



Calamba Water District

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ISO Certificate Registration No. PHP QMS 21 93 0047

Design and Build for the Construction of Proposed CWD Two Storey Building with Roof Deck

TERMS OF REFERENCE

A BACKGROUND

Calamba Water District (CWD) aims to build a Two Storey Building with Roof Deck that will serve as Conference Area, Laboratory Room, Working Area, and Office/s. It will be constructed at Upper BPS, Bucal Calamba City.

B OBJECTIVES

- To come up with ergonomically and economically two (2) storey building with roof deck design.
- To have an additional working space to cater our staff/personnel for efficient performance.

C CONCEPTUAL DESIGN/ PLAN

A conceptual design/ plan was prepared by CWD, however, this design shall serve as reference only. The winning bidder is responsible for the accuracy and applicability of all data. The conceptual design/ plans are hereto attached as Annex "A".

Prospective bidders may introduce an entirely new concept subject to the design parameters, performance standards and space requirements set by this Terms of Reference (TOR).

D PROJECT DESCRIPTION

The project is to be implemented in two (2) stages namely the Design stage and Construction stage. In the Design stage, the contractor shall be required to prepare and submit design plans that are compliant with the design parameters and specifications set by this TOR. The Construction stage shall follow after all permits/documents from CWD is issued to the Contractor.

The design shall be prepared to meet applicable requirements of the following:

- National Building Code of the Philippines;
- Occupational Safety and Health Standards;
- Fire Code of the Philippines
- Other regulations and laws applicable for this project.

E DESIGN PARAMETERS, PERFORMANCE STANDARDS AND SPECIFICATIONS

The design parameters and performance standards are required to ensure that CWD will be provided with a building that is of high standards.

a. Design Parameters

a.1 Site Analysis. A detailed site analysis shall be performed for the evaluation of information on the site and its surroundings. The result of which is to be used in the design process. The analysis shall include Building Orientation; Wind Direction; Soil Condition/ type and Topography.

a.2 Site Planning. This parameter shall be included during the design of the building and shall include Shape, size and orientation of the area where the building will be built; Levels or contours of the area and its surroundings; Open spaces surrounding the property and Natural or man-made structures.

a.3 Building Envelope. This refers to the exterior wall materials and designs to be used that are structurally sound, climate-appropriate and aesthetically satisfying.

a.4 Engineering and Architectural Parameters. The design of the building shall be receptive to economic, environmental and cultural conditions through the following: Space Planning; Functional Planning; Flexibility; Employees Productivity and Technical connectivity.

b. Performance Standards

The design and construction of the building shall conform to the following standards: Energy Efficiency; Water Efficiency; Material sustainability; Solid waste management; Site sustainability and Indoor Environmental quality.

F SPACE REQUIREMENTS

The following shall be taken into consideration during the Space planning:

Ground Floor

- Laboratory
- Office – 2 units
- Working area
- Comfort Room (with toilet bowl, lavatory and urinal) – 2 units

Second Floor

- Conference Room with Pantry (Second Floor)
- Visitors Bedroom – 2 units (Second Floor)
- Balcony (Second floor)

- Comfort Room (with toilet bowl, lavatory and urinal) – 5 units

Roof Deck

- Open Space

G SCOPE OF WORK

Architectural/Structural/Civil/Plumbing/Electrical and Mechanical Design Services

The Contractor shall be responsible for all Detailed Design, Plans and Analysis of the Proposed Construction of CWD Two (2) Storey Building with Roof Deck with approximate area of 609.75 sq m.

- Preliminary Investigations including Soil Testing/Analysis
- Preliminary Survey
- Detailed Architectural Design and Plans
- Detailed Civil and Structural Designs and Plans
- Detailed Sanitary/Plumbing Designs and Plans
- Detailed Electrical Designs and Plans
- Detailed Mechanical Designs and Plans
- Detailed Estimates, Bill of Quantities, Technical Specifications
- Proposed Final Design

The Contractor shall present the preliminary design, plans and estimate, for the Owner's – CWD approval.

Upon approval, the Contractor shall submit bill of quantity and detailed estimate, technical specification, structural analysis, schedule of work, scope of work, manpower and equipment schedule and all working drawings.

Construction and Completion Stage. Implementation of the project is governed by applicable provisions of RA9184 and its revised IRR. All necessary documents specified by CWD shall be submitted by the contractor before the start of construction.

H SUBMISSION OF DOCUMENTS

- Preliminary planning and design for the Owner's – CWD approval
- Proposed Drawing Signed and Sealed
- All necessary documents as stated above.

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