

# ANNEX B

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**ANNEX “B” - MINIMUM REQUIREMENT/QUALIFICATION FOR KEY PERSONNEL AND HOUSEKEEPING PERSONNEL**

**Key and Housekeeping Personnel/Qualification Experience**

No.	Positions	Number of Position	Minimum Duties and Responsibilities
1	<p><b>Facility Manager</b>                      Qualification Requirements:</p> <ul style="list-style-type: none"> <li>• Must have at least 10 years’ (or more) relevant experience in facilities management</li> <li>• Must have a Bachelor’s/College Degree in Engineering, Real Estate, or any related course</li> </ul>	1	<ul style="list-style-type: none"> <li>• Supervise all staff responsible for the maintenance and operations of the Facilities of the Property</li> <li>• Supervise all staff responsible for housekeeping and maintained cleanliness of the Facilities of the Property</li> <li>• Conduct regular meetings with maintenance and housekeeping services to discuss issues and concerns arising from the Facilities</li> <li>• Ensure compliance with the MPSS and lead the preparation of monthly reports to be submitted to BCDA</li> <li>• Recommend necessary repairs and maintenance works</li> <li>• Attend to the administrative concerns of all contracted employees</li> <li>• Perform other related duties as may be required by BCDA</li> </ul>
2	<p><b>Deputy Facility Manager</b>                      Qualification Requirements:</p> <ul style="list-style-type: none"> <li>• Must have at least 5 years’ (or more) relevant experience in facilities management</li> <li>• Must have a Bachelor’s/College Degree in Engineering, Real Estate, or any related course</li> </ul>	1	<ul style="list-style-type: none"> <li>• Assist the Facilities manager in the supervision of all facilities staff responsible for the maintenance and operation of the Property</li> <li>• Monitor the attendance and work of all the maintenance and housekeeping personnel</li> <li>• Ensure compliance with the MPSS and lead the preparation of monthly reports to be submitted to BCDA</li> <li>• Perform other related duties as may be required by BCDA</li> </ul>
3	<b>Registered Mechanical Engineer</b>	1	<ul style="list-style-type: none"> <li>• Study all equipment manuals for each facility and</li> </ul>

	<p>Qualification Requirements:</p> <ul style="list-style-type: none"> <li>• Must be a Licensed Mechanical Engineer with at least 3 years' experience in facilities management</li> </ul>		<p>ensure that all facility equipment preventive maintenance programs are properly implemented</p> <ul style="list-style-type: none"> <li>• Ensure that building equipment / facilities are in good condition and efficiently running</li> <li>• Conduct regular inspection of sites equipment and facilities and conduct regular reports to the Facilities Manager regarding the technical operations of the facilities</li> <li>• Make sure that all permits are up to date</li> <li>• Ensure that all concerns and issues regarding the Property are resolved immediately</li> <li>• Perform other related duties as may be required by BCDA</li> </ul>
4	<p><b>Registered Electronics and Communication Engineer</b></p> <p>Qualification Requirements:</p> <ul style="list-style-type: none"> <li>• Must be a Registered Electronics and Communication Engineer with at least 3 years' experience in facilities management</li> </ul>	1	<ul style="list-style-type: none"> <li>• Study all equipment manuals for each facility and ensure that all facility equipment preventive maintenance programs are properly implemented</li> <li>• Ensure that building equipment / facilities are in good condition and efficiently running</li> <li>• Conduct regular inspection of sites equipment and facilities and conduct regular reports to the Facilities Manager regarding the technical operations of the facilities</li> <li>• Make sure that all permits are up to date</li> <li>• Ensure that all concerns and issues regarding the Property are resolved immediately</li> <li>• Perform other related duties as may be required by BCDA</li> </ul>
5	<p><b>Registered Electrical Engineer</b></p> <p>Qualification Requirements:</p> <ul style="list-style-type: none"> <li>• Must be a Registered Electrical Engineer with at least 3 years'</li> </ul>	1	<ul style="list-style-type: none"> <li>• Study all equipment manuals for each facility and ensure that all facility equipment preventive maintenance programs are properly implemented</li> <li>• Ensure that building equipment / facilities are in good</li> </ul>

	experience in facilities management		<p>condition and efficiently running</p> <ul style="list-style-type: none"> <li>• Conduct regular inspection of sites equipment and facilities and conduct regular reports to the Facilities Manager regarding the technical operations of the facilities</li> <li>• Make sure that all permits are up to date</li> <li>• Ensure that all concerns and issues regarding the Property are resolved immediately</li> <li>• Perform other related duties as may be required by BCDA</li> </ul>
6	<p><b>Senior Technician (Foreman)</b> Qualification Requirements:</p> <ul style="list-style-type: none"> <li>• Must have at least 5 years' relevant working experience</li> </ul>	1	<ul style="list-style-type: none"> <li>• Perform preventive maintenance on the facilities</li> <li>• Monitor electrical and mechanical equipment within the Property</li> <li>• Inspect building facilities to identify building maintenance needs</li> <li>• Ensure that all concerns and issues regarding the Property are resolved immediately</li> <li>• Perform other related duties as may be required by BCDA</li> </ul>
7	<p><b>Electrician</b> Qualification Requirements:</p> <ul style="list-style-type: none"> <li>• Must be a licensed Master Electrician or with Certification of TESDA NC II, with at least 3 years' work experience</li> </ul>	3	<ul style="list-style-type: none"> <li>• Conduct regular inspection and repair of facilities</li> <li>• Ensure safety standards are observed and assist in performing preventive maintenance of the facilities</li> <li>• Ensure that all concerns and issues regarding the Property are resolved immediately</li> <li>• Perform other related duties as may be required by BCDA</li> </ul>
8	<p><b>Track &amp; Field Maintenance Personnel</b> Qualification Requirements:</p> <ul style="list-style-type: none"> <li>• Must have at least 3 years' work experience</li> </ul>	4	<ul style="list-style-type: none"> <li>• Establish and maintain methods and procedures for operating, maintaining and cleaning the track and field within the NCC Athletics Stadium and Warm-up track to ensure compliance with standards</li> </ul>

			<ul style="list-style-type: none"> <li>• Assist in inspection and Preventive Maintenance Check of within the NCC Athletics Stadium to detect materials needing repair or cleaning</li> <li>• Knowledge of advanced athletic field re-sodding, re-grading, aerating, and topdressing procedures, techniques, and standards.</li> <li>• Perform other related duties as may be required by BCDA</li> </ul>
9	<b>Pool Maintenance Personnel</b> Qualification Requirements: <ul style="list-style-type: none"> <li>• Must have at least 3 years' work experience</li> </ul>	1	<ul style="list-style-type: none"> <li>• Establish and maintain methods and procedures for operating, maintaining, and cleaning pools within the NCC Aquatics Center and Athletes' Village to ensure compliance with health codes and standards</li> <li>• Assist in inspection of filtering and plumbing systems in pools and adjacent areas and requests in structural or equipment repairs or replacement</li> <li>• Assist in provision of swimming pool servicing duties such as testing and maintaining proper chemical balance of pool water, vacuuming and cleaning pools, adjusting and lubricating pool equipment and backwashing pool filtering systems</li> <li>• Perform other related duties as may be required by BCDA</li> </ul>
10	<b>Painter</b> Qualification Requirements: <ul style="list-style-type: none"> <li>• Must have at least 3 years' work experience</li> </ul>	3	<ul style="list-style-type: none"> <li>• Perform tasks including painting and preventive maintenance repairs</li> <li>• Perform repairs on facilities, equipment or appliances</li> <li>• Perform other related duties as may be required by BCDA</li> </ul>
11	<b>Mechanical/Air Conditioning Unit Technician</b> Qualification Requirements:	3	<ul style="list-style-type: none"> <li>• Perform regular maintenance work on cooling units and ensure that ventilation equipment and controls operate efficiently and continuously</li> </ul>

	<ul style="list-style-type: none"> <li>• Must have at least 3 years' work experience</li> </ul>		<ul style="list-style-type: none"> <li>• Diagnose electrical and mechanical defects and malfunctions</li> <li>• Ensure that all concerns and issues regarding the Property are resolved immediately</li> <li>• Perform other related duties as may be required by BCDA</li> </ul>
<b>12</b>	<b>Plumber</b> Qualification Requirements: <ul style="list-style-type: none"> <li>• Must have at least 3 years' work experience</li> </ul>	4	<ul style="list-style-type: none"> <li>• Perform regular maintenance work, leak detection, troubleshooting and repair of plumbing fixtures and equipment</li> <li>• Ensure proper care in the use and maintenance of equipment and supplies</li> <li>• Ensure that all concerns and issues regarding the Property are resolved immediately</li> <li>• Perform other related duties as may be required by BCDA</li> </ul>
<b>13</b>	<b>Welder</b> Qualification Requirements: <ul style="list-style-type: none"> <li>• Must have at least 3 years' work experience</li> </ul>	2	<ul style="list-style-type: none"> <li>• Provide support in the installation, preventive maintenance and repairs of fixtures and equipment</li> <li>• Ensure that concerns and issues regarding welding works are resolved immediately</li> <li>• Perform other related duties as may be required by BCDA</li> </ul>
<b>14</b>	<b>Carpenter/Mason</b> Qualification Requirements: <ul style="list-style-type: none"> <li>• Must have at least 3 years' work experience</li> </ul>	2	<ul style="list-style-type: none"> <li>• Perform tasks including carpentry services and preventive maintenance repairs</li> <li>• Perform repairs on facilities, equipment, and appliances</li> <li>• Perform other related duties as may be required by BCDA</li> </ul>
<b>15</b>	<b>Landscape Gardener</b> Qualification Requirements:	4	<ul style="list-style-type: none"> <li>• Maintain the grounds and gardens within the NCC Sports Facilities under minimum supervision</li> <li>• Trim shrubs and trees, water, feed, transplant, and</li> </ul>

	<ul style="list-style-type: none"> <li>• Must have at least 3 years' work experience</li> </ul>		<ul style="list-style-type: none"> <li>remove weeds</li> <li>• Ensure that the soil is of the right quality and in good condition to grow the plants</li> <li>• Keep the plants healthy and nourished by soil cultivation, digging, forking, mulching, watering, raking, weeding, edging, pruning, bed preparation and planting</li> <li>• Always maintain the cleanliness of the gardening tools and equipment</li> <li>• Perform other related duties as may be required by BCDA</li> </ul>
16	<p><b>Audio Visual Technician</b> Qualification Requirements:</p> <ul style="list-style-type: none"> <li>• Must have at least 3 years' work experience</li> </ul>	2	<ul style="list-style-type: none"> <li>• Attend necessary maintenance, installation, repair and operation of the audio-visual and telecommunication equipment and/or related facilities</li> <li>• Ensure that all equipment related to audio-visual are operational and report needed repair</li> <li>• Provide assistance during events in setting up audio-visual equipment</li> <li>• Perform other related duties as may be required by BCDA</li> </ul>
17	<p><b>Receptionist</b> Qualification Requirements:</p> <ul style="list-style-type: none"> <li>• Must have at least 3 years' work experience</li> <li>• Must have a Bachelor's Degree in HRM, or any related course</li> </ul>	4	<ul style="list-style-type: none"> <li>• Greet and receive clients who will be staying at the Athletes' Village</li> <li>• Responsible for the smooth operation of the Front Desk for the Athletes' Village</li> <li>• Handle the reservations of the rooms and amenity areas for guests staying at the Athletes' Village</li> <li>• In-charge of documentation of all concerns, inquiries, complaints and needed assistance from the guests and ensure that all concerns will be handled by the designated department</li> <li>• Assist in the housekeeping of the rooms, amenity areas, and reception area and ensure that all of these areas</li> </ul>

			<p>are in great condition to receive guests</p> <ul style="list-style-type: none"> <li>• Perform other related duties as may be required by BCDA</li> </ul>
18	<p><b>Administrative Staff</b> Qualification Requirements:</p> <ul style="list-style-type: none"> <li>• Must have a Bachelor's Degree in Business Administration, or any related course</li> <li>• Must have at least 3 years' work experience in administrative role</li> </ul>	2	<ul style="list-style-type: none"> <li>• Handling of general office operations/ tasks such as document receiving, filing, generating reports, memos and presentation (as may be necessary)</li> <li>• Provides support to the Facilities Management team in timely preparation of needed materials, work orders and request for repairs as well as preparing all necessary documentation materials</li> <li>• Other related duties as may be required by BCDA</li> </ul>
19	<p><b>Ambulance Driver</b> Qualification Requirements:</p> <ul style="list-style-type: none"> <li>• Must have at least 3 years' work experience</li> <li>• Duly licensed professional driver (LTO)</li> <li>• Certificate of Proficiency (TESDA Ambulance Care Assistant NC II)</li> </ul>	1	<ul style="list-style-type: none"> <li>• Inspect the ambulance vehicle everyday, checking the fuel, oil transmission fluid, wiper fluid, and coolant, and report any needed repairs.</li> <li>• Checking the first aid and medical supplies inventory everyday and ensuring that ambulance is well-stocked</li> <li>• Drive the ambulance as quickly and as safely as possible to transport patients to the hospital during emergency</li> <li>• Sanitizing the ambulance and safely disposing of any medical waste</li> <li>• Other related duties as may be required by BCDA</li> </ul>
20	<p><b>Lifeguard</b> Qualification Requirements:</p> <ul style="list-style-type: none"> <li>• Must have at least 3 years' work experience</li> </ul>	2	<ul style="list-style-type: none"> <li>• Opening and closing the pool each day according to the scheduled hours</li> <li>• Closely monitor activities related to the pool area and identifying any safety issues and report any needed repairs</li> <li>• Directing swimmers out of water in dangerous conditions</li> <li>• Provide swimming lessons as may be required by</li> </ul>



			<p>BCDA</p> <ul style="list-style-type: none"> <li>• Other related duties as may be required by BCDA</li> </ul>
21	<p><b>Gym Equipment Technician</b> Qualification Requirements:</p> <ul style="list-style-type: none"> <li>• Must have at least 3 years' work experience</li> </ul>	1	<ul style="list-style-type: none"> <li>• Plans and performs preventive maintenance and inspect of fitness equipment using an established schedule</li> <li>• Transports, moves, assembles, and installs gym equipment and maintaining inventory of replacement parts and supplies, if needed</li> <li>• Properly maintained and make necessary repairs of gym equipment</li> <li>• Other related duties as may be required by BCDA</li> </ul>
22	<p><b>Utility Supervisor</b> Qualification Requirements:</p> <ul style="list-style-type: none"> <li>• Must have at least 2 years' work experience</li> </ul>	3	<ul style="list-style-type: none"> <li>• Supervise the cleaning of the sports facilities and its surrounding area</li> <li>• Monitor the attendance and work of the housekeeping personnel</li> <li>• Submit a report on the housekeeping services</li> <li>• Supervise movement of furniture, fixtures and equipment as may be necessary</li> <li>• Attend to the administrative concerns of all contracted employees</li> <li>• Perform other related duties as may be required by BCDA</li> </ul>
23	<p><b>Utility Personnel</b> Qualification Requirements:</p> <ul style="list-style-type: none"> <li>• Must have at least 1 year' work experience in housekeeping and janitorial services</li> </ul>	58	<ul style="list-style-type: none"> <li>• Responsible for the cleanliness and overall appearance of guest rooms and lobby, service and amenity areas</li> <li>• Clean walls, floors, fixtures on standard cleaning procedures and change / empty waste baskets along the perimeter of the facility</li> <li>• Cleaning and sanitizing of comfort rooms with the use of special sanitizing and disinfecting agents in wash basins, urinals and toilet bowl</li> </ul>

			<ul style="list-style-type: none"> <li>• Provide basic housekeeping duties including changing the sheets, changing and arranging the towels, restocking toilet supplies (if needed), vacuuming, dusting, and rearranging the room after guests check out</li> <li>• Check the condition of all guest rooms, facilities and fixtures and report defects to the supervisor for corrective actions</li> <li>• Maintain and upkeep of perimeter surroundings and grounds of buildings, basketball court and pool area</li> <li>• Assist in pool maintenance</li> <li>• Report mechanical problems and repair works of facilities / utilities</li> <li>• Other related duties as may be required by BCDA</li> </ul>
	<b>Total</b>	<b>105</b>	

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# ANNEX C

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## ANNEX “C” - SCHEDULE OF MANPOWER REQUIREMENTS

The delivery schedule expressed as weeks/months stipulates hereafter a delivery date which is the date of delivery to the project site.

