



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN

PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)
East Avenue cor. NIA Road, Diliman, Quezon City

20 December 2024

FRANCIS F. SEÑORES

Owner

JEMN BUILDERS

150 Sitio Gulod, Sapang Palay Proper,
City of San Jose Del Monte, Bulacan

WORK ORDER No. GSD-2024-08

PROJECT: **REPAIR/RENOVATION OF LRA CANTEEN**

Dear **Mr. Señores**,

Pursuant to LRA BAC Infrastructure Resolution 2024-17 dated 29 November 2024 and Notice of Award (NOA) dated 29 November 2024, the work stated therein may now be undertaken in the amount of **P918,170.18** the following Scope of Works and Specifications, to wit:

1. General requirements of the project include Mobilization/Demobilization of personnel, materials, equipment, provision of temporary facilities and utilities and upon completion cleaning of the work area and disposal of waste materials and debris to leave the premises in perfect condition, accepted by LRA. It also includes creation of temporary facilities for the project and application of permits and clearances.
2. Contractor is required to submit their construction schedule prior to the project implementation. Construction schedule should be based on the availability of the office and canteen to be renovated.
3. Contractor is responsible for moving/relocating of office & canteen chairs, tables, and other objects impeding the implementation of works.
4. Removal of existing concrete kitchen countertop, plumbing fixtures, excess CHB wall/ drywall, and rangehood, existing floor/wall finishes, existing doors and windows, and rectification of affected areas after dismantling works are included in the dismantling/ restoration works. This includes all labor, materials, and equipment to accomplish aforesaid works up until the completion of the project. This also entails installing board-up coverings over the openings of doors and windows after dismantling, ensuring that the operation of the LRA Canteen will not be hampered by the ongoing construction, hauling and proper disposal of the dismantled/demolished materials. The contractor is responsible for surrendering all items that have been dismantled or removed from the project to LRA, which will determine whether the items will be retained or for disposal.
5. For carpentry & joinery works, installation 6mm THK drywall, interior ceiling, and doors indicated in the given key plan are necessary. This also includes all labor, materials, and equipment needed to accomplish aforesaid works up until the completion of the project. The specifications of the materials and door schedule to be used are as follows:



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| PARTICULAR | SPECIFICATION |
|--|---|
| Drywall | Wall, 4.5mm Fiber Cement Board in metal framing. Contractor shall submit proposed layout, detail, and methodology of work subject for approval prior to installation. |
| Interior Ceiling at CR | Gypsum Board (Moisture-resistant) Ceiling in Metal Frame; Provide 12mm x 38mm x 0.8mm THK Metal Carrying Channel (Ceiling Joist) at 1.2m on center with 19mm x 50mm x 0.5mm THK metal Double Furring Channel (Ceiling Nailer) at 400mm on center and width 12mm x 38mm x 0.8mm THK Metal Channel (Ceiling Hangers) at 1.2m on center (typical on all rooms). Verify measurements in actual site condition. |
| Interior Ceiling for Grocery, and Dining Area (Portion only) | Fiber Cement Board 4.5mm THK Ceiling in Metal Frame; Provide 12mm x 38mm x 0.8mm THK Metal Carrying Channel (Ceiling Joist) at 1.2m on center with 19mm x 50mm x 0.5mm THK metal Double Furring Channel (Ceiling Nailer) at 400mm on center and width 12mm x 38mm x 0.8mm THK Metal Channel (Ceiling Hangers) at 1.2m on center (typical on all rooms). Verify measurements in actual site condition.. |
| Various Doors | Check Door schedule in the key plans provided. |
| Various Windows | Check Window Schedule in the key plans provided. |

Note: Specifications given are subject to changes based on actual site condition.

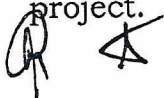
6. For tile works, installation of unglazed tiles for floor tiles and glazed tiles for wall tiles in the area indicated in the given key plan. The contractor shall provide swatches/ samples of tiles subject for approval prior to installation. This also includes all labor, materials, and equipment needed to accomplish aforesaid works up until the completion of the project.
7. For painting works, repainting of all interior walls, ceiling, and steel surfaces are necessary. Before application of the paint, ensure that the surface is properly prepared. Cleaning and application of concrete neutralizer and skim coat is required before the actual application of paint. The color of paint is subject for approval of the end-user. This also includes all labor, materials, and equipment needed to accomplish aforesaid works up until the completion of the project.
8. For electrical works, installation of new electrical conduits, wires, and electrical fixtures are necessary. This includes all labor, materials, and equipment needed to accomplish aforesaid works up until the completion of the project. Contractor should rectify all affected areas while performing the said work. Lighting fixtures and conduits quantities and specifications are listed below:

(Handwritten initials/signature)

| ITEM NO. | PARTICULAR | QTY | REMARKS |
|---------------------------|---------------------------------|--------|---|
| Lighting Fixtures | | | |
| 1. | Panel Light (Recessed Type) 18W | 2 sets | 18 watts LED Panel Light or any approved equal. Contractor shall submit samples before installation. |
| 2. | Pin light (Recessed Type) 9W | 4 Sets | 9 watts LED Pin Light or any approved equal. Contractor shall submit samples before installation. |
| Electrical Conduit | | | |
| 1. | Electrical Wires | 1 lot | Use minimum 3.5mm ² THHN stranded electrical wire unless indicated in the given key plan or instructed by LRA. |
| 2. | Roughing-ins | 1 lot | Electrical Metallic Tubing (EMT) galvanized steel or any approved equal. Sizes will depend on actual site condition. |
| 3. | Utility Box | 15 pcs | Metal Utility Box GA16 or any approved equal. |
| 4. | Junction Box | 15 pcs | Metal Octagonal Junction Box GA16 or any approved equal |
| 5. | Supports and Brackets | 1 lot | Provide supports and brackets for the electrical system to be installed. Items to be used are for approval of LRA. |
| Electrical Devices | | | |
| 1. | Convenience Outlet | 4 pcs | Duplex Convenient outlet with grounding or any approved equal. |
| 2. | Switches | 4 pcs | 2 Gang switch or any approved equal. |

Note: Quantity and specifications given are subject to changes (increase/decrease, change of item, additional items, etc.) based on actual site condition.

9. For plumbing works, construction of one (1) kitchen sink for handwashing in the dining area with complete PPR pipes & fittings, tapping in the existing water supply, and all accessories are necessary. Detailed drawings of the aforesaid sink together with the specifications are indicated in the given key plan. This also includes all labor, materials, and equipment needed to accomplish aforesaid works up until the completion of the project.



10. For miscellaneous works, supply, delivery, and installation of Panaflex signage is necessary. Detailed drawings of the aforesaid signage together with the specifications will be given by GSD. This also includes all labor, materials, and equipment needed to accomplish aforesaid works up until the completion of the project.
11. Site visit/ ocular inspection is required before mobilization to inspect actual site condition. Daily site supervision is required.

It is understood that the payment therefore shall be subject to the usual accounting and auditing requirements after completion of all the above-mentioned works. Period of delivery is Ninety (90) working days from receipt hereof.

Very truly yours,


RONALDO C. APILADO
Engineer III
General Services Division


UNOBLIGATED FUNDS
AVAILABLE: **P918,170.18**


JAIRUS M. CABUSI
Chief, Accounting Division

APPROVED:


GERARDO PANGA SIRIOS
Administrator

Received and Acknowledged by:


F. SENONES
CONTRACTOR

01-17-25
DATE