission of COC is essential to maintain quality standards and meet ISO compliance.

[Summary of Findings for ISO 9001v2015 Certification Audit.xlsx](#)

LIST OF WO WITH BACK JOB

Please refer to the **printed copy** for detailed information.
Kindly provide your **commitment date** for the completion or
resolution of the listed items **within 30 days**.

To proceed with Work Order (WO) closure and align with
GAINS tracking, vendors must provide a clear commitment date
for all backjobs.

**Timely submission is essential to maintain
operational efficiency and accountability.**

LIST OF WO WITH MATERIAL VARIANCE

Please refer to the **printed copy** for detailed information.
Kindly provide your **commitment date** for the completion or
resolution of the listed items **within 30 days**.

To proceed with Work Order (WO) closure and align with
GAINS tracking, vendors must provide a clear commitment date
for all backjobs.

**Timely submission is essential to maintain
operational efficiency and accountability.**

Common Back Job

AVECO



X24030689569

Nasira yung sinimento nila kasi
manipis lang

X24062101038

PRIMARY RISER BARE #2
OF DT (TLN-394411)
WITH ISSUED COVERED
#4 CU

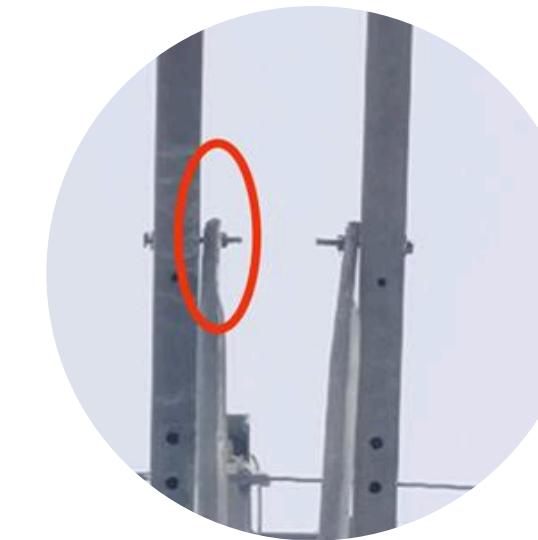
Common Back Job

CHALLENGER



X24083444242

DI LEVEL YUNG X-ARM



X24083444242

DI HINIGPITAN YUNG
TORNILYO



X23062028299

LEANING POLE &
SAGGING GUY WIRE
NOT TOTTALY TENSION

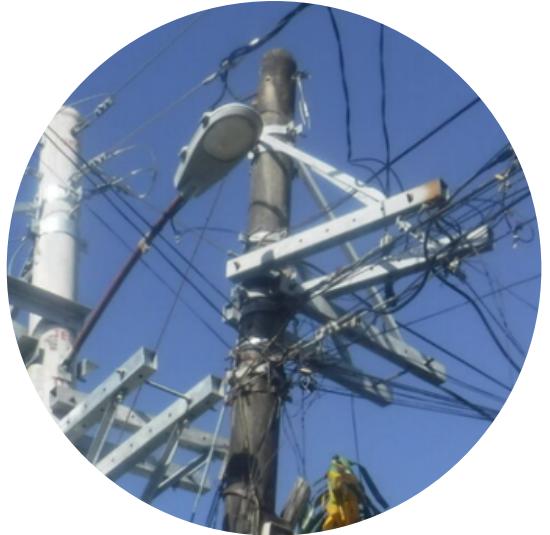


X24083444242

ABOVE GL

Common Back Job

ECOM



X24072802372

L1, L2 SPLICED
STREETLIGHT



X25010341636

NO POLE TAG



X24051975891

LOOSE BACKFILL



X24124786551

NUT OF ALLEY ARM FOR
POLE CLAMP NEED TO
ADD NUT 1/2 (LACKING
NUT ON ALEY ARM)

Common Back Job

POWERHOUSE



X24062417917

NEED TO CEMENT POLE
BASE



X23083305911

NO TLN TAG

Common Back Job

VJC



X24030804233

DI NAIKABIT YUNG
BRACKET NANG
TRANSFORMER



X24114622519

NO POLE TAG



X23062028299

HINDI NAIKABIT NANG
MAAYOS ANG POLE
CLAMP.