The Operations and Maintenance Services of the NCC Sports Facilities to be started as stated in the Notice to Proceed:

Positions	Number of Position	Place of Assignment
<b>A. Key Personnel</b>		
Facility Manager	1	Managed Property
Deputy Facility Manager	1	Managed Property
Registered Mechanical Engineer	1	Managed Property
Registered Electronics and Communication Engineer	1	Managed Property
Registered Electrical Engineer	1	Managed Property
Senior Technician (Foreman)	1	Managed Property
Electrician	3	1 - Aquatic Center 1 - Athletics Stadium 1 - Athletes' Village
Track & Field Maintenance Personnel	4	4 - Athletics Stadium including Warm Up Track and Throwing Area
Pool Maintenance Personnel	1	Athletes' Village
Painter	3	Managed Property
Mechanical/Air Conditioning Unit Technician	3	1 - Aquatic Center 1 - Athletics Stadium 1 - Athletes' Village
Plumber	4	1 - Aquatic Center 1 - Athletics Stadium 2 - Athletes' Village
Welder	2	Managed Property

Carpenter/Mason	2	Managed Property
Landscape Gardener	4	Managed Property
Audio Visual Technician	2	Managed Property
Receptionist	4	Athletes' Village
Administrative Staff	2	Managed Property
Ambulance Driver	1	Managed Property
Lifeguard	2	Aquatic Center
Gym Equipment Technician	1	Managed Property
<b>Total</b>	<b>44</b>	
<b>B. Housekeeping Personnel</b>		
Utility Supervisor	3	1 - Aquatic Center 1 - Athletics Stadium 1 - Athletes' Village
Utility Personnel	58	15 - Aquatic Center 16- Athletics Stadium 16 - Athletes' Village 9 - River Park and Site Development 1 - STP 1 - Philippine General Hospital, NCC
<b>Total</b>	<b>61</b>	
<b>Grand Total</b>	<b>105</b>	

# ANNEX D

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**ANNEX “D” - SCHEDULE OF MAINTENANCE SUPPLIES, TOOLS AND EQUIPMENT REQUIREMENT**

The delivery schedule expressed as weeks/months stipulates hereafter a delivery date which is the date of delivery to the project site.

The Operations and Maintenance Services of the NCC Sports Facilities to be started as stated in the Notice to Proceed:

**A. Maintenance Supplies, Tools and Equipment**

**1. Electrical**

No.	Particular	Units	Quantity	Delivery Schedule
1	Precision Screwdriver (6 pcs/Set) Slotted; Tip size 1.5 mm, 2 mm, 2.5 mm, 3 mm, PH0, PH00	set	3	Within 30 CD upon issuance of NTP
2	Hexagon T Wrench (600v)	pieces	4	
3	Electrical Plier (600v) 10"	piece	3	
4	Electrical Plier (600v) 12"	piece	3	
5	Cutting Plier, 190mm, 7.5"	piece	3	
6	Long Nose Plier (600v)	piece	3	
7	Skinning Knife, 6"	piece	1	
8	Hack Saw, with handle and blade, 12"	set	3	
9	UNI-TCable Tester	unit	1	
10	Clamp Tester, 400 A AC Current Measurement	unit	2	
11	Fusion Machine, 1000W, Heads:20/25/32/40/50/63mm	unit	1	
12	Steel Tape Measure (5m)	piece	5	
13	Infrared Thermo Gun	unit	1	
14	Tape Measure (100m)	unit	1	
15	Wall Thermometer with Stand	unit	4	

## 2. Plumbing

No.	Particular	Units	Quantity	Schedule
1	Portable Hand Snake (Drain Auger)	piece	1	Within 30 CD upon issuance of NTP
2	Hand Snake (Full Drain)	piece	2	
3	PVC Cutter	piece	1	
4	Pipe Wrench 24"	piece	2	
5	Pipe Wrench 12"	piece	2	
6	Pipe Wrench 8	piece	2	
7	Pipe Pliers	piece	2	
8	Riveter	piece	2	
9	Pruning Shear, Small	piece	4	
10	Pruning Shear, Big	piece	4	
11	Chain Block	piece	1	
12	Claw Bar	piece	1	
13	Claw Hammer	piece	2	
14	Sledge Hammer	piece	2	
15	Crow bar	piece	4	
16	Digging bar	piece	4	

## 3. Mechanical

No.	Particular	Units	Quantity	Schedule
1	Socket Wrench (10-32), 16pcs/set	set	1	Within 30 CD upon issuance of NTP
2	Open Wrench (6-32), 16pcs/set	set	1	
3	Allen Wrench Small (1.5 - 10mm), 6pcs/set	set	1	
4	Allen Wrench Flower (long)	pieces	6	
5	Allen Wrench Long	pieces	6	
6	Hand Vice Grip (10R)	pieces	1	
7	Chain or Strap Wrench	pieces	1	



8	Mechanical Plier	pieces	1	
9	Screw Driver Set (6 pcs/set)	sets	6	
10	Grease Gun	unit	2	
11	Welding Machine <i>Branded, 300A, 220V Power Voltage, Rated Input Capacity 3.8kVa, ISO 9001 Certified, with standard manufacturer's warranty</i>	set	1	
12	Oxygen and Acetylene Tank (oxy-fuel welding) with cutting outfit, <i>with standard manufacturer's warranty</i>	set	1	

#### 4. Landscaping & Site Development

No.	Particular	Units	Quantity	Schedule
1	Drill Bits (2 sets)	sets	4	Within 30 CD upon issuance of NTP
2	Garden Hose with Connector (200m/roll, 1/2 size)	roll	8	
3	Portable Power Spray, max pressure 100 bar, max flow 6.5L/min, 1,200 watts, 220V, complete set and accessories	unit	7	
4	Manual Lawn Mower, walk behind, branded and new, brushless 21", 36V, including blade set, rod, side discharge mouth, socket wrenches, battery, <i>with standard manufacturer's warranty</i>	unit	1	
5	Grass Lawn Mower with bagger, ride on, 116 cm cutting width, engine type 118hp, up to 8,000 m2 lawn, cutting height 30-100mm, grass catcher box 350l, with 3 blade system, <i>with standard manufacturer's</i>	unit	2	

	warranty		
6	Snipper	pieces	4
7	Rake	pieces	2
8	Finishing Trowel	pieces	8
9	Trowel	pieces	8
10	Shovel	pieces	8
11	Chisel	pieces	4
12	Itak/Bolo, at least wooden handle, 10 inch, one sided blade)	pieces	8
13	Aluminum Telescopic Ladder 24s	unit	3
14	Aluminum A Ladder, 8ft	unit	3
15	Plant trimming machine	unit	3
16	Two-Way Radios	units	15
17	Flexible Steel Leaf Rake	pieces	10
18	Wheelbarrow	unit	4
19	Grass cutter, Model: TD40, Drive system: Auto centrifugal clutch, Spiral bevel gear, Reduction ratio: 14:19, Rated cutter edge rotation speed (r.p.m): 5100, Standard blades (mm): 255, Weight (kg): 9.2, Size (LxWxH) (cm): 166x39x26, with standard manufacturer's warranty	unit	8
20	Walk behind roller compactor, branded and new, electric starting system, diesel engine, 12HP Power, static hydraulic drive transmission, 18KN Centrifugal force, water tank capacity 54L, with standard manufacturer's warranty	unit	1
21	Ride on Compactor, with standard	unit	1

	<i>manufacturer's warranty</i>			
22	Grass Shears (Black, long handle)	sets	5	

### 5. Cleaning Supplies and Equipment

No.	Particular	Units	Quantity	Schedule
<b>A</b>	<b>Cleaning Supplies and Equipment</b>			
1	Floor Polisher Machine, branded and new, heavy duty, Low speed, brush pad 16" and bracket, 1HP, brush speed 200rp, motor speed 1725	units	10	Within 30 CD upon issuance of NTP
2	Misting Machine, branded and new, 4 liters tank cap, electrically operated	units	8	
3	Hand trolley, 300 kg caps, Made of steel, Retractable handle, 4 swiveling casters, Capacity: 300 kg, Min Wheel diameter: 125 mm, Min Dimension: L 61 x W 91 X H 85 cm	pieces	20	
4	Vacuum Cleaner, brand new, heavy duty, 30 liters cap, wet and dry	units	10	
5	Mop squeezer(hard plastic), 36 liters capacity, color yellow	units	20	
6	Soft Broom	pieces	70	
7	Dust Pan	pieces	70	
8	Mop Handle with Mop Head	pieces	70	
9	Janitorial Belt Bag	pieces	70	
10	Plastic Spray Gun	pieces	80	
11	Toilet Plunger	pieces	10	
12	Wet Floor Sign	pieces	20	
13	Squeegee, Stainless Steel Glass Window	pieces	50	

	Squeegee with Detachable 12 Inch Blade 6.4 Inch			
14	Long Broom (for cobwebs)	pieces	30	
15	Broomstick	pieces	40	
16	Rubberized Rain Coats, overall	pieces	120	
17	Rain Boots	pieces	120	
<b>B</b>	<b>Monthly Supplies</b>			
1	Air Freshener	gallons	20	Monthly, every first week of the month
2	Glass Cleaner	gallons	50	
3	Toilet Bathroom Cleaner	gallons	50	
4	All Purpose Cleaner	gallons	45	
5	Powder Soap	pack	45	
6	Metal Polish (100 grams)	pieces	20	
7	Hand Soap, w/ moisturizer	gallons	40	
8	Toilet roll Paper (12pcs/pack), 2-ply	pack	180	
9	Hand Paper Towel	pack	120	
10	Black Garbage Bag (small)	pack	150	
11	Black Garbage Bag (medium)	pack	140	
12	Black Garbage Bag (XXL)	pack	140	
13	Baby Oil (500 ML)	pieces	10	
14	Disinfectant solution (for misting), organic	gallons	40	
15	Rubber Gloves	pieces	100	
16	Pranela	pieces	300	
17	Furniture Polish	gallons	20	
18	CR Rags	pieces	120	
19	Face Masks	boxes	480	

**6. SERVICE VEHICLE**

No.	Particular	Units	Quantity	Schedule
1	<p>Ambulance Vehicle</p> <p>Brief Description:</p> <p>A. Ambulance Compartment</p> <ul style="list-style-type: none"> <li>● Compartment height: at least 1600mm</li> <li>● Compartment width: at least 1500mm</li> <li>● Partition separating the driver to the patient compartment.</li> <li>● Dashboard camera</li> <li>● Air conditioning systems both at the driver compartment and patient compartment with independent controls</li> <li>● Overhead lighting with low light option</li> <li>● Air purifier portable instrument-to provide clean air inside the ambulance</li> <li>● Compartment for the folding stretcher and orthopedic (scoop) stretcher</li> <li>● 3-seater bench with 2 point seatbelts and underneath cabinet</li> <li>● Overhead aluminum grab rail on the top of the patient/stretcher</li> <li>● Digital wall clock</li> <li>● Electronic inverter with an output voltage of 220VAC with at least five (5) outlets and a capacity of at least 2KVA</li> </ul>	unit	1	<p>Within 30CD upon issuance of NTP</p> <p><i>Remarks: If allowed by DOH, the BCDA may execute a managing agent contract with the winning bidder as the O&amp;M Service Provider.</i></p> <p><i>In relation to this, the bidder must submit a notarized Affidavit of Undertaking during post-qualification showing that O&amp;M Service Provider will provide the ambulance vehicle from an authorized distributor during contract implementation with the delivery schedule as approved by the end user.</i></p>

	<ul style="list-style-type: none"> <li>● Oxygen cylinder holder (Fixed on the head side)</li> <li>● IV holder (Fixed on the head side of the patient)</li> <li>● Built-in cabinet with sliding acrylic glass door and at least 3 shelves with lock for the storage medicines, medical supplies and equipment</li> <li>● Flooring: Metal</li> </ul> <p>B. Vehicle Specifications</p> <ul style="list-style-type: none"> <li>● Engine Displacement: 2.5 liters to 3.0 liters (the engine must be Euro 4 compliant)</li> <li>● Fuel Supply: Diesel</li> <li>● Transmission: at least five (5) speed manual</li> <li>● Steering: power assist</li> <li>● Brakes: ventilated disk on the front and drum type on rear</li> <li>● Wheels: at least 15 inch</li> <li>● Fuel tank capacity: at least 65 liters</li> <li>● Safety: driver and front passenger equipped with emergency locking retractor, 3 point seatbelt with air bag system.</li> <li>● Body Color: White</li> <li>● Standard accessories <ul style="list-style-type: none"> <li>a) Spare tire</li> <li>b) Hydraulic jack</li> </ul> </li> </ul>			
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	<p>c) Tire wrench  d) Set of tools  e) Vehicle manual  f) Early warning device</p> <p>C. Emergency Lights and Siren</p> <ul style="list-style-type: none"> <li>● Red and green flashing LED lights on front top of the vehicle</li> <li>● Red and Green flashing LED lights at the upper back of the Ambulance</li> <li>● Red and Green LED flashing lights on the front grill of the Ambulance</li> <li>● Electric siren with four (4) tones</li> <li>● Public Address (PA) system</li> </ul> <p>II. Medical Devices (Branded and Non-disposable) for each Ambulance</p> <ul style="list-style-type: none"> <li>● Ambulance wheeled cot with fastening system</li> <li>● Automatic External Defibrillator (AED) with disposable defibrillator pads</li> <li>● Nebulizer</li> <li>● Examining light (Fixed on the overhead side of the patient)</li> <li>● Aneroid Sphygmomanometer (fixed on the ambulance wall)</li> <li>● Folding Stretcher</li> <li>● Scoop Stretcher</li> <li>● Heavy Duty Stethoscopes (1 pediatric and 1 adult)</li> </ul>			
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	<ul style="list-style-type: none"> <li>● Non-contact Thermometer</li> <li>● Blood-Glucose meter with strip</li> <li>● Manual resuscitators for adult, pediatric and infant</li> <li>● Portable Suction Machine (fixed on the head side of the patient)</li> <li>● Oxygen cylinder with oxygen therapy set</li> <li>● Fire extinguisher (rating 2A10BC)</li> <li>● Heavy duty LED flashlight with at least 1,000 lumens of brightness with extra batteries</li> <li>● Laryngoscopes set</li> <li>● Endotracheal tubes for adult and pedia</li> <li>● Delivery set</li> </ul>			
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**7. PERMITS AND LICENSES**

No.	Particular	Units	Quantity	Schedule	
<b>ATHLETICS STADIUM</b>					
1	Professional Fees/Certifications	lot	1	Within 45 CD upon issuance of NTP and/or before expiration of current certificate	
2	Generator Permit to Operate from DENR	lot	1		
3	Elevator Permit	lot	1		
4	Fire Safety & Inspection Certificate	lot	1		
5	Certificate of Annual Inspection (MEPFS)	lot	1		
<b>AQUATIC CENTER</b>					
6	Professional Fees/Certifications	lot	1		
7	Generator Permit to Operate from DENR	lot	1		
8	Elevator Permit	lot	1		
9	Fire Safety & Inspection Certificate	lot	1		



10	Certificate of Annual Inspection (MEPFS)	lot	1	
<b>ATHLETES' VILLAGE</b>				
11	Professional Fees/Certifications	lot	1	
12	Generator Permit to Operate from DENR	lot	1	
13	Elevator Permit	lot	1	
14	Fire Safety & Inspection Certificate	lot	1	
15	Certificate of Annual Inspection (MEPFS)	lot	1	

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# ANNEX E

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**ANNEX “E” – MINIMUM PERFORMANCE STANDARD AND SPECIFICATIONS**

The purpose of the Minimum Performance Standards and Specifications for the operations and maintenance of the New Clark City Sports Facility Complex (the “MPSS”) is to:

- Establish the minimum requirements that the O&M Service Provider must comply with regard to the operation and maintenance of the Sports Facilities (the “Project”);
- Create certainty for both the Client and the O&M Service Provider in the standards of performance expected of the O&M Service Provider.

