



TECHNICAL SPECIFICATIONS

"Propose Canopy Fronting Registrar and New Administration Building Entry Including Terrace"

At
BENGUET STATE UNIVERSITY, KM. 5 BALILI, LA TRINIDAD, BENGUET
NOVEMBER 2023

GENERAL PROVISIONS AND REQUIREMENTS

SECTION 1 - SPECIFIC

1. SCOPE OF WORK

- a. The work covered under this contract shall include the construction of the building including supervision, labor and the supply of materials, equipment and services necessary to properly conduct and produce the desired work product. Included herein are mobilization, civil works, concrete and masonry works, carpentry, tinsmith, doors and windows, electrical works, plumbing works and painting works. General cleaning/demobilization of all temporary works and structures for an efficient, smooth and up to date completion of the contract.

2. CONTRACT DRAWINGS

- a. Details and extent of work are shown on the drawings accompanying these specifications.
- b. Sketches and other details not shown in plans shall be furnished by the Benguet State University architect or engineer during the pace of construction.

3. PARTS OF THE SPECIFICATIONS

- a. These specification shall include the following parts whose applicable provisions are binding in the contract:

Section I	-	Specific
Section II	-	General Conditions
Section III	-	Mobilization
Section IV	-	Concrete and Masonry
Section V	-	Tinsmith Works
Section VI	-	Painting Works
Section VII	-	General Cleaning and Demobilization

- b. Works performed under any of the following parts of the Specifications shall not be paid separately, but the cost thereof shall be considered as having been included in the lump sum contract price.
- c. These specifications are intended to supplement the provisions of PD 1096 otherwise known as the National Building Code of the Philippines and its IRR in order to provide the proper design and construction. In case of discrepancies between plans and specifications, these specifications shall prevail. It is the duty of the Contractor to examine both carefully, compare and verify dimensions and data furnished by BSU in case of discrepancies between figures and drawings, the matter should be brought immediately to the BSU architect or engineer before any adjustments shall be made by the Contractor.

SECTION II - GENERAL CONDITIONS

1. WORKMANSHIP

- a. All operations required under any and all parts of the Specifications shall be undertaken in a neat, workmanlike manner. Only skilled personnel with sufficient experience in similar operations shall be allowed to undertake the same.

2. CLEARING, GRUBBING, GRADING AND FILLING

- a. The contractor shall clear, grub, and grade the proposed building location for a distance of four (4) meters in all directions outside the building line without extra compensation. Provided, however, that he shall not be required to clear beyond existing street lines, should the said street line be nearer than those of the four (4) meters to any building line.

3. EXCAVATION AND BACKFILL

- a. The contractor shall make the necessary excavation of whatever materials maybe encountered, for all foundations to the extent required and the grade indicated on the drawings, without extra compensation.

4. ELECTRICITY AND WATER SUPPLY

- a. The contractor shall provide at his own expense electricity and ample supply of fresh water, sufficient for all construction purposes.

5. INSPECTION OF THE SITE

- a. The tender may deem to have been based on data, regarding physical conditions of the site. The contractor acknowledges and warrants that he has inspected and examined the site and the surroundings and has satisfied himself by submission of his bid as to the nature of the work and materials necessary for the completion of the project, the means of access to the site, the accommodation he may require, and that he has obtained for himself, all the necessary information as to risks, contingencies and other circumstances which may have influenced or affected his bid. NO increase in cost or extension of time will be considered for the failure to inspect and examine the site condition.

6. CHANGES

- a. The BSU architect or engineer reserves the right to make slight changes in details of work or materials as he may deem advisable. These changes may include revision or modifications of shapes or dimensions of elements that may involve additional expenses to the contractor shall be covered by appropriate adjustment of the contract price.

7. CONFLICT BETWEEN PLANS, SPECIFICATIONS AND BILL OF MATERIALS & ESTIMATES

- a. Should there be any conflict between indications on drawings, provisions in specifications, bill of materials and estimates shall be referred to the BSU architect or engineer for his/her decisions on the matter and whose opinion shall be final.
- b. Any omission in the specifications of work or works to be undertaken but necessary for the completion of work, shall be undertaken by the contractor as if indicated on the drawings, without extra compensation. Such works shall be done in the usual manner as required as to quality of both materials and workmanship.

8. REJECTIONS

- a. Materials or workmanship not in reasonable conformance with the provisions of these specifications shall be rejected at any time during the progress of the work. The contractor shall receive copies of reports of rejection of materials and workmanship made by the authorized technical representative of BSU. Any part of the work that he has been done and is not of the quality required by reasonable interpretation of the plans and specifications shall be torn down or removed immediately and rebuilt or otherwise remedy such work in accordance with the requirements of the plans and specifications.