Today's Discussion

Outline of Topics

- 01 Performance Metrics and Billing
- 02 Performance Targets and Compliance
- 03 Upcoming Projects and Deadlines
- 04 Work Order Monitoring and Reporting
- 05 Operational Issues and Quality Concerns
- 06 Strategic Planning and Audits
- 07 Closing



Work Order Monitoring and Reporting

- **Capture of Photo Guidelines**

Clarify standards for documentation and ensure consistency across teams.

- **Schedule of VQI and MQI joint audit**

Confirm audit dates and preparation steps

>>>

Photo Upload Requirements in EAM for Before and After Work Execution

AGENDA

- Standardization of photo documentation for work orders
- Implementation of photo quality and labeling requirements in EAM
- Clarification on before and after photo protocols
- Vendor responsibilities and compliance
- Open forum for questions and clarifications

Photo Upload Requirements in EAM for Before and After Work Execution

Photo Upload Guidelines

- 1. Clear and focused image** — Photo is not blurry or pixelated.
- 2. Proper lighting** — Work area is well-lit; photo is not too dark or overexposed.
- 3. Full view of completed work** — SI (e.g., tie wire, connector, pole, etc.) is fully visible.
- 4. Relevant details are shown** — Specific material/work claimed is clearly seen in the photo.
- 5. Before and after photos**

Update WO Details

A ➤ Picture Attachment

5. Before and after photos

- Prior to starting the work for execution, take pictures of the work site. This shall include:
 - a. One full view of the MERALCO facility
 - b. One close-up view of each facility to be maintained /replaced /retired, as applicable. (Overhead Construction)
 - c. One close up view of Ground (To check Anchor rod, grounding, cemented pole base)
 - d. One close-up view of the location tag, Pole Tag, Phase Tag, and TCN DT
- Upon completion of work on field, take pictures of the work site. This shall include:
 - a. One full view of the MERALCO facility
 - b. One close-up view of each facility where work was performed. (Overhead Construction)
 - c. One close up view of Ground (To check Anchor rod, grounding, cemented pole base)
 - d. One close-up view of the location tag, Pole Tag, Phase Tag, and TCN DT

WO PROCESS

Update WO Details

A ➤ Picture Attachment

Replacement of Broken Pole (BEFORE)



WO PROCESS

Update WO Details

A ➔ Picture Attachment

Replacement of Broken Pole
(AFTER – Full View)



WO PROCESS

Update WO Details

A Picture Attachment

Replacement of Broken Pole
(AFTER – Close-up View)



WO PROCESS

Update WO Details

A ➔ Picture Attachment

Replacement of Broken Pole
(AFTER – Location Tag)



Photo Upload Requirements in EAM for Before and After Work Execution

Photo Upload Guidelines

- 6. Photo angle confirms completion** — Angle must capture physical evidence of installed/retired material.
- 7. Multiple photos provided for complex work** — If one photo is not sufficient.
- 8. Photo filename or EAM reference is properly labeled** — No generic names (e.g., IMG_001.jpg).

Attach pictures to the EAM work order in PDF File. Put a label for each pictures:

- a. BEFORE: Before_WO No.
 - b. AFTER: After_WO No.
- 9. Time and date stamp visible**
 - 10. No obstructions** — No fingers, tools, or irrelevant objects covering the work.



AUG.

2025

JOINT AUDIT SCHEDULE

NOTES

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
				1	2	3
4	5	6	7	8	9	10
11	12	13	14 VENDOR MEETING	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31



SEP.

2025

JOINT AUDIT SCHEDULE

NOTES

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

QUESTION ANSWER?

Do you have any questions?



**THANK YOU
FOR ATTENDING**