The MPSS shall be part of the Terms of Reference for the operations and maintenance of the Sports Facilities, and the O&M Service Provider is required to comply with all the MPSS provisions.

The **MANAGED PROPERTY** shall refer to the following components of Sports Facilities in New Clark City, Tarlac and execute the provision of O&M Services to the following:

1. AQUATICS CENTER	2. ATHLETICS STADIUM including Warm Up Track, Throwing Area and Open Parking (in front of AV):
<ul style="list-style-type: none"> <li>• Generator Maintenance</li> <li>• Electrical System/ Panel Boards</li> <li>• Fire Alarm System</li> <li>• Electronic Systems</li> <li>• Elevator Maintenance</li> <li>• Scoreboard Operations and Maintenance</li> <li>• Security System Maintenance (CCTV and Access Control)</li> <li>• Fans, Blowers, and Pumps (Mechanical)</li> <li>• Air conditioning Units</li> <li>• Gym Equipment Maintenance</li> <li>• Pest / Termite Control</li> <li>• Garbage Collection and Disposal</li> <li>• Cleaning of Sanitary and Drainage Lines</li> <li>• Maintenance of Gardens and Landscaping</li> <li>• Glass and Roof Framing Cleaning</li> <li>• Cleaning and Maintenance of Swimming Pools</li> <li>• Public Address and Background Music System</li> </ul>	<ul style="list-style-type: none"> <li>• Generator Maintenance</li> <li>• Electrical System/ Panel Boards</li> <li>• Fire Alarm System</li> <li>• Electronic Systems</li> <li>• Elevator Maintenance</li> <li>• Scoreboard Operations and Maintenance</li> <li>• Security System Maintenance (CCTV and Access Control)</li> <li>• Fans, Blowers, and Pumps (Mechanical)</li> <li>• Air conditioning Units</li> <li>• Gym Equipment Maintenance</li> <li>• Pest / Termite Control</li> <li>• Garbage Collection and Disposal</li> <li>• Cleaning of Sanitary and Drainage Lines</li> <li>• Maintenance of Gardens and Landscaping</li> <li>• Glass and Roof Framing Cleaning</li> <li>• Grass Maintenance/Pitch for football games</li> <li>• Public Address and Background Music System</li> </ul>

3. ATHLETES' VILLAGE	4. RIVER PARK AND SITE DEVELOPMENT including the SEWERAGE TREATMENT PLANT (STP)
<ul style="list-style-type: none"> <li>● Generator Maintenance</li> <li>● Electrical System/ Panel Boards</li> <li>● Fire Alarm System</li> <li>● Electronic Systems</li> <li>● Elevator Maintenance</li> <li>● Security System Maintenance (CCTV and Access Control)</li> <li>● Ventilation Fans and Blowers</li> <li>● Air conditioning Units (Window Type)</li> <li>● Gym Equipment Maintenance</li> <li>● Pest / Termite Control</li> <li>● Garbage Collection and Disposal</li> <li>● Cleaning of Sanitary and Drainage Lines</li> <li>● Maintenance of Gardens and Landscaping</li> <li>● Cleaning of Glass Windows</li> <li>● Cleaning and Maintenance of Swimming Pool</li> <li>● Cistern Tank Maintenance</li> <li>● Maintenance of Basketball Court</li> <li>● Public Address and Background Music System</li> </ul>	<ul style="list-style-type: none"> <li>● Electrical System</li> <li>● Sanitary and Drainage Lines</li> <li>● Landscape and Streetlights</li> <li>● Garbage Disposal and Collection</li> <li>● Restrooms</li> <li>● Playgrounds, amphitheatres, viewing decks, art works</li> <li>● Pavements</li> <li>● General Maintenance</li> </ul>

The following tables define the **Service Quality Level (SQL)** for the different aspects of operation and maintenance of the MANAGED PROPERTY. Defects and deficiencies not covered in any of the following guidelines and which may affect the security and pose danger to the public shall be corrected and/or repaired immediately.

1. OPERATIONS

A. Management Services

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	DETECTION AND MEASUREMENT	ALLOWABLE TIME
1	Organizational Set-Up  Personnel Maintenance, Housekeeping)	<ul style="list-style-type: none"> <li>• Personnel must meet minimum qualification standards</li> <li>• Staffing requirements must be filled-up at all times</li> <li>• Well trained and highly skilled personnel (Facilities Manager, Technical Staff and Housekeeping Personnel)</li> <li>• Full deployment of personnel at all times</li> <li>• Compliance with the government requirement on payment of personnel's SSS, Pag-ibig, etc.</li> </ul>	<ul style="list-style-type: none"> <li>• Review of Contract of Employment / Services</li> <li>• Review of Resume</li> <li>• Spot checks and reports</li> <li>• Spot checks and reports</li> <li>• Spot checks and reports</li> </ul>	<ul style="list-style-type: none"> <li>• 7 days of receipt of notice of compliance</li> <li>• Unqualified personnel must be replaced within three days from discovery</li> <li>• Erring personnel must be meted disciplinary measures within forty-eight (48) hours from discovery</li> <li>• Immediate/As need arise</li> <li>• Immediate/As need arise</li> </ul>
2	Plans and Programs	<ul style="list-style-type: none"> <li>• Maintain comprehensive plans and programs i.e., (1) Routine, Preventive and</li> </ul>	<ul style="list-style-type: none"> <li>• Submitted reports, meetings, review and observations</li> </ul>	<ul style="list-style-type: none"> <li>• Monthly submission of comprehensive plan and programs</li> </ul>

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	DETECTION AND MEASUREMENT	ALLOWABLE TIME
		Corrective Maintenance Plans; (2) Emergency Evacuation Plan (3) Traffic management Plan; (4) Energy Conservation Plan		<ul style="list-style-type: none"> <li>Appropriate revision to be undertaken within one (1) week from discovery</li> </ul>
3	Management Information	<ul style="list-style-type: none"> <li>Maintain timely submission and generation of reports and billings</li> </ul>	<ul style="list-style-type: none"> <li>Incomplete requirements attached to the reports/billings</li> <li>Non-submission of reports like:               <ol style="list-style-type: none"> <li>Routinary Maintenance</li> <li>Corrective Maintenance Report</li> <li>Preventive Maintenance Report</li> <li>Accident Report</li> <li>Theft</li> <li>Monthly inventory of janitorial &amp; maintenance supplies, equipment and materials</li> <li>Monthly report, submitted on the 15<sup>th</sup> day</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>Monthly submission with an allowable time of 15 Calendar Days</li> <li>Absence of deficiency must be corrected within three (3) days from discovery</li> <li>Immediate/As need arise</li> </ul>

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	DETECTION AND MEASUREMENT	ALLOWABLE TIME
			<p>of the succeeding month, shall be comprised of the following:</p> <ul style="list-style-type: none"> <li>(a) Details of all income and expenditure for that month;</li> <li>(b) Notes and assumptions for all financial report;</li> <li>(c) An explanatory memorandum, if necessary;</li> <li>(d) Collection of dues and other charges report from visitors, tenants and/or concessionaires and other occupants of the Sports Facilities etc.;</li> <li>(e) Tenancy/Occupancy/ Fit-Out status for office and common area spaces.</li> <li>(f) Other reports that maybe required by the BCDA from time to time.</li> </ul> <p>(8) Quarterly report, submitted on the 10th day of the succeeding</p>	

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	DETECTION AND MEASUREMENT	ALLOWABLE TIME
			<p>month after the last quarter, shall be comprised of the following:</p> <p>(a) Details of dues collection and other arrears, with recommendations, if any;</p> <p>(b) A table of tenancy alterations since the last report, with recommendations, if any;</p> <p>(c) A review of the current approved budget, with recommendations, if any;</p> <p>(d) Schedule of pending capital expenditures projects, if any, and</p> <p>(e) Other reports that may be required by the BCDA from time to time.</p> <p>(9) Annual Report, submitted not later than the last day of the succeeding month after the anniversary date shall</p>	



ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	DETECTION AND MEASUREMENT	ALLOWABLE TIME
			<p>be comprised of the following:</p> <p>(a) An annual consolidation of the quarterly reports;</p> <p>(b) Financial results for the year ended with commentary, if any; (c) Proposed income and expenditure budgets for the next year; and</p> <p>(d) Other reports that maybe required by the BCDA from time to time</p>	
4	Permit, Taxes and Licenses	<ul style="list-style-type: none"> <li>• Timely payment of permit, taxes and licenses for the Athletes Village, Athletics Stadium and Aquatics Center:</li> </ul> <ol style="list-style-type: none"> <li>1. Local Taxes &amp; Permits</li> <li>2. Professional Fees/Certifications</li> <li>3. Generator Permit</li> <li>4. Hazardous Waste ID</li> <li>5. Elevator Permit</li> <li>6. FSIC Certificate</li> <li>7. Mechanical Permit</li> <li>8. Electrical Permit</li> </ol>	<ul style="list-style-type: none"> <li>• Non-payment/Non-submission of required proof of payment</li> <li>• Provision of timeline for securing permits for approval of BCDA</li> </ul>	<ul style="list-style-type: none"> <li>• Immediate/As need arise</li> <li>• As per approved timeline</li> </ul>

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	DETECTION AND MEASUREMENT	ALLOWABLE TIME
		9. Plumbing/Sanitary Permit 10. Pollution Control Certification/ Registration		
5	Supply and Delivery of maintenance and janitorial supplies	<ul style="list-style-type: none"> <li>● Maintain monthly stock of MONTHLY SUPPLIES stated in Annex C like tissue paper, soap, trash bags and bins, rags, dust pan, mop, mop squeezer, broom, etc. or upon the issuance of Requisition and Issue Slip of BCDA, as needs arise</li> <li>● Provide minimum inventory at all times and Economic Order of Quantity (EOQ)</li> </ul>	<ul style="list-style-type: none"> <li>● Spot checks and reports Inventory taking</li> </ul>	<ul style="list-style-type: none"> <li>● Immediate/As need arise</li> </ul>
6	Energy and Water Saving Measures	<ul style="list-style-type: none"> <li>● Daily recording of water and electricity consumption.</li> <li>● Electricity and water driven appliances and fixtures must be turned off when not in used</li> </ul>	<ul style="list-style-type: none"> <li>● Non-submission of monthly report</li> <li>● Visual inspection and reports</li> </ul>	<ul style="list-style-type: none"> <li>● Immediate/As need arise</li> <li>● Immediate/As need arise</li> </ul>

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	DETECTION AND MEASUREMENT	ALLOWABLE TIME
		<ul style="list-style-type: none"> <li>• Drinking water faucets/taps should be available 95% of the time.</li> <li>• Flushing mechanisms of WCs &amp; urinals and faucets/taps in the restrooms / toilets should be available 95% of the time.</li> </ul> <p><i>Actual operational hours in a day as percentage of total planned operational hours of the respective facility of NCC Sports Complex in a day. The non-availability of water in any faucet/tap or flushing mechanism shall also be deemed to be considered as non-availability of that asset</i></p>	<ul style="list-style-type: none"> <li>• Visual inspection and reports</li> </ul>	
7	Safety and Health Practices	<ul style="list-style-type: none"> <li>• Wearing of Personal Protective Equipment and safe work practices, when performing corrective and preventive maintenance works</li> </ul>	<ul style="list-style-type: none"> <li>• Visual inspection and reports</li> <li>• Certification from a DoH-accredited testing facility/ laboratory that the toilet floor and sanitary fixtures/ fittings/</li> </ul>	<ul style="list-style-type: none"> <li>• Immediate/As need arise</li> </ul>

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	DETECTION AND MEASUREMENT	ALLOWABLE TIME
		<ul style="list-style-type: none"> <li>Open manholes must be covered at all times for the safety of the general public</li> <li>A cleanliness Certificate of the restrooms / toilets from an appropriate competent agency/ department shall be valid 100% of the time.</li> <li>Certification for Cleanliness of Dining and common areas from a DOH-accredited testing facility/ laboratory shall be valid 100% of the time.</li> </ul>	<p>furnishings e.g. doors, toilets/ water closets, toilet seats, urinals, faucets, soap dispensers, roll paper holders, grab bars, dispensers, and the like only contain normal/ permissible levels of bacteria and human pathogens e.g. <i>Streptococcus</i>, <i>Staphylococcus</i>, <i>E. Coli</i>, <i>Shigellosis</i>, <i>Salmonella</i>, <i>Lactobacillaceae</i>, and the like. Issuance date of such certification shall not be more than three (3) months old at any time.</p> <ul style="list-style-type: none"> <li>Certification from a DoH-accredited testing facility/ laboratory that all the surfaces touched by human hands and human footwear only contain normal/</li> </ul>	

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	DETECTION AND MEASUREMENT	ALLOWABLE TIME
			<p>permissible levels of bacteria and human pathogens e.g. <i>Streptococcus</i>, <i>Staphylococcus</i>, <i>E. Coli</i>, <i>Shigellosis</i>, <i>Salmonella</i>, <i>Lactobacillaceae</i>, and the like.</p> <p>Issuance date of such certification shall not be more than three (3) months old at any time.</p>	

B. Emergency Services and Traffic Management

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	DETECTION AND MEASUREMENT	REPAIR TIME/ ALLOWABLE TOLERANCE
1	Emergency Response	<ul style="list-style-type: none"> <li>Assistance and rescue at scene of incidents or accidents</li> </ul>	<ul style="list-style-type: none"> <li>Complaints and reports</li> </ul>	<ul style="list-style-type: none"> <li>Immediate/As need arise</li> </ul>
2	Emergency Plans and Programs	<ul style="list-style-type: none"> <li>Emergency Evacuation Plan</li> </ul>	<ul style="list-style-type: none"> <li>Review of Plan of Installation of Signages/warning signs</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate revision to be undertaken within one (1) month from discovery</li> </ul>
3	Traffic Management Plans	<ul style="list-style-type: none"> <li>Maintain traffic management plan especially during events</li> </ul>	<ul style="list-style-type: none"> <li>Complaints and reports</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate revision to be undertaken within one (1) month from discovery</li> </ul>

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	DETECTION AND MEASUREMENT	REPAIR TIME/ ALLOWABLE TOLERANCE
		<ul style="list-style-type: none"> <li>Pedestrian circulation / movement shall be on the designated pedestrian walkways / areas 100% of the time. <i>During operational hours of the NCC Sports Complex, no pedestrian shall be walking on the areas which are not designated as pedestrian walkways/areas.</i></li> </ul>	<ul style="list-style-type: none"> <li>Complaints and reports</li> </ul>	

## 2. MAINTENANCE

### A. Routine Maintenance Minimum Requirement

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	REQUIRED SERVICES	FREQUENCY OF SERVICE
1	Greening, Pruning and Landscaping	<ul style="list-style-type: none"> <li>Trees, Shrubs and grasses</li> <li>Pitch grass must be kept at a height of 25-30 mm during football games and not to exceed 60 mm on regular days</li> </ul>	<ul style="list-style-type: none"> <li>Watering</li> <li>Grass cutting/Pruning</li> <li>Defelting - soil aeration</li> <li>Sanding, overseeding, re-turfing</li> </ul>	<ul style="list-style-type: none"> <li>At least twice a day in the dry season and once a day in the rainy season.</li> <li>Once a month in the dry season and twice a week in the rainy season, except for Stadium/warm-up track grass or as needed to comply with the MPSS</li> </ul>