9. VARIATION ORDER / CHANGE ORDER / EXTRA WORK ORDER

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- a. Any changes or deviations made on plans, specifications, bill of materials and estimates should be referred and reported to the BSU architect or engineer for proper documentation prior to implementation.
- b. All IRR of RA 9184 regarding Variation Order, Change Order or Extra Work Order should be strictly followed.

10. ESTABLISHED GRADE LINE AND PREPARATION OF SITE

- a. The contractor shall inspect and examine the individual site conditions. No increase in cost or extension of time will be considered for failure to examine site condition.
- b. Care shall be taken to protect and maintain adjacent properties, trees, materials and such other facilities such as conduits, drains sewers, pipes and other wires that are to remain in the property. Restore without cost to BSU all properties may be affected during the performance of work.
- c. All unusable materials and debris resulting from the performance of work shall be removed from the premises and salvageable material shall be hauled and stacked neatly by the contractor to BSU storehouse.
- d. Remove all earth and sub-grade materials unsuitable for the preparation of the sub-grade for the items of construction. Clear and remove shrubs, stumps, roots and other vegetation from the site.

SECTION III - MOBILIZATION

1. SCOPE

- a. The work shall include mobilization of equipment, manpower, hauling of materials, and necessary tools needed for the proper and smooth completion of the project.

SECTION IV - CONCRETE AND MASONRY WORK

1. SCOPE

- a. The work includes the furnishing of labor, equipment and materials, and the performing of all necessary operations in connection with the concrete and masonry works for the rehabilitation of the building.

2. MATERIALS

- a. Concrete hollow blocks (CHB) shall be of superior and approved quality of size 4"x 8"x 16", sound and free from cracks and other imperfections.
- b. Sand and gravel shall be well graded and free from any deleterious materials.
- c. Cement and aggregates shall be stored in a manner as to prevent their deterioration or the intrusion of foreign matter that will deteriorate the quality or which has been damaged shall be tested by standard mortar test to determine its suitability for use.
- d. Mortar shall be workable, cement-sand mixture and attaining a 28-day compressive strength of 1500 psi.
- e. Concrete Aggregates shall conform to the "Specifications for Aggregates" (ASTM G33 latest revision). The maximum size of the aggregates shall not be larger than one-fifth 1/5 of the narrowest dimension between side of the forms of the member of which concrete is to be used, not larger than three-fourths (3/4) of the minimum clear spacing between individual reinforcing bars in no case larger than two (2) inches in diameter.
- f. Reinforcing steel bars for columns, beams, footing, pedestal walls, etc., shall be a structural grade deformed bars. Ties and stirrups of beams and columns as well as slab reinforcements may be plain bars unless noted in the plans or specified herein.
- g. Forms shall conform to the shape, lines and dimensions of the members as called for on plans, and shall be substantial and sufficiently tight to prevent leakage of mortar. They shall be properly braced or tied so as to maintain position and shape.

- h. Plywood, metal, plastic materials or surfaced lumber forms shall be used where it will be best give the most advantage in the specific concrete work involved.
- i. Unless otherwise ordered, forms and shoring shall not be disturbed and shall remain in place for minimum period of 24-hours.

3. CONCRETE AND MASONRY WORK

- a. Before placing reinforcement and before pouring concrete, remove all loose rusts, mill, oil or other adhering materials which tend to reduce or destroy bond between concrete and reinforcement.
- b. Reinforcing steel bars shall be cut, bent, lapped or splice as recommended by the ACI codes. Splices where permitted, shall provide sufficient lap (not less than 60 times the diameter of the bars to be deformed) to transfer the stress between bars by bond and shear, and shall be secured in place by the use of tie wires not smaller than No.16 gauge. Splices in adjacent bars shall be staggered.
- c. Reinforcing steel bars shall be placed accurately and secured in place by use of concrete or metal supports, spacers or ties to firmly hold them in their proper positions during pouring and setting of concrete.
- d. Reinforcing steel bars shall not be bent or straightened in any manner that will injure the materials. Bars with kinks or bends shall not be used.
- e. Reinforcing steel bars shall have protective covering not less than three-fourths (3/4) inches of concrete in slabs that are not exposed to the ground; not less than one and a half inches (1-1/2"), in beam, girders, and columns, and not less than (3") for footing on soil.
- f. All horizontal and vertical bars as the case maybe shall be anchored 20 bar diameters into the concrete footing, columns and beams.
- g. All horizontal the reinforcement shall be tied to the vertical reinforcement at every intersection with no. 16 G.I. tie wire.