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	REQUIRED SERVICES	FREQUENCY OF SERVICE
			<ul style="list-style-type: none"> <li>• Litter picking/sweeping</li> <li>• Removal of vines &amp; weeds</li> <li>• Plant Propagation and fertilizing</li> </ul>	<ul style="list-style-type: none"> <li>• Daily</li> <li>• Daily</li> <li>• When needed</li> </ul>
2	Carriageway	<ul style="list-style-type: none"> <li>• Paved surface (rigid) Curb and Gutter Shoulder Bike Lane</li> </ul>	<ul style="list-style-type: none"> <li>• Works performed to ensure pavement serviceability but not limited to paved surface cleaning and upkeep of shoulders and bike lane</li> </ul>	<ul style="list-style-type: none"> <li>• Daily</li> </ul>
3	Slopes in cut section	<ul style="list-style-type: none"> <li>• Slope in cut section must always be stable</li> </ul>	<ul style="list-style-type: none"> <li>• Works performed to preserve original cross sections such as cleaning and removal of destructive weeds</li> </ul>	<ul style="list-style-type: none"> <li>• Daily</li> </ul>
4	Drainage System	<ul style="list-style-type: none"> <li>• Ensure that elements and structures are without any obstructions which</li> </ul>	<ul style="list-style-type: none"> <li>• Cleaning and clearing</li> <li>• De-clogging</li> </ul>	<ul style="list-style-type: none"> <li>• Daily Obstruction must be cleared within 7 days after detection</li> </ul>
5	Ancillary Items	<ul style="list-style-type: none"> <li>• Have to be present, upright, clean and without any significant damage:</li> </ul>	<ul style="list-style-type: none"> <li>• Cleaning</li> </ul>	<ul style="list-style-type: none"> <li>• Daily</li> </ul>

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	REQUIRED SERVICES	FREQUENCY OF SERVICE
		<ul style="list-style-type: none"> <li>Street light Traffic/Way finder signage, etc.</li> </ul>		
6	Furniture and Equipment	<ul style="list-style-type: none"> <li>Furniture, Gym equipment, etc.</li> </ul>	<ul style="list-style-type: none"> <li>Cleaning, dusting and disinfecting Minimize exposure to sunlight</li> </ul>	<ul style="list-style-type: none"> <li>Daily</li> </ul>
7	Solid waste collection and disposal	<ul style="list-style-type: none"> <li>Collection and disposal of solid waste must be done properly to avoid pest infestation and foul odor</li> <li>Safe and legal disposal of waste generated within the NCC Sports Complex premises in accordance with applicable laws/regulations/guidelines.</li> </ul>	<ul style="list-style-type: none"> <li>Solid waste collection</li> <li>Proper disposal of solid waste to an authorized sanitary landfill. Burning of solid waste is not allowed.</li> <li>None of the waste collection bins should be overflowing for 99% of the time.</li> </ul>	<ul style="list-style-type: none"> <li>Daily</li> <li>Weekly or when the container given by the authorized landfill is full</li> <li>Daily</li> </ul>
8	Building interior and surrounding	<ul style="list-style-type: none"> <li>Bedroom Units, offices, common areas like hallways, stairs, storages, restrooms, elevators, gyms, conference rooms, MEPF rooms, telco room, genset room, deck garden, mess hall, kitchen, basketball court, swimming pool, parking areas, internal</li> </ul>	<ul style="list-style-type: none"> <li>Cleaning, dusting and disinfecting</li> <li>Replenish all consumables in restrooms</li> <li>Clean the interior and exterior of toilet bowls and urinals Clean walls</li> </ul>	<ul style="list-style-type: none"> <li>Daily</li> </ul>



ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	REQUIRED SERVICES	FREQUENCY OF SERVICE
		<p>road, parks, bleacher seats, etc</p> <ul style="list-style-type: none"> <li>● Ambient conditions in the covered spaces. Temperature range in all covered spaces within project compound to be 20-24 Degree Celsius during operational hours, and Relative Humidity levels – Correlated relative humidity to specified temperature range.</li> <li>● All building finishes and fixtures including electrical, mechanical, plumbing and furniture, exterior and interior paints, perimeter walls, gates, doors, etc. should be intact to 95% of the level as to the level/quality at the Contract signing date of the Project pursuant to the joint inspection</li> </ul>	<p>and partitions of cubicles, vanity-top, mirrors, wash-hand basins, soap dispensers and hand-dryers</p> <ul style="list-style-type: none"> <li>● Empty waste bins and sweep the floor</li> <li>● Mop the floor with damp mop</li> <li>● Conduct final inspection and update work records</li> <li>● Measurement will be in terms of temperature and humidity levels in all covered areas during the operational hours of the respective facility of NCC Sports Complex.</li> <li>● The available time to be measured using actual operational hours in a day as percentage of total planned operational hours of the respective facility of</li> </ul>	

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	REQUIRED SERVICES	FREQUENCY OF SERVICE
		between BCDA and the Manager.	NCC Sports Complex in a day.	
9	Building exterior	<ul style="list-style-type: none"> <li>● Including glass, gutter and roof</li> </ul>	<ul style="list-style-type: none"> <li>● Cleaning and clearing of debris</li> </ul>	<ul style="list-style-type: none"> <li>● Monthly</li> </ul>
10	Pest and termite control	<ul style="list-style-type: none"> <li>● Engagement of a license termite/pest control contractor</li> <li>● Certification by the Fertilizer and Pesticides Authority (FPA) and/or Pest Control Association of the Philippines and/or the National Committee on Urban Pest Control (NCUPC), Food and Drugs Administration (FDA) and other related pest control associations duly accredited by the Philippine government that all products/chemicals to be used are duly authorized and approved for application for urban pest control services and that the products shall be environment friendly, highly technical and</li> </ul>	<ul style="list-style-type: none"> <li>● Pest control</li> <li>● Termite control</li> <li>● Certification</li> </ul>	<ul style="list-style-type: none"> <li>● One comprehensive pest control and monthly treatment</li> <li>● One comprehensive termite control and quarterly treatment</li> <li>● If re-infestation occurs, immediate re-treatment is required (within 24 hours)</li> <li>● Issuance of certification after every pest and termite control execution.</li> </ul>

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	REQUIRED SERVICES	FREQUENCY OF SERVICE
		economical, safe to human health and plants.		
11	River Slope Protection	<ul style="list-style-type: none"> <li>Must be intact and free from growth of vegetation</li> </ul>	<ul style="list-style-type: none"> <li>Cleaning and clearing</li> </ul>	<ul style="list-style-type: none"> <li>Obstruction must be cleared within 3 days after detection</li> </ul>

B. Corrective Maintenance Minimum Requirement

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	REQUIRED SERVICES	FREQUENCY OF SERVICE
1	Greening, Pruning and Landscaping	<ul style="list-style-type: none"> <li>Trees, Shrubs and grasses</li> </ul>	<ul style="list-style-type: none"> <li>Replacement of damaged/dead trees, grass and shrubs including topsoil/sand if necessary</li> </ul>	<ul style="list-style-type: none"> <li>Within seven (7) days</li> </ul>
2	Carriageway	<ul style="list-style-type: none"> <li>Paved surface (rigid) Curb and Gutter Shoulder Bike Lane</li> </ul>	<ul style="list-style-type: none"> <li>Crack sealing/concrete crack repair</li> <li>Rutting/Spalled: Replacement of wearing course up to embankment if necessary</li> </ul>	<ul style="list-style-type: none"> <li>Within thirty (30) days</li> </ul>
3	Slopes in cut section	<ul style="list-style-type: none"> <li>Slope in cut section must always be stable</li> </ul>	<ul style="list-style-type: none"> <li>Application of top soil or slope protection for damaged slope</li> </ul>	<ul style="list-style-type: none"> <li>Fallen slope material must be removed within 48 hours</li> </ul>

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	REQUIRED SERVICES	FREQUENCY OF SERVICE
4	Drainage System	<ul style="list-style-type: none"> <li>Manholes Pipe Culverts Lining Inlets, etc.</li> </ul>	<ul style="list-style-type: none"> <li>Sealing of cracks</li> <li>Concrete patching of damaged portion</li> </ul>	<ul style="list-style-type: none"> <li>Within 48 hours</li> <li>Within 48 hours</li> </ul>
5	Ancillary Items	<ul style="list-style-type: none"> <li>Street light</li> <li>Signage/Way finder</li> <li>Pavement markings</li> </ul>	<ul style="list-style-type: none"> <li>Corrective works on poles</li> <li>Replacement of busted bulbs and batteries</li> <li>Replacement of damaged signage</li> <li>Have to be present and firmly attached to Pavement</li> </ul>	<ul style="list-style-type: none"> <li>Within 48 hours</li> <li>Within 24 hours</li> <li>Within one week</li> <li>Damaged pavement paints studs must be replaced within fourteen (14) days from discovery.</li> </ul>
6	River Slope Protection	<ul style="list-style-type: none"> <li>Gabion, etc.</li> </ul>	<ul style="list-style-type: none"> <li>Restoration of slope protect</li> </ul>	<ul style="list-style-type: none"> <li>Damaged slope protection must be restored within seven (7) days upon discovery</li> </ul>
7	Fence	<ul style="list-style-type: none"> <li>Have to be present, upright, clean and without any significant damage or opening</li> </ul>	<ul style="list-style-type: none"> <li>Repair and replacement of damaged fence</li> <li>Repair works include the Repainting of Fences once fading has been determined.</li> </ul>	<ul style="list-style-type: none"> <li>Repair works must be done within 7 days after discovery</li> </ul>

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	REQUIRED SERVICES	FREQUENCY OF SERVICE
8	Building and other structures	<ul style="list-style-type: none"> <li>Architectural Structural</li> <li>Mechanical Electrical Fire Protection, etc.</li> </ul>	<ul style="list-style-type: none"> <li>Works performed to prevent major deterioration of structures to include but not limited to:               <ul style="list-style-type: none"> <li>- Repair and replacement of damaged building components including equipment and fixtures</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Minor repair works must be done within 3 days while major works must be done within a month upon detection</li> </ul>

C. Preventive Maintenance Requirement

ITEM	PARTICULAR	MINIMUM PERFORMANCE STANDARDS	REQUIRED SERVICES	FREQUENCY OF SERVICE
1	ATHLETICS STADIUM			
	a. Generator (6 units)	<ul style="list-style-type: none"> <li>Air Filter</li> <li>Battery Charger</li> <li>Battery Solution Level</li> <li>Battery Terminals</li> <li>Bolts and Nuts</li> <li>Crankcase Oil Level</li> <li>Engine Oil</li> <li>Fan Belts</li> <li>Fuel Tank Level and Supply</li> <li>Fuel Water Separator</li> <li>Generator Exterior Body</li> <li>Muffler Noise and Vibration</li> </ul>	<ul style="list-style-type: none"> <li>Check, clean and replace when necessary</li> <li>Submission of Preventive Maintenance Plan</li> <li>Diesel/Fuel/Oil/Water Level always full</li> </ul>	<ul style="list-style-type: none"> <li>Weekly</li> <li>Daily</li> </ul>

		<ul style="list-style-type: none"> <li>• Radiator Coolant Level</li> <li>• Shafts and Joints</li> </ul>		
	b. Electrical System/Panel Boards	<ul style="list-style-type: none"> <li>• Batteries and chargers</li> <li>• Burning or Ozone Odors on Hot Spots</li> <li>• Busway and Bus Duct</li> <li>• Circuit Breakers</li> <li>• Cable Joints</li> <li>• Cable Terminations</li> <li>• Conduit Wiring</li> <li>• Conductors and Relays</li> <li>• Contactors and Relays</li> <li>• Extension Cords</li> <li>• Circuit Breakers</li> <li>• Fuses</li> <li>• Fans, Motors, and Motor Control</li> <li>• Lighting</li> <li>• Panel Doors</li> <li>• Potential Sources of free water</li> <li>• Switches</li> <li>• Switchgear Bus</li> <li>• Transformer Oil</li> <li>• Transformers</li> <li>• Ventilation</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure the cleanliness of the equipment.</li> <li>• Check the distribution system: wire/cable conditions for deficiencies such as corrosion/dirt/moisture and fire hazards.</li> <li>• Check circuit breakers condition: deficiencies such as corrosion/noise/excessive temps.</li> <li>• Check the fuses: insulator conditions for deficiencies such as burnt or cracks and its overall condition.</li> </ul>	<ul style="list-style-type: none"> <li>• Daily</li> </ul>
	c. Fire Detection and Alarm System	<ul style="list-style-type: none"> <li>• Fire Detection and Alarm devices</li> <li>• Sprinkler Devices Pumps.</li> <li>• System shall adhere to following codes and</li> </ul>	<ul style="list-style-type: none"> <li>• Visual inspection of panel lamps &amp; led, fuses, primary power supply and interface equipment</li> </ul>	<ul style="list-style-type: none"> <li>• Weekly</li> </ul>

		<p>manuals - BS 5839-1:2017, EN 54, BS EN 12845: 2015, BS EN 15004-8:201, BS EN 1846-3:2013, BS EN 1028-1:2002 + A1:2008.</p> <p><i>The system shall adhere to the standards mentioned in the applicable codes/manual for 99.9% of the time. Certification from a BCDA accredited testing facility that all system components are operational in good condition and issuance of such certification shall not be more than six (6) months old at any time.</i></p>	<ul style="list-style-type: none"> <li>● Test of panel lamps &amp; led fuses, primary power supply, fire detection devices and interface equipment</li> <li>● Visual inspection of all fire sprinkler devices</li> <li>● Test of sprinkler water flow switches, valve tamper switches.</li> <li>● Visual inspection of lead acid battery.</li> <li>● Test and visual inspection of horns, strobes, chimes &amp; bells, etc.</li> <li>● Test and visual inspection of smoke detectors, heat detectors, duct smoke detectors, Electromechanical Releasing Devices and Voice Evacuation Equipment.</li> <li>● Replacement of sealed lead-acid batteries.</li> </ul>	<ul style="list-style-type: none"> <li>● Quarterly</li> <li>● Quarterly</li> <li>● Yearly (preferably before BFP Inspection)</li> <li>● Yearly</li> </ul>
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			<ul style="list-style-type: none"> <li>• Replacement of smoke and heat detector</li> </ul>	<ul style="list-style-type: none"> <li>• Yearly</li> </ul>
	d. Elevator (2 units)	<ul style="list-style-type: none"> <li>• Cleaning, Operation, Maintenance and Disinfection of Elevator Units Belt or Chain drive Machine</li> <li>• Car or Counterweight Safeties</li> <li>• Car Body</li> <li>• Car Frame and Stiles</li> <li>• Controller Wiring, Fuses and Grounding</li> <li>• Door or Gate</li> <li>• Emergency Signal</li> <li>• Gears, Bearings and Flexible Couplings</li> <li>• Guide Rails and Rope Fastenings</li> <li>• Lighting and Outlet</li> <li>• Motor Generator</li> <li>• Operating Control Devices</li> <li>• Pipes, Wiring and Ducts</li> <li>• Rated Plate, Platform Area and Data Plate Secondary and Deflector Sheaves</li> <li>• Standby Power Operation</li> <li>• Static Control</li> <li>• Stopping Device</li> <li>• Suspension Rope</li> <li>• Switches</li> <li>• Top Emergency Exit</li> </ul>	<ul style="list-style-type: none"> <li>• Buttons and devices functionality inspection</li> <li>• Call key and telephone works and functionality inspection</li> <li>• Check traction machine if balance</li> <li>• Inspection machine for unwanted noises, temperature and vibrations</li> <li>• Clean brake pads and change brake pads if thickness is less than 3mm</li> <li>• The oil level of traction should be filled</li> <li>• Oil gauge clearing</li> </ul>	<ul style="list-style-type: none"> <li>• Daily</li> <li>• Daily</li> <li>• Daily and/or as required</li> <li>• Monthly and/or as required</li> <li>• Monthly and/or as required</li> <li>• Monthly</li> <li>• Weekly and/or as required</li> </ul>



		<ul style="list-style-type: none"> <li>• Traction Sheaves</li> <li>• Ventilation</li> </ul> <ul style="list-style-type: none"> <li>• Elevators should be available 98% of the time.</li> </ul>	<ul style="list-style-type: none"> <li>• Deflection sheave and traction should be oiled</li> <li>• Pit cleaning and removal of unwanted material</li> <li>• The oil level of traction should be filled</li> <li>• Oil gauge clearing Deflection sheave and traction should be oiled</li> <li>• Check if there is abnormal vibration, noise, high temp etc.</li> <li>• The available time to be measured for elevators using actual operational hours in a day as percentage of total planned operational hours of the respective facility of NCC Sports Complex in a day.</li> </ul>	<ul style="list-style-type: none"> <li>• Monthly</li> <li>• Monthly</li> <li>• Monthly</li> </ul>
	e. PWD Lift (4 units)	<ul style="list-style-type: none"> <li>• Cleaning, Operation, Maintenance and Disinfection of Elevator Units</li> </ul>	<ul style="list-style-type: none"> <li>• Same with the elevator's</li> <li>• Regular maintenance - detailed inspection, repair, replacement and</li> </ul>	<ul style="list-style-type: none"> <li>• Quarterly</li> </ul>

			adjustment of certain parts	
	f. Security System Maintenance (CCTV & Access Control)	<ul style="list-style-type: none"> <li>● Camera Condition</li> <li>● Camera Lens</li> <li>● Camera Views/Positions</li> <li>● Controllers</li> <li>● Monitors</li> <li>● Motion Detection Sensors</li> <li>● Switches</li> <li>● Time and Date Stamps</li> <li>● Wirings and Cables</li> </ul>	<ul style="list-style-type: none"> <li>● Ensure that the CCTV's functions are working well, directionality/location accuracy, power source and its overall condition.</li> </ul>	<ul style="list-style-type: none"> <li>● Daily</li> </ul>
	g. PABGM	Public address system should be available at least 95% of the time.	<ul style="list-style-type: none"> <li>● Visual inspection of controller, router, amplifier, SD player and call station lamps and LEDs and primary power supply.</li> <li>● Testing of PABGM System Visual inspection and cleaning of all speakers.</li> <li>● Check speaker audio quality.</li> <li>● Testing of entire system</li> <li>● The available time to be measured for each asset, using actual operational hours in a day as percentage of total</li> </ul>	<ul style="list-style-type: none"> <li>● Weekly</li> <li>● Quarterly</li> <li>● Quarterly</li> <li>● Annually</li> </ul>

			planned operational hours of the respective facility of NCC Sports Complex in a day.	
	h. Scoreboard	<ul style="list-style-type: none"> <li>• Display Module</li> <li>• Power Supply</li> <li>• Cooling Fans</li> <li>• Ventilation Filters</li> <li>• Pro-Pixel Line Controller (PLC)</li> <li>• Player/PC</li> </ul>	<ul style="list-style-type: none"> <li>• Dusting of component and connection with compressed air</li> <li>• Conduct routine computer and systems check</li> <li>• Check display filters that appear clogged or damaged</li> <li>• Execute field calibration</li> <li>• Check all power connection</li> <li>• Conduct sound inspection for silent or excessively noisy fans</li> <li>• Inspect filters for dust and debris buildup</li> <li>• Replacement of filters</li> </ul>	<ul style="list-style-type: none"> <li>• Yearly or as needed</li> <li>• Quarterly or as needed</li> <li>• Semi-annually or as needed</li> <li>• Yearly or as needed</li> <li>• Yearly or as needed</li> <li>• Every 2 weeks or as needed</li> <li>• Monthly or as needed</li> <li>• Semi-annually or as needed</li> </ul>

			<ul style="list-style-type: none"> <li>• Dust off PLC with compressed air and connection</li> <li>• Check for windows update and virus sweeps</li> </ul>	<ul style="list-style-type: none"> <li>• Yearly</li> <li>• Monthly</li> </ul>
	i. Water Tank		<ul style="list-style-type: none"> <li>• Functioning of float operated valves or any other effective device for controlling the inflow of water. All valves to be periodically operated to ensure free movement of the working parts.</li> <li>• Working condition of warning alarm which indicates when water goes below 50 mm from the invert of the pipes.</li> <li>• Condition of overflow warning alarm for the water tank.</li> <li>• Integrity of strainer and net to prevent entry of mosquito or dirt.</li> <li>• Water analysis at cisterns, hot and cold water outlets. The</li> </ul>	<ul style="list-style-type: none"> <li>• Monthly</li> <li>• Monthly</li> <li>• Semi-Annually</li> </ul>

			<p>equipment used for testing should be clean and not contaminate water.</p> <ul style="list-style-type: none"> <li>• General housekeeping within the tank room and around to remove any obstruction for accessibility.</li> <li>• Removal of sand and dirt deposits in cisterns and tanks.</li> <li>• Thorough cleaning of tank interior and disinfection.</li> <li>• Removal of rust stains and painting of the part as required.</li> </ul>	
	j. Fans and Blowers		<ul style="list-style-type: none"> <li>• Lubrication of bearings</li> <li>• Check the propeller for any wear or corrosion</li> <li>• Check V-belt for proper alignment and tension</li> </ul>	<ul style="list-style-type: none"> <li>• Semi-annually</li> <li>• Monthly</li> <li>• Monthly</li> </ul>
	k. Grass Maintenance		<ul style="list-style-type: none"> <li>• The grass should be maintained at a height of</li> </ul>	<ul style="list-style-type: none"> <li>• At least twice a week or as needed.</li> </ul>

			<p>3 cm to 4 cm. Before a competition, it must be cut to 1.5cm to 2cm.</p> <ul style="list-style-type: none"> <li>• Watering of grass</li> </ul>	<ul style="list-style-type: none"> <li>• At least twice a day in the dry season and once a day in the rainy season.</li> </ul>
	I. Air conditioning Units	<ul style="list-style-type: none"> <li>• Air Leaks and Vibration</li> <li>• Blower and Cooling Fans</li> <li>• Breaker (Voltage and Current)</li> <li>• Coil</li> <li>• Comp Mounts/Vibration</li> <li>• Condenser</li> <li>• Drip Trays and Flush</li> <li>• Elec/Timers Conts and O/Loads</li> <li>• Exhaust Fan</li> <li>• External Body Fan OP and Vibration/Belts</li> <li>• Fans</li> <li>• Filters</li> <li>• Noise and Vibration</li> <li>• Oil Leaks and Pipeworks</li> <li>• Operation Cool/Heat</li> <li>• Pipe and Insulation</li> <li>• Pumps on Cassette Units</li> <li>• Refrigerant Charge</li> <li>• T/Stat and Setting</li> <li>• Water Leaks</li> <li>• Wiring and Terminals</li> </ul>	<ul style="list-style-type: none"> <li>• Check air filters</li> <li>• Check and clean air con unit</li> <li>• Check and clean the condensate drain pan and thoroughly clean the heat exchanger.</li> </ul>	<ul style="list-style-type: none"> <li>• Every 2 weeks</li> <li>• Quarterly</li> <li>• Monthly</li> </ul>

	m. Water Potability Test		<ul style="list-style-type: none"> <li>• Ensure residual chlorine levels at 0.3 ppm to 1.5 ppm using an automatic chlorine dosing pump to maintain the water potability in tanks.</li> <li>• There should be one (1) sampling before the cistern and one (1) sampling after the cistern using a portable residual chlorine analyzer. At least two (2) trials for a water sample after the cistern must be conducted. Result of the 2nd trial must be logged as a component of water potability.</li> <li>• Bacteriological and chemical analysis of water samples from tanks must be done and meet the parameters indicated in the Philippine National Standards for Drinking Water (PNSDW).</li> </ul>	<ul style="list-style-type: none"> <li>• Daily</li> <li>• Twice a day, morning and afternoon</li> <li>• Quarterly or as needed</li> </ul>
	n. Gym Equipment	<ul style="list-style-type: none"> <li>• Skillrun</li> </ul>	<ul style="list-style-type: none"> <li>• Check the condition of the emergency switch</li> </ul>	<ul style="list-style-type: none"> <li>• Monthly</li> </ul>

		<ul style="list-style-type: none"> <li>• Skillrow</li> <li>• Skillbike</li>   <li>• Dual Adjustable Pulley</li> <li>• Leg Press</li> <li>• Treadmill</li> <li>• All equipment inside the Gym</li> </ul>	<ul style="list-style-type: none"> <li>• Lubrication of chain</li> <li>• Pedals - Check level of wear and tear</li> <li>• Saddle - check stability</li> <li>• Displayed watts - check if wattage displayed matches exertion.</li> <li>• Gear unit - ensure gears engage correctly with the handlebar</li> <li>• Spring Hooks - check condition</li> <li>• Lubricate guides</li> </ul>	<ul style="list-style-type: none"> <li>• Weekly</li> <li>• Semi-annually</li>   <li>• Semi-annually</li>   <li>• Semi-annually</li>   <li>• Semi-annually</li>   <li>• Monthly</li> <li>• Monthly</li> </ul>
	o. Lightning Arrester		<ul style="list-style-type: none"> <li>• Visual inspection</li> <li>• Complete inspection</li> <li>• Critical system complete inspection</li> </ul>	<ul style="list-style-type: none"> <li>• Yearly</li> <li>• Yearly</li> <li>• Yearly</li> </ul>
	p. Fire Jockey Pumps		<ul style="list-style-type: none"> <li>• Lubricate with a high temperature based grease before using after a long interval of non operation.</li> </ul>	<ul style="list-style-type: none"> <li>• As Needed</li> </ul>



			<ul style="list-style-type: none"> <li>• Visually check for leaks.</li> <li>• Check for vibration.</li> <li>• Hand test bearing housing for any sign of temperature rise.</li> <li>• Adjust gland as necessary to maintain slight leakage.</li> <li>• Check bearing temperature with a thermometer.</li> <li>• Check running hours and consult the re lubrication interval chart.</li> <li>• Check grease lubricated bearings for saponification - i.e. sign of any deposits, oil separation and undue hardening and softening of grease.</li> </ul>	<ul style="list-style-type: none"> <li>• Every Week</li> <li>• Every Month</li> <li>• Every 3 Months</li> <li>• Every 6 Months</li> </ul>
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			<ul style="list-style-type: none"> <li>● Check running hours and consult the re lubrication interval chart.</li> <li>● Check soft packed gland packing, where fitted, and replace if necessary.</li> <li>● Check shaft or shaft sleeve for scoring.</li> <li>● Check alignment of pump motor. Check holding down bolts for tightness.</li> <li>● Check coiling for wear.</li> <li>● Check rotation element for wear.</li> <li>● Check wear ring clearances.</li> <li>● Check re-grease for bearings.</li> <li>● Check running hours and consult the re lubrication interval chart</li> </ul>	<ul style="list-style-type: none"> <li>● Every Year</li> </ul>
2	AQUATIC CENTER			

	<p>a. Generator units) (6</p>	<ul style="list-style-type: none"> <li>● Air Filter</li> <li>● Battery Charger</li> <li>● Battery Solution Level</li> <li>● Battery Terminals</li> <li>● Bolts and Nuts</li> <li>● Crankcase Oil Level</li> <li>● Engine Oil</li> <li>● Fan Belts</li> <li>● Fuel Tank Level and Supply</li> <li>● Fuel Water Separator</li> <li>● Generator Exterior Body</li> <li>● Muffler Noise and Vibration</li> <li>● Radiator Coolant Level</li> <li>● Shafts and Joints</li> </ul>	<ul style="list-style-type: none"> <li>● Check, clean and replace when necessary</li> </ul>	<ul style="list-style-type: none"> <li>● Weekly</li> </ul>
	<p>b. Electrical System/Panel Boards</p>	<ul style="list-style-type: none"> <li>● Cable Joints</li> <li>● Cable</li> <li>● Terminations</li> <li>● Conduit Wiring</li> <li>● Conductors and Relays</li> <li>● Contactors and Relays</li> <li>● Extension Cords</li> <li>● Circuit Breakers</li> <li>● Fuses</li> <li>● Batteries and chargers</li> <li>● Burning or Ozone Odors on Hot Spots</li> <li>● Busway and Bus Duct</li> <li>● Circuit Breakers</li> <li>● Cable Joints</li> <li>● Cable Terminations</li> <li>● Conduit Wiring</li> <li>● Conductors and Relays</li> </ul>	<ul style="list-style-type: none"> <li>● Ensure the cleanliness of the equipment.</li> <li>● Check the distribution system: wire/cable conditions for deficiencies such as corrosion/dirt/moisture and fire hazards.</li> <li>● Check circuit breakers condition: deficiencies such as corrosion/noise/excessive temps.</li> </ul>	<ul style="list-style-type: none"> <li>● Daily</li> </ul>

		<ul style="list-style-type: none"> <li>• Contactors and Relays</li> <li>• Extension Cords Circuit Breakers</li> <li>• Fuses</li> <li>• Fans, Motors, and Motor Control</li> <li>• Lighting</li> <li>• Panel Doors</li> <li>• Potential Sources of free water</li> <li>• Switches</li> <li>• Switchgear Bus</li> <li>• Transformer Oil</li> <li>• Transformers</li> <li>• Ventilation</li> </ul>	<ul style="list-style-type: none"> <li>• Check the fuses: insulator conditions for deficiencies such as burnt or cracks and its overall condition.</li> </ul>	
	c. Fire Detection and Alarm System	<ul style="list-style-type: none"> <li>• Fire Detection and Alarm devices</li> <li>• Sprinkler Devices Pumps.</li> </ul> <p><i>System shall adhered to following codes and manuals - BS 5839-1:2017, EN 54, BS EN</i></p>	<ul style="list-style-type: none"> <li>• Visual inspection of panel lamps &amp; led, fuses, primary power supply and interface equipment</li> <li>• Test of panel lamps &amp; led fuses, primary power supply, fire detection devices and interface equipment</li> <li>• Visual inspection of all fire sprinkler devices</li> <li>• Test of sprinkler water flow switches, valve tamper switches.</li> </ul>	<ul style="list-style-type: none"> <li>• Weekly</li> <li>• Quarterly</li> <li>• Quarterly</li> <li>• Quarterly</li> </ul>

		<p>12845: 2015, BS EN 15004-8:201, BS EN 1846-3:2013, BS EN 1028-1:2002 + A1:200</p>	<ul style="list-style-type: none"> <li>● Visual inspection of lead acid battery.</li> <li>● Test and visual inspection of horns, strobes, chimes &amp; bells, etc.</li> <li>● Test and visual inspection of smoke detectors, heat detectors, duct smoke detectors, Electromechanical Releasing Devices and Voice Evacuation Equipment.</li> <li>● Replacement of sealed lead-acid batteries.</li> <li>● Replacement of smoke and heat detector</li> <li>● The system shall adhere to the standards mentioned in the applicable codes/manual for 99.9% of the time.</li> <li>● Certification from a BCDA accredited testing facility that all system components are</li> </ul>	<ul style="list-style-type: none"> <li>● Quarterly</li> <li>● Yearly</li> <li>● Yearly</li> <li>● Yearly</li> </ul>
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			operational in good condition and issuance of such certification shall not be more than six (6) months old at any time.	
	d. Elevator (1 unit)	<ul style="list-style-type: none"> <li>• Cleaning, Operation, Maintenance and Disinfection of Elevator Units Belt or Chain drive Machine</li> </ul>	<ul style="list-style-type: none"> <li>• Buttons and devices functionality inspection</li> <li>• Call key and telephone works and functionality inspection</li> <li>• Check traction machine if balance</li> <li>• Inspection machine for unwanted noises, temperature and vibrations</li> <li>• Clean brake pads and change brake pads if thickness is less than 3mm</li> <li>• The oil level of traction should be filled</li> <li>• Oil gauge clearing</li> </ul>	<ul style="list-style-type: none"> <li>• Daily</li> <li>• Daily</li> <li>• Daily</li> <li>• Daily and/or as required</li> <li>• Monthly and/or as required</li> <li>• Monthly and/or as required</li> <li>• Monthly</li> <li>• Weekly and/or as required</li> <li>• Monthly</li> </ul>