Concrete:

Design working stresses for concrete based on the following 28 days of ultimate compressive strength:

1. Footing, Columns, Bearing Walls	3,000 psi
2. Slab of fill	2,500 psi

Reinforcement:

- 1. All mild reinforcement steel shall be of new Billet Structural Grade ($f_y=33,000$ psi) deformed bars conforming to ASTM A-615.
- 2. All detailing, fabrication and installation of reinforcing bars must follow the ACI Manual Standard Practices for Detailing Reinforced Concrete Structures (ACI-315.65).
- 3. All reinforcement shall be continuous with a minimum length of laps for splices as per corresponding notes in ACI Detailing Manual.

Walls:

- 1. See Architectural Drawings for concrete and masonry walls not shown on the structural drawings.
- 2. Wall reinforcement shall be wired together and double curtain braced apart.

Clearances:

Minimum concrete cover shall be as follows:

1. Footing	0.076 m clear
2. Columns	0.038 m clear
3. Walls	0.019 m clear
4. Beams	0.038 m clear
5. Slabs	0.019 m clear

Dowels:

Provide dowels for walls starting on beams.

Foundation:

1. Except otherwise shown, excavations shall be made as near as possible to the neat lines required by the size and shape of the structure.
2. Backfill shall be placed in layers not exceeding 0.15m in depth. Each layer must be moisten as directed and thoroughly compacted before placing the next layer.

Pouring Schedule and Removal of Forms:

1. The Contractor shall submit for in the approval schedule of concrete pouring and location of construction joints to the architect or engineer of the institution at least four (3) days prior to pouring.
2. All chases and openings on slabs and walls shall be approved by the architect or engineer of the institution.
3. The Contractor shall furnish and maintain adequate forms and shoring until the concrete members have attained its curing period.

Work Item

Description

1. Foundation	Reinforced Concrete("Class A" mixture, 1:2:4); with the necessary reinforcing bars as indicated in the structural plan.
2. Columns	Reinforced Concrete ("Class A" mixture, 1:2:4); with the necessary reinforcing bars as indicated in the structural plan.
3. Beams	Reinforced Concrete ("Class A" mixture, 1:2:4); with the necessary reinforcing bars as indicated in the structural plan.
4. Floor Slabs	
4.1 All Floor Slab	Reinforced Concrete ("Class B" mixture, 1:2.5:5); with the necessary reinforcing bars as indicated in the structural plan.
4.1.a Finishing	Non-skid tile
5. Walls	
5.1 Exterior Walls	4" Hollow Concrete Blocks (CHB) with concrete mix in the hollow core and with reinforcing bars as indicated in the Structural Plan. Plain Cement Plaster finished on both sides unless otherwise specified.
5.1.a Finishing	Semi-Gloss Latex by Boysen/Davies or equivalent
5.2 Interior Walls	Plain Cement Plaster in Paint coat finish by Boysen/Davies or equivalent.
5.2.a Finishing	Paint Cement Plaster finish
5.2.b Divisions	
5.3 Molding	Plain Cement Plaster finish
5.3 Facade Accessories	N/A

4. CONCRETE PROPORTION AND CONSISTENCY

- a. The unit of measurement shall be cubic foot. One bag of cement shall be considered as one cubic foot. Water shall be measured as to ensure the desired quantity of successive batches.
- b. The re-tempering of concrete, i.e. mixing with additional cement, aggregate or water shall not be permitted.
- c. Water shall be removed from excavation before concrete is deposited. Any continuous flow of water into the excavation shall be directed through side drains to a slump



or be removed by other approved methods to avoid washing the freshly deposited concrete and forms shall be thoroughly wetted.

- d. Concrete shall be conveyed to forms as rapidly as practicable, by methods which shall prevent segregation or loss of ingredients. There shall be no free vertical drop greater than 1.5 meters. Approval of BSU shall be obtained before starting any concrete pour. Concrete shall be worked readily into the corners and angles of the forms around all reinforcement and embedded items by depositing the concrete as close as possible to its final position in the forms.
- e. If possible, concreting shall be done continuous until section is completed. When stoppage of concrete operations occurs, construction joints shall be placed either horizontal or vertically as indicated by BSU and provided with shear keys or dowels to develop bond.
- f. Pouring of concrete for foundations shall be done after BSU has verified the actual soil conditions at the site and approved the start of concreting. No footing shall rest on fill.
- g. The contractor shall not pour any concrete until BSU inspects and approves the conditions of forms, reinforcement and embedment's.
- h. For reduction or additions, on the contract sum due to deletion or extra involved, cast-in-place concrete shall be measured in cubic meter and payment shall be based on the actual volume using the unit prices on the proposal form.

5. CURING

All concrete shall be moist in an approved method of combination applicable to local conditions. Surface of