		<ul style="list-style-type: none"> <li>• Belt or Chain drive Machine</li> <li>• Car or Counterweight Safeties</li> <li>• Car Body</li> <li>• Car Frame and Stiles</li> <li>• Controller Wiring, Fuses and Grounding</li> <li>• Door or Gate</li> <li>• Emergency Signal</li> <li>• Gears, Bearings and Flexible Couplings</li> <li>• Guide Rails and Rope Fastenings</li> <li>• Lighting and Outlet</li> <li>• Motor Generator</li> <li>• Operating Control Devices</li> <li>• Pipes, Wiring and Ducts</li> <li>• Rated Plate, Platform Area and Data Plate</li> <li>• Secondary and Deflector Sheaves</li> <li>• Standby Power Operation</li> <li>• Static Control</li> <li>• Stopping Device</li> </ul>	<ul style="list-style-type: none"> <li>• Deflection sheave and traction should be oiled</li> <li>• Pit cleaning and removal of unwanted material</li> <li>• The oil level of traction should be filled</li> <li>• Oil gauge clearing</li> <li>• Deflection sheave and traction should be oiled</li> <li>• Check if there is abnormal vibration, noise, high temp etc.</li> <li>• The available time to be measured for elevators using actual operational hours in a day as percentage of total planned operational hours of the respective facility of NCC Sports Complex in a day.</li> </ul>	<ul style="list-style-type: none"> <li>• Monthly</li> <li>• Monthly</li> <li>• Monthly</li> </ul>
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		<ul style="list-style-type: none"> <li>• Suspension Rope</li> <li>• Switches</li> <li>• Top Emergency Exit</li> <li>• Traction Sheaves</li> <li>• Ventilation</li> <li>• Elevators should be available 98% of the time.</li> </ul>		
	e. PWD Lift (2 units)	<ul style="list-style-type: none"> <li>• Cleaning, Operation, Maintenance and Disinfection of Elevator Units</li> </ul>	<ul style="list-style-type: none"> <li>• Same with the elevator's</li> <li>• Buttons and devices functionality inspection</li> <li>• Call key and indicator light works and functionality inspection</li> <li>• Inspect level and balance of platform</li> </ul>	<ul style="list-style-type: none"> <li>• Quarterly</li> </ul>
	f. Security System Maintenance (CCTV & Access Control)	<ul style="list-style-type: none"> <li>• Camera Condition</li> <li>• Camera Lens</li> <li>• Camera Views/Positions</li> <li>• Controllers</li> <li>• Monitors</li> <li>• Motion Detection Sensors</li> <li>• Switches</li> <li>• Time and Date Stamps</li> <li>• Wirings and Cables</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure that the CCTV's functions are working well, directionality/location accuracy, power source and its overall condition.</li> </ul>	<ul style="list-style-type: none"> <li>• Daily</li> </ul>
	g. Scoreboard	<ul style="list-style-type: none"> <li>• Operate and maintain at service quality standard for every usage</li> </ul>	<ul style="list-style-type: none"> <li>• Dusting of component and connection with compressed air</li> </ul>	<ul style="list-style-type: none"> <li>• Yearly or as needed</li> </ul>



		<ul style="list-style-type: none"> <li>• Display Module</li> <li>• Power Supply</li> <li>• Cooling Fans</li> <li>• Ventilation Filters</li> <li>• Pro-Pixel Line Controller (PLC)</li> <li>• Player/PC</li> </ul>	<ul style="list-style-type: none"> <li>• Conduct routine computer and systems check</li> <li>• Check display filters that appear clogged or damaged</li> <li>• Execute field calibration</li> <li>• Check all power connection</li> <li>• Conduct sound inspection for silent or excessively noisy fans</li> <li>• Inspect filters for dust and debris buildup</li> <li>• Replacement of filters</li> <li>• Dust off PLC with compressed air and connection</li> <li>• Check for windows update and virus sweeps</li> </ul>	<ul style="list-style-type: none"> <li>• Quarterly or as needed</li> <li>• Semi-annually or as needed</li> <li>• Yearly or as needed</li> <li>• Yearly or as needed</li> <li>• Every 2 weeks or as needed</li> <li>• Monthly or as needed</li> <li>• Semi-annually or as needed</li> <li>• Yearly</li> <li>• Monthly</li> </ul>
	h. Water Tank		<ul style="list-style-type: none"> <li>• Functioning of float operated valves or any other effective device for controlling the inflow of</li> </ul>	<ul style="list-style-type: none"> <li>• Monthly</li> </ul>

			<p>water. All valves to be periodically operated to ensure free movement of the working parts.</p> <ul style="list-style-type: none"> <li>• Working condition of warning alarm which indicates when water goes below 50 mm from the invert of the pipes.</li> <li>• Condition of overflow warning alarm for the water tank.</li> <li>• Integrity of strainer and net to prevent entry of mosquito or dirt.</li> <li>• Water analysis at cisterns, hot and cold water outlets. The equipment used for testing should be clean and not contaminate water.</li> <li>• General housekeeping within the tank room and around to remove any obstruction for accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>• Semi-Annually</li> </ul>
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			<ul style="list-style-type: none"> <li>• Removal of sand and dirt deposits in cisterns and tanks.</li> <li>• Thorough cleaning of tank interior and disinfection.</li> <li>• Removal of rust stains and painting of the part as required.</li> </ul>	
	i. Fans and Blowers		<ul style="list-style-type: none"> <li>• Lubrication of bearings</li> <li>• Check the propeller for any wear or corrosion</li> <li>• Check V-belt for proper alignment and tension</li> </ul>	<ul style="list-style-type: none"> <li>• Semi-annually</li> <li>• Monthly</li> <li>• Monthly</li> </ul>
	j. Air conditioning Units	<ul style="list-style-type: none"> <li>• Air Leaks and Vibration</li> <li>• Blower and Cooling Fans</li> <li>• Breaker (Voltage and Current)</li> <li>• Coil</li> <li>• Comp Mounts/Vibration</li> <li>• Condenser</li> <li>• Drip Trays and Flush</li> <li>• Elec/Timers Conts and O/Loads</li> <li>• Exhaust Fan</li> </ul>	<ul style="list-style-type: none"> <li>• Check air filters</li> <li>• Check and clean air con unit</li> <li>• Check and clean the condensate drain pan and thoroughly clean the heat exchanger.</li> </ul>	<ul style="list-style-type: none"> <li>• Every 2 weeks</li> <li>• Quarterly</li> <li>• Monthly</li> </ul>

		<ul style="list-style-type: none"> <li>● External Body Fan OP and Vibration/Belts</li> <li>● Fans</li> <li>● Filters</li> <li>● Noise and Vibration</li> <li>● Oil Leaks and Pipework's</li> <li>● Operation Cool/Heat</li> <li>● Pipe and Insulation</li> <li>● Pumps on Cassette Units</li> <li>● Refrigerant Charge</li> <li>● T/Stat and Setting</li> <li>● Water Leaks</li> <li>● Wiring and Terminals</li> </ul>		
	k. Water Potability Test		<ul style="list-style-type: none"> <li>● Ensure residual chlorine levels at 0.3 ppm to 1.5 ppm using an automatic chlorine dosing pump to maintain the water potability in tanks.</li> <li>● There should be one (1) sampling before the cistern and one (1) sampling after the cistern using a portable residual chlorine analyzer. At least two (2) trials for a water sample after the cistern must be conducted. Result of the 2nd trial must be logged as a</li> </ul>	<ul style="list-style-type: none"> <li>● Daily</li> <li>● Twice a day, morning and afternoon</li> </ul>

			<p>component of water potability.</p> <ul style="list-style-type: none"> <li>Bacteriological and chemical analysis of water samples from tanks must be done and meet the parameters indicated in the Philippine National Standards for Drinking Water (PNSDW).</li> </ul>	<ul style="list-style-type: none"> <li>Quarterly or as needed</li> </ul>
	I. Swimming Pool	<ul style="list-style-type: none"> <li>Operations and Maintenance of Pools, Pumps, Filters, Sports Equipment</li> </ul>	<ul style="list-style-type: none"> <li>Ensure cleanliness of the competition pool, diving pool, and training pool. (Vacuuming, filtering, scrubbing, brushing pool and equipment)</li> <li>Clean pool equipment, anti wave lines, float lines, backstroke ledges, starter blocks, bulk heads, diving platforms, springboards, water polo goals, walk ways, among others.</li> <li>Removal of all unwanted materials, objects, moss, trash in pool.</li> </ul>	<ul style="list-style-type: none"> <li>Daily and/or as required</li> <li>Daily and/or as required</li> <li>Daily and/or as required</li> </ul>

		<ul style="list-style-type: none"> <li>The temperature of the water in the swimming pools should be between 25-28 degree Celsius for 100% of the time during operational hours.</li> </ul>	<ul style="list-style-type: none"> <li>Operation and maintenance of pumps, filters, vacuum includes calibration of equipment.</li> <li>Setting-up of necessary equipment needed for any aquatics sport for events.</li> <li>Maintain the required temperature for the water of the pools</li> <li>Measurement will be in terms of temperature levels in all swimming pools during the operational hours of the respective swimming pool facility of NCC Sports Complex.</li> </ul>	<ul style="list-style-type: none"> <li>Daily and/or as required</li> <li>Daily and/or as required</li> <li>Daily and/or as required</li> </ul>
	m. Gym Equipment	<ul style="list-style-type: none"> <li>Skillrun</li> <li>Skillrow</li> <li>Skillbike</li> </ul>	<ul style="list-style-type: none"> <li>Check the condition of the emergency switch</li> <li>Lubrication of chain</li> <li>Pedals - Check level of wear and tear</li> <li>Saddle - check stability</li> </ul>	<ul style="list-style-type: none"> <li>Monthly</li> <li>Weekly</li> <li>Semi-annually</li> <li>Semi-annually</li> </ul>

		<ul style="list-style-type: none"> <li>• Dual Adjustable Pulley</li> <li>• Leg Press</li> <li>• Treadmill</li> <li>• All equipment inside the Gym</li> </ul>	<ul style="list-style-type: none"> <li>• Displayed watts - check if wattage displayed matches exertion.</li> <li>• Gear unit - ensure gears engage correctly with the handlebar</li> <li>• Spring Hooks - check condition</li> <li>• Lubricate guides</li> </ul>	<ul style="list-style-type: none"> <li>• Semi-annually</li> <li>• Semi-annually</li> <li>• Monthly</li> <li>• Monthly</li> </ul>
	n. Lightning Arrester		<ul style="list-style-type: none"> <li>• Visual inspection</li> <li>• Complete inspection</li> <li>• Critical system complete inspection</li> </ul>	<ul style="list-style-type: none"> <li>• Yearly</li> <li>• Yearly</li> <li>• Yearly</li> </ul>
	o. Fire Jockey Pumps	•	<ul style="list-style-type: none"> <li>• Lubricate with a high temperature-based grease before using after a long interval of non-operation.</li> <li>• Visually check for leaks.</li> <li>• Check for vibration.</li> </ul>	<ul style="list-style-type: none"> <li>• As Needed</li> <li>• Every Week</li> </ul>

			<ul style="list-style-type: none"> <li>• Hand test bearing housing for any sign of temperature rise.</li> <li>• Adjust gland as necessary to maintain slight leakage.</li> <li>• Check bearing temperature with a thermometer.</li> <li>• Check running hours and consult the re lubrication interval chart.</li> <li>• Check grease lubricated bearings for saponification - i.e. sign of any deposits, oil separation and undue hardening and softening of grease.</li> <li>• Check running hours and consult the re lubrication interval chart.</li> <li>• Check soft packed gland packing, where fitted, and replace if necessary.</li> </ul>	<ul style="list-style-type: none"> <li>• Every Month</li> <li>• Every 3 Months</li> <li>• Every 6 Months</li> </ul>
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			<ul style="list-style-type: none"> <li>• Check shaft or shaft sleeve for scoring.</li> <li>• Check alignment of pump motor. Check holding down bolts for tightness.</li> <li>• Check coiling for wear.</li> <li>• Check rotation element for wear.</li> <li>• Check wear ring clearances.</li> <li>• Check re-grease for bearings.</li> <li>• Check running hours and consult the re lubrication interval chart</li> </ul>	<ul style="list-style-type: none"> <li>• Every Year</li> </ul>
3	<b>ATHLETES' VILLAGE</b>			
	a. Generator (4 units)	<ul style="list-style-type: none"> <li>• Air Filter</li> <li>• Battery Charger</li> <li>• Battery Solution Level</li> <li>• Battery Terminals</li> <li>• Bolts and Nuts</li> <li>• Crankcase Oil Level</li> <li>• Engine Oil</li> </ul>	<ul style="list-style-type: none"> <li>• Check, clean and replace when necessary</li> <li>• Diesel/Fuel/Oil/Water Level always full</li> </ul>	<ul style="list-style-type: none"> <li>• Weekly</li> <li>• Daily</li> </ul>

		<ul style="list-style-type: none"> <li>● Fan Belts</li> <li>● Fuel Tank Level and Supply</li> <li>● Fuel Water Separator</li> <li>● Generator Exterior Body</li> <li>● Muffler Noise and Vibration</li> <li>● Radiator Coolant Level</li> <li>● Shafts and Joints.</li>   <li>● Power back up for operating facilities of NCC Sports Complex facilities at 100% utilization should be available for 100% of the time.</li> </ul>	<ul style="list-style-type: none"> <li>● The available time to be measured using the actual time period of power back up available as percentage of total time period of power failure and/or power cuts in a day.</li> </ul>	
	b. Electrical System/Panel Boards	<ul style="list-style-type: none"> <li>● Equipment</li> <li>● Cable Joints</li> <li>● Cable</li> <li>● Terminations</li> <li>● Conduit Wiring</li> <li>● Conductors and Relays</li> <li>● Contactors and Relays</li> <li>● Extension Cords</li> <li>● Circuit Breakers</li> <li>● Fuses</li> <li>● Batteries and chargers</li> <li>● Burning or Ozone Odors on Hot Spots</li> <li>● Busway and Bus Duct</li> <li>● Circuit Breakers</li> <li>● Cable Joints</li> </ul>	<ul style="list-style-type: none"> <li>● Ensure the cleanliness of the equipment.</li>   <li>● Check the distribution system: wire/cable conditions for deficiencies such as corrosion/dirt/moisture and fire hazards.</li>   <li>● Check circuit breakers condition: deficiencies such as corrosion/noise/excessive temps.</li> </ul>	<ul style="list-style-type: none"> <li>● Daily</li> </ul>

		<ul style="list-style-type: none"> <li>● Cable Terminations</li> <li>● Conduit Wiring</li> <li>● Conductors and Relays</li> <li>● Contactors and Relays</li> <li>● Extension Cords Circuit Breakers</li> <li>● Fuses</li> <li>● Fans, Motors, and Motor Control</li> <li>● Lighting</li> <li>● Panel Doors</li> <li>● Potential Sources of free water</li> <li>● Switches</li> <li>● Switchgear Bus</li> <li>● Transformer Oil</li> <li>● Transformers</li> <li>● Ventilation</li> </ul>	<ul style="list-style-type: none"> <li>● Check the fuses: insulator conditions for deficiencies such as burnt or cracks and its overall condition.</li> </ul>	
	c. Fire Detection and Alarm System	<ul style="list-style-type: none"> <li>● Fire Detection and Alarm devices</li> </ul>	<ul style="list-style-type: none"> <li>● Visual inspection of panel lamps &amp; led, fuses, primary power supply and interface equipment</li> <li>● Test of panel lamps &amp; led fuses, primary power supply, fire detection devices and interface equipment</li> </ul>	<ul style="list-style-type: none"> <li>● Weekly</li> <li>● Quarterly</li> </ul>

		<ul style="list-style-type: none"> <li>• Sprinkler Devices Pumps.</li> </ul> <ul style="list-style-type: none"> <li>• System shall adhered to following codes and manuals - BS 5839-1:2017, EN 54, BS EN 12845: 2015, BS EN 15004-8:201, BS EN</li> </ul>	<ul style="list-style-type: none"> <li>• Visual inspection of all fire sprinkler devices</li> <li>• Test of sprinkler water flow switches, valve tamper switches.</li> <li>• Visual inspection of lead acid battery.</li> <li>• Test and visual inspection of horns, strobes, chimes &amp; bells, etc.</li> <li>• Test and visual inspection of smoke detectors, heat detectors, duct smoke detectors, Electromechanical Releasing Devices and Voice Evacuation Equipment.</li> <li>• Replacement of sealed lead-acid batteries.</li> <li>• Replacement of smoke and heat detector</li> <li>• Ensure completeness of all fire hydrant and system devices. Once there are missing parts</li> </ul>	<ul style="list-style-type: none"> <li>• Quarterly</li> <li>• Quarterly</li> <li>• Quarterly</li> <li>• Yearly</li> <li>• Yearly</li> <li>• Yearly</li> </ul>
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		1846-3:2013, BS EN 1028-1:2002 + A1:2008	<p>from the said devices, immediately file a report.</p> <ul style="list-style-type: none"> <li>The system shall adhere to the standards mentioned in the applicable codes/manual for 99.9% of the time.</li> <li>Certification from a BCDA accredited testing facility that all system components are operational in good condition and issuance of such certification shall not be more than six (6) months old at any time.</li> </ul>	
	d. Security System Maintenance (CCTV & Access Control)	<ul style="list-style-type: none"> <li>Camera Condition</li> <li>Camera Lens</li> <li>Camera Views/Positions</li> <li>Controllers</li> <li>Monitors</li> <li>Motion Detection Sensors</li> <li>Switches</li> <li>Time and Date Stamps</li> <li>Wirings and Cables</li> </ul>	<ul style="list-style-type: none"> <li>Ensure that the CCTV's functions are working well, directionality/location accuracy, power source and its overall condition.</li> </ul>	<ul style="list-style-type: none"> <li>Daily</li> </ul>
	e. Elevator (6 unit)	<ul style="list-style-type: none"> <li>Cleaning, Operation, Maintenance and Disinfection of Elevator</li> </ul>	<ul style="list-style-type: none"> <li>Buttons and devices functionality inspection</li> </ul>	<ul style="list-style-type: none"> <li>Daily</li> </ul>

		<p>Units Belt or Chain drive Machine</p> <ul style="list-style-type: none"> <li>• Belt or Chain drive Machine</li> <li>• Car or Counterweight Safeties</li> <li>• Car Body</li> <li>• Car Frame and Stiles</li> <li>• Controller Wiring, Fuses and Grounding</li> <li>• Door or Gate</li> <li>• Emergency Signal</li> <li>• Gears, Bearings and Flexible Couplings</li> <li>• Guide Rails and Rope Fastenings</li> <li>• Lighting and Outlet</li> <li>• Motor Generator</li> <li>• Operating Control Devices</li> <li>• Pipes, Wiring and Ducts</li> </ul>	<ul style="list-style-type: none"> <li>• Call key and telephone works and functionality inspection</li> <li>• Check traction machine if balance</li> <li>• Inspection machine for unwanted noises, temperature and vibrations</li> <li>• Clean brake pads and change brake pads if thickness is less than 3mm</li> <li>• The oil level of traction should be filled</li> <li>• Oil gauge clearing</li> <li>• Deflection sheave and traction should be oiled</li> <li>• Pit cleaning and removal of unwanted material</li> </ul>	<ul style="list-style-type: none"> <li>• Daily</li> <li>• Daily</li> <li>• Daily and/or as required</li> <li>• Monthly and/or as required</li> <li>• Monthly and/or as required</li> <li>• Monthly</li> <li>• Weekly and/or as required</li> <li>• Monthly</li> </ul>
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		<ul style="list-style-type: none"> <li>• Rated Plate, Platform Area and Data Plate</li> <li>• Secondary and Deflector Sheaves</li> <li>• Standby Power Operation</li> <li>• Static Control</li> <li>• Stopping Device</li> <li>• Suspension Rope</li> <li>• Switches</li> <li>• Top Emergency Exit</li> <li>• Traction Sheaves</li> <li>• Ventilation</li> <li>• Elevators should be available 98% of the time.</li> </ul>	<ul style="list-style-type: none"> <li>• The oil level of traction should be filled</li> <li>• Oil gauge clearing</li> <li>• Deflection sheave and traction should be oiled</li> <li>• Check if there is abnormal vibration, noise, high temp etc.</li> <li>• The available time to be measured for elevators using actual operational hours in a day as percentage of total planned operational hours of the respective facility of NCC Sports Complex in a day.</li> </ul>	<ul style="list-style-type: none"> <li>• Monthly</li> <li>• Monthly</li> <li>• Monthly</li> </ul>
	f. Air conditioning Units	<ul style="list-style-type: none"> <li>• Air Leaks and Vibration</li> <li>• Blower and Cooling Fans</li> </ul>	<ul style="list-style-type: none"> <li>• Check air filters</li> </ul>	<ul style="list-style-type: none"> <li>• Every 2 weeks</li> </ul>

		<ul style="list-style-type: none"> <li>• Breaker (Voltage and Current)</li> <li>• Coil</li> <li>• Comp Mounts/Vibration</li> <li>• Condenser</li> <li>• Drip Trays and Flush</li> <li>• Elec/Timers Conts and O/Loads</li> <li>• Exhaust Fan</li> <li>• External Body Fan OP and Vibration/Belts</li> <li>• Fans</li> <li>• Filters</li> <li>• Noise and Vibration</li> <li>• Oil Leaks and Pipework's</li> <li>• Operation Cool/Heat</li> <li>• Pipe and Insulation</li> <li>• Pumps on Cassette Units</li> <li>• Refrigerant Charge</li> <li>• T/Stat and Setting</li> <li>• Water Leaks</li> <li>• Wiring and Terminals</li> </ul>	<ul style="list-style-type: none"> <li>• Check and clean air con unit</li> <li>• Check and clean the condensate drain pan and thoroughly clean the heat exchanger.</li> </ul>	<ul style="list-style-type: none"> <li>• Quarterly</li> <li>• Monthly</li> </ul>
	g. Rainwater Harvesting Pump Quick Discharge Connector		<ul style="list-style-type: none"> <li>• Ensure that there is no abnormal vibration &amp; noise during actual operation.</li> <li>• Ensure that the cabling &amp; lifting chain are tightly secured &amp; the chain is not corroded.</li> </ul>	<ul style="list-style-type: none"> <li>• Daily</li> <li>• Every 6 months</li> </ul>



	h. Basement Submersible Pump Quick Discharge Connector		<ul style="list-style-type: none"> <li>• Ensure that there is no abnormal vibration &amp; noise during actual operation</li> <li>• Ensure that the cabling &amp; lifting chain are tightly secured &amp; the chain is not corroded.</li> </ul>	<ul style="list-style-type: none"> <li>• Daily</li> <li>• Every 6 months</li> </ul>
	i. Basement Submersible Pump		<ul style="list-style-type: none"> <li>• Check current and ammeter fluctuation every day.</li> <li>• Measure the insulation resistance.</li> <li>• Replace oil in the mechanical seal chamber.</li> <li>• Replace mechanical seal.</li> <li>• Overhaul of the pump assures safe and long operation.</li> </ul>	<ul style="list-style-type: none"> <li>• Daily</li> <li>• Monthly</li> <li>• Every 6 months</li> <li>• Yearly</li> <li>• Every 2 to 5 years</li> </ul>
	j. Rainwater Harvesting Pump		<ul style="list-style-type: none"> <li>• Check current and ammeter fluctuation every day.</li> <li>• Measure the insulation resistance.</li> </ul>	<ul style="list-style-type: none"> <li>• Daily</li> <li>• Monthly</li> </ul>

			<ul style="list-style-type: none"> <li>• Replace oil in the mechanical seal chamber.</li> <li>• Replace mechanical seal.</li> <li>• Overhaul of the pump assures safe and long operation.</li> </ul>	<ul style="list-style-type: none"> <li>• Every 6 months</li> <li>• Yearly</li> <li>• Every 2 to 5 years</li> </ul>
	k. Water Holding Tank		<ul style="list-style-type: none"> <li>• Functioning of float operated valves or any other effective device for controlling the inflow of water. All valves to be periodically operated to ensure free movement of the working parts.</li> <li>• Working condition of warning alarm which indicates when water goes below 50 mm from the invert of the pipes.</li> <li>• Condition of overflow warning alarm for the water tank.</li> <li>• Integrity of strainer and net to prevent entry of mosquito or dirt.</li> </ul>	<ul style="list-style-type: none"> <li>• Monthly</li> </ul>

			<ul style="list-style-type: none"> <li>• Water analysis at cisterns, hot and cold water outlets. The equipment used for testing should be clean and not contaminate water.</li> <li>• General housekeeping within the tank room and around to remove any obstruction for accessibility.</li> <li>• Removal of sand and dirt deposits in cisterns and tanks.</li> <li>• Thorough cleaning of tank interior and disinfection.</li> <li>• Removal of rust stains and painting of the part as required.</li> </ul>	<ul style="list-style-type: none"> <li>• Semi-Annually</li> </ul>
	I. Water Potability Test		<ul style="list-style-type: none"> <li>• Ensure residual chlorine levels at 0.3 ppm to 1.5 ppm using an automatic chlorine dosing pump to maintain the water potability in tanks.</li> </ul>	<ul style="list-style-type: none"> <li>• Daily</li> </ul>

			<ul style="list-style-type: none"> <li>• There should be one (1) sampling before the cistern and one (1) sampling after the cistern using a portable residual chlorine analyzer. At least two (2) trials for a water sample after the cistern must be conducted. Result of the 2nd trial must be logged as a component of water potability.</li> <li>• Bacteriological and chemical analysis of water samples from tanks must be done and meet the parameters indicated in the Philippine National Standards for Drinking Water (PNSDW).</li> </ul>	<ul style="list-style-type: none"> <li>• Twice a day, morning and afternoon</li> <li>• Quarterly or as needed</li> </ul>
	m. Fans and Blowers	<ul style="list-style-type: none"> <li>• Fan Wheel</li> </ul>	<ul style="list-style-type: none"> <li>• Check the fan wheel for any wear or corrosion.</li> <li>• Check also for the build-up of material.</li> <li>• Clean or replace the wheel.</li> </ul>	<ul style="list-style-type: none"> <li>• Daily</li> </ul>

		<ul style="list-style-type: none"> <li>● V-Belt</li>   <li>● Air Filter</li> <li>● Air-conditioning and Heat Pump Systems</li> <li>● Base Pan</li> <li>● Blower Housing, Blower Wheel, and Motor</li> <li>● Burning or Ozone Odors on Hot Spots</li> <li>● Coil and Cabinet</li> <li>● Combustion Blower</li> <li>● Compressor and Associated Tubing</li> <li>● Control Box (Associated Controls/Accessories)</li> <li>● Current and Voltage</li> <li>● Dry and Wet Bulb Temperature</li> <li>● Evaporator Coil, Drain Pan and Drain Lines</li> <li>● Ignition System</li> <li>● Leaks</li> <li>● Motor and Fan Blade</li> <li>● Noise and Vibration</li> <li>● Refrigerant Level</li> </ul>	<ul style="list-style-type: none"> <li>● Check the V-belt drive for proper alignment and tension.</li>   <li>● Lubricate the bearings.</li>   <li>● Check all set screws and bolts should be check for tightness</li> </ul>	<ul style="list-style-type: none"> <li>● Weekly</li> </ul>
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		<ul style="list-style-type: none"> <li>• System Pressure</li> <li>• Ventilation System</li> <li>• Wiring and Connection</li> </ul>		
	n. Swimming Pool	<ul style="list-style-type: none"> <li>• Inlet and Outlet Pressure Gage</li> <li>• Pool Walls and Flooring</li> <li>• Pumps and Motors</li> <li>• Chemical Level</li> </ul> <ul style="list-style-type: none"> <li>• Valves Filter</li> </ul> <ul style="list-style-type: none"> <li>• The temperature of the water in the swimming pools should be between 25-28 degree Celsius for 100% of the time during operational hours.</li> </ul>	<ul style="list-style-type: none"> <li>• Remove Debris</li> <li>• Check and replace when necessary</li> <li>• Skim off leaves and debris. Brush sediment from pool walls.</li> <li>• Vacuum the pool.</li> <li>• Clean skimmer. Keep the pump running.</li> <li>• Check the filter and backwash. Adjust water level Add algaecide.</li> </ul> <ul style="list-style-type: none"> <li>• Lubricate fittings, valves, and plugs. Check the filter and inspect all parts.</li> </ul> <ul style="list-style-type: none"> <li>• Measurement will be in terms of temperature levels in all swimming pools during the operational hours of the respective swimming pool facility of NCC Sports Complex.</li> </ul>	<ul style="list-style-type: none"> <li>• Daily and/or as required</li> <li>• Weekly</li> </ul> <ul style="list-style-type: none"> <li>• Monthly</li> </ul>

	<p>o. Fire Jockey Pumps</p>		<ul style="list-style-type: none"> <li>• Lubricate with a high temperature based grease before using after a long interval of non operation.</li> <li>• Visually check for leaks.</li> <li>• Check for vibration.</li> <li>• Hand test bearing housing for any sign of temperature rise.</li> <li>• Adjust gland as necessary to maintain slight leakage.</li> <li>• Check bearing temperature with a thermometer.</li> <li>• Check running hours and consult the re lubrication interval chart.</li> <li>• Check grease lubricated bearings for saponification - i.e. sign of any deposits, oil separation and undue hardening and softening of grease.</li> <li>• Check running hours and consult the re lubrication</li> </ul>	<ul style="list-style-type: none"> <li>• As Needed</li> <li>• Every Week</li> <li>• Every Month</li> <li>• Every 3 Months</li> <li>• Every 6 Months</li> </ul>
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			<p>interval chart. Check soft packed gland packing, where fitted, and replace if necessary. Check shaft or shaft sleeve for scoring.</p> <ul style="list-style-type: none"> <li>• Check alignment of pump motor. Check holding down bolts for tightness. Check coiling for wear.</li> <li>• Check rotation element for wear.</li> <li>• Check wear ring clearances.</li> <li>• Check re-grease for bearings.</li> <li>• Check running hours and consult the re lubrication interval chart.</li> </ul>	<ul style="list-style-type: none"> <li>• Every Year</li> </ul>
	p. Basketball Court		<ul style="list-style-type: none"> <li>• Cleaning of basketball court</li> <li>• Provide pole safety pad</li> <li>• Repainting of basketball marking and replacement of basketball nets</li> </ul>	<ul style="list-style-type: none"> <li>• Every Quarter</li> <li>• As need arise</li> </ul>



4	<b>RIVER PARK &amp; SITE DEVELOPMENT</b>		
	a. Electrical System	<ul style="list-style-type: none"> <li>• Bollard lights</li> <li>• Solar Panel Boards</li> <li>• Batteries</li> <li>• Main Control Panel</li> <li>• Bulb</li> <li>• Wiring Connection</li> </ul>	<ul style="list-style-type: none"> <li>• Cleaning and Maintenance</li> <li>• Be sure the fixture temperature is cool enough to touch. Do not clean or maintain while the fixture is energized. Use a soft nylon brush to remove any accumulated dirt.</li> <li>• Inspect the circuit for sign damage and wear. Inspect control wiring, relays, power supply units, timers, etc. where applicable.</li> <li>• Verify control circuit fuse rating and continuity. Inspection of all panels for paint work damage and signs of corrosion.</li> <li>• Check battery tripping packs, battery integrity, signs of defects, etc</li> <li>• Regularly check the lights, it should be</li> </ul>

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		<ul style="list-style-type: none"> <li>• Restroom</li>   <li>• Pavements</li>   <li>• Art Works</li>   <li>• Playgrounds</li> </ul>	<p>illuminated. Replace when needed.</p> <ul style="list-style-type: none"> <li>• Check visually for any sign of damage.</li> <li>• Ensure cleanliness of restrooms, washrooms, sink and provide signages to promote proper hygiene. Ensure that toilets are not clogged</li> <li>• Cleaning or restriping up to fix severe distresses like potholes, cracks, slippery pavement and surface deterioration</li> <li>• Protect artwork from deterioration by regularly cleaning and remove stubborn soil and algae films</li> <li>• Regular maintenance and ensure the safety, stability and regular inspections of playground equipment</li> </ul>	
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### 3. COMPLIANCE

Sufficient time is allotted to the O&M Service Provider for mobilization and attainment of SQLs. Gradual compliance with SQLs for the different functional elements of the operations and maintenance of NGAC Sports Facilities is expected within a certain period of time. For this purpose, BCDA reserves the right to review the compliance of the O&M Service Provider to the SQLs after the allowable period of time.

**4. PENALTIES**

Failure to meet predetermined performance targets as stated in Annex “E” Minimum Performance Standard and Specifications will be imposed a penalty for each of the performance measures. The penalty computed shall be deducted by BCDA from the monthly O&M payments billed by the O&M Service Provider, as shown below:

NO	PERFORMANCE MEASURES	TARGET	PENALTY
1	Management Services	As per implementation timelines	5% of fixed monthly payment for the O&M Fee of the Facility concerned per day for undelivered or delayed services
2	Emergency Services/ Traffic Management	As per implementation timelines	5% of fixed monthly payment for the O&M Fee of the Facility concerned per day for undelivered or delayed services
3	Routine Maintenance Requirement	As per implementation timelines	5% of fixed monthly payment for the O&M Fee of the Facility concerned per day for undelivered or delayed services
4	Corrective Maintenance Requirement As per	As per implementation timelines	5% of fixed monthly payment for the O&M Fee of the Facility concerned per day for undelivered or delayed services
5	Preventive Maintenance Requirement	As per implementation timelines	5% of fixed monthly payment for the O&M Fee of the Facility concerned per day for undelivered or delayed services
6	Not keeping required Manpower	As per Performance Management Agreement	Management/Key Level Staff (FM/DFM): PhP 25,000 per person per day for non-deployment on site or unauthorized absences.

			<p>All other personnel: PhP 5,000 per person per day for non-deployment on-site or unauthorized absences.</p> <p>The O&amp;M Service Provider shall ensure that, in case of absences of its personnel, relievers and/or replacements with the same qualifications and/or competence as required by BCDA are available at all times to ensure continuous and uninterrupted service.</p> <p>Above charges are in addition to deduction of actual wages for the period of absence based on the rate schedule</p>
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Note: The above clause for penalties shall only be applicable for the delay attributed solely to the O&M Service Provider as per his roles and responsibilities.

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# ANNEX G

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**ANNEX “G” - LIST OF BIOMEDICAL & NON BIOMEDICAL EQUIPMENT/FIXTURE LOCATED AT PHILIPPINE GENERAL HOSPITAL, NCC**

<b>NO.</b>	<b>Equipment Name</b>	<b>Brand</b>	<b>Model</b>	<b>NO.</b>	<b>Condition</b>	<b>Location/ Dept.</b>
1.	Mobile Xray	Shimadzu/ Fujifilm	Mobile X-ray System FDR Go	MQ00001296004	Brand New	Radiology - Xray 118
2.	Ultrasound	GE	Versana Essential VS	No Info	Brand New	Radiology - Xray 118
3.	Stainless Negatoscope Wall Mounted	No info	No info	No info	Brand New	Radiology - Xray 118
4.	Stainless Negatoscope Wall Mounted	No info	No info	No info	Brand New	Radiology - Xray 118
5.	Electrocautery machine	No info	No info	No info	Brand New	113
6.	Electro Hydraulic Operating Table	Mindray	Hybase 6100	G9-98007623	Brand New	113
7.	Mobile OR Light	KLS Martin	marLED E9i battery	mB9iA0A4342 19 M2736	Brand New	113
8.	Anesthesia Machine	GE/Date x Ohmeda	Carestation 620 A1	SM619380002WA	Brand New	113
9.	Anesthesia Monitor	GE	B125	SQF19362552WA	Brand New	113
10.	i-STAT Blood Analyzer	No info	No info	No info	Brand New	119
11.	Portable ECG Machine	Philips	No info	No info	Brand New	119
12.	Defibrillator with AED	Philips	Efficia	No info	Brand New	119
13.	Defibrillator with AED	Philips	Efficia	No info	Brand New	119
14.	Defibrillator with AED	Philips	Efficia	No info	Brand New	119
15.	E-cart	Medbanc	No info	No info	Brand New	119
16.	E-cart	Medbanc	No info	No info	Brand New	119

17.	E-cart	Medbanc	No info	No info	Brand New	119
18.	E-cart	Medbanc	No info	No info	Brand New	119
19.	E-cart	Medbanc	No info	No info	Brand New	119
20.	Syringe pump	No info	No info	No info	Brand New	119
21.	Syringe pump	No info	No info	No info	Brand New	119
22.	Syringe pump	No info	No info	No info	Brand New	119
23.	Syringe pump	No info	No info	No info	Brand New	119
24.	Syringe pump	No info	No info	No info	Brand New	119
25.	Infusion pump	No info	No info	No info	Brand New	119
26.	Infusion pump	No info	No info	No info	Brand New	119
27.	Infusion pump	No info	No info	No info	Brand New	119
28.	Infusion pump	No info	No info	No info	Brand New	119
29.	Infusion pump	No info	No info	No info	Brand New	119
30.	Infusion pump	No info	No info	No info	Brand New	119
31.	Infusion pump	No info	No info	No info	Brand New	119
32.	Infusion pump	No info	No info	No info	Brand New	119
33.	Infusion pump	No info	No info	No info	Brand New	119
34.	Infusion pump	No info	No info	No info	Brand New	119
35.	Infusion pump	No info	No info	No info	Brand New	119
36.	Infusion pump	No info	No info	No info	Brand New	119
37.	Infusion pump	No info	No info	No info	Brand New	119
38.	Infusion pump	No info	No info	No info	Brand New	119
39.	Infusion pump	No info	No info	No info	Brand New	119

40.	Infusion pump	No info	No info	No info	Brand New	119
41.	Patient Monitor	Philips	Intellivue MX30	DE67205276	Brand New	119
42.	Patient Monitor	Philips	Intellivue MX30	DE67205274	Brand New	119
43.	Patient Monitor	Philips	Intellivue MX30	DE67205278	Brand New	119
44.	Patient Monitor	Philips	Intellivue MX30	DE54803784	Brand New	119
45.	Patient Monitor	Philips	Intellivue MX30	DE54803776	Brand New	119
46.	Patient Monitor	Philips	Intellivue MX30	DE67205281	Brand New	119
47.	Nurse Call System	Aiphone Co., Ltd.	NIM-408	No Info	Brand New	119
48.	Patient Monitor	Philips	Intellivue MX30	DE54803783	Brand New	120
49.	Patient Monitor	Philips	Intellivue MX30	DE67205275	Brand New	120
50.	Patient Monitor	Philips	Intellivue MX30	DE67205277	Brand New	120
51.	Patient Monitor	Philips	Intellivue MX30	DE54803775	Brand New	120
52.	Patient Monitor	Philips	Intellivue MX30	DE67205280	Brand New	120
53.	Patient Monitor	Philips	Intellivue MX30	DE67205279	Brand New	120
54.	Table Autoclave	No info	No info	No info	Brand New	120
55.	Thermolator	No info	No info	No info	Brand New	120
56.	Instrument Tray	No info	No info	No info	Brand New	120
57.	Instrument Tray	No info	No info	No info	Brand New	120
58.	IV Stand with 4 hooks	No info	No info	No info	Brand New	120
59.	IV Stand with 4 hooks	No info	No info	No info	Brand New	120
60.	IV Stand with 4 hooks	No info	No info	No info	Brand New	120
61.	IV Stand with 4 hooks	No info	No info	No info	Brand New	120



62.	IV Stand with 4 hooks	No info	No info	No info	Brand New	120
63.	IV Stand with 4 hooks	No info	No info	No info	Brand New	120
64.	IV Stand with 4 hooks	No info	No info	No info	Brand New	120
65.	IV Stand with 4 hooks	No info	No info	No info	Brand New	120
66.	IV Stand with 4 hooks	No info	No info	No info	Brand New	120
67.	IV Stand with 4 hooks	No info	No info	No info	Brand New	120
68.	Scrub Sink	No info	No info	No info	Brand New	120
69.	Scrub Sink	No info	No info	No info	Brand New	120
70.	Patient Bed	Hillrom	No info	No info	Brand New	119
71.	Patient Bed	Hillrom	No info	No info	Brand New	119
72.	Patient Bed	Hillrom	No info	No info	Brand New	119
73.	Patient Bed	Hillrom	No info	No info	Brand New	119
74.	Patient Bed	Hillrom	No info	No info	Brand New	119
75.	Patient Bed	Hillrom	No info	No info	Brand New	119
76.	Patient Bed	Hillrom	No info	No info	Brand New	119
77.	Patient Bed	Hillrom	No info	No info	Brand New	119
78.	Patient Bed	Hillrom	No info	No info	Brand New	119
79.	Patient Bed	Hillrom	No info	No info	Brand New	119
80.	Patient Bed	Hillrom	No info	No info	Brand New	119
81.	Patient Bed	Hillrom	No info	No info	Brand New	119
82.	Patient Bed	Hillrom	No info	No info	Brand New	119
83.	Patient Bed	Hillrom	No info	No info	Brand New	119
84.	Patient Bed	Hillrom	No info	No info	Brand New	120
85.	Patient Bed	Hillrom	No info	No info	Brand New	120
86.	Patient Bed	Hillrom	No info	No info	Brand New	120
87.	Patient Bed	Hillrom	No info	No info	Brand New	120
88.	Patient Bed	Hillrom	No info	No info	Brand New	120
89.	Patient Bed	Hillrom	No info	No info	Brand New	120
90.	Dental chair	No info	No info	No info	Brand New	120

**ANNEX B2. LIST OF NON-BIOMEDICAL EQUIPMENT/FIXTURE**

<b>NO.</b>	<b>Equipment Name</b>	<b>Brand</b>	<b>Model</b>	<b>NO.</b>	<b>Condition</b>	<b>Location/ Dept.</b>
1.	Split Aircon Type	No info	No info	No info	No info	
2.	Split Aircon Type	No info	No info	No info	No info	
3.	Split Aircon Type	No info	No info	No info	No info	
4.	Split Aircon Type	No info	No info	No info	No info	
5.	Split Aircon Type	No info	No info	No info	No info	
6.	Split Aircon Type	No info	No info	No info	No info	
7.	Split Aircon Type	No info	No info	No info	No info	
8.	Split Aircon Type	No info	No info	No info	No info	
9.	Split Aircon Type	No info	No info	No info	No info	
10.	Split Aircon Type	No info	No info	No info	No info	
11.	Split Aircon Type	No info	No info	No info	No info	
12.	Split Aircon Type	No info	No info	No info	No info	
13.	Split Aircon Type	No info	No info	No info	No info	
14.	Split Aircon Type	No info	No info	No info	No info	
15.	Split Aircon Type	No info	No info	No info	No info	
16.	Split Aircon Type	No info	No info	No info	No info	
17.	Split Aircon Type	No info	No info	No info	No info	
18.	Split Aircon Type	No info	No info	No info	No info	
19.	Split Aircon Type	No info	No info	No info	No info	
20.	Split Aircon Type	No info	No info	No info	No info	

21.	Split Aircon Type	No info	No info	No info	No info	
22.	Split Aircon Type	No info	No info	No info	No info	
23.	Centralized Aircon	No info	No info	No info	No info	
24.	Centralized Aircon	No info	No info	No info	No info	
25.	Centralized Aircon	No info	No info	No info	No info	
26.	Centralized Aircon	No info	No info	No info	No info	
27.	Centralized Aircon	No info	No info	No info	No info	
28.	Centralized Aircon	No info	No info	No info	No info	
29.	Centralized Aircon	No info	No info	No info	No info	
30.	Centralized Aircon	No info	No info	No info	No info	
31.	Centralized Aircon	No info	No info	No info	No info	
32.	Centralized Aircon	No info	No info	No info	No info	
33.	AVR	No info	No info	No info	No info	
34.	Paging System	No info	No info	No info	No info	
35.	Microphone	No info	No info	No info	No info	
36.	Monitor	No info	No info	No info	No info	
37.	CCTV Camera	No info	No info	No info	No info	
38.	CCTV Camera	No info	No info	No info	No info	
39.	CCTV Camera	No info	No info	No info	No info	
40.	CCTV Camera	No info	No info	No info	No info	
41.	CCTV Camera	No info	No info	No info	No info	
42.	CCTV Camera	No info	No info	No info	No info	
43.	CCTV Camera	No info	No info	No info	No info	

44.	CCTV Camera	No info	No info	No info	No info	
45.	CCTV Camera	No info	No info	No info	No info	
46.	CCTV Camera	No info	No info	No info	No info	
47.	Recorder	No info	No info	No info	No info	
48.	Recorder	No info	No info	No info	No info	
49.	Recorder	No info	No info	No info	No info	
50.	Recorder	No info	No info	No info	No info	
51.	Recorder	No info	No info	No info	No info	
52.	Recorder	No info	No info	No info	No info	
53.	Telephone	No info	No info	No info	No info	
54.	Telephone	No info	No info	No info	No info	
55.	Telephone	No info	No info	No info	No info	
56.	Telephone	No info	No info	No info	No info	
57.	Telephone	No info	No info	No info	No info	
58.	Telephone	No info	No info	No info	No info	
59.	Telephone	No info	No info	No info	No info	
60.	Telephone	No info	No info	No info	No info	
61.	Emergency Light	No info	No info	No info	No info	
62.	Emergency Light	No info	No info	No info	No info	
63.	Emergency Light	No info	No info	No info	No info	
64.	Emergency Light	No info	No info	No info	No info	
65.	Fire Extinguisher	No info	No info	No info	No info	
66.	Fire Extinguisher	No info	No info	No info	No info	
67.	Fire Extinguisher	No info	No info	No info	No info	
68.	Fire Extinguisher	No info	No info	No info	No info	
69.	Fire Extinguisher	No info	No info	No info	No info	

70.	Fire Extinguisher	No info	No info	No info	No info	
71.	Fire Extinguisher	No info	No info	No info	No info	
72.	Fire Extinguisher	No info	No info	No info	No info	
73.	Fire Extinguisher	No info	No info	No info	No info	
74.	Fire Extinguisher	No info	No info	No info	No info	
75.	Fire Extinguisher	No info	No info	No info	No info	
76.	Fire Extinguisher	No info	No info	No info	No info	
77.	Fire Extinguisher	No info	No info	No info	No info	
78.	Fire Extinguisher	No info	No info	No info	No info	
79.	Fire Cabinet	No info	No info	No info	No info	
80.	Fire Cabinet	No info	No info	No info	No info	
81.	Fire Cabinet	No info	No info	No info	No info	
82.	Fire Cabinet	No info	No info	No info	No info	
83.	Computer desktop	No info	No info	No info	No info	
84.	Computer desktop	No info	No info	No info	No info	
85.	Computer desktop	No info	No info	No info	No info	
86.	Computer desktop	No info	No info	No info	No info	
87.	Printer	No info	No info	No info	No info	
88.	Printer	No info	No info	No info	No info	
89.	Printer	No info	No info	No info	No info	
90.	Printer	No info	No info	No info	No info	
91.	Television	Sharp	No info	No info	No info	
92.	Television	Sharp	No info	No info	No info	
93.	Television	Sharp	No info	No info	No info	
94.	Television	Sharp	No info	No info	No info	

95.	Microwave oven	No info	No info	No info	No info	
96.	Microwave oven	No info	No info	No info	No info	
97.	Water dispenser	American Home	No info	No info	No info	
98.	Water dispenser	3D	No info	No info	No info	
99.	Ice Maker	Manitowoc	A970V	310404803 MQ000012960 04	Brand New	
100.	Refrigerator	No info	No info	No info	No info	
101.	Refrigerator	No info	No info	No info	No info	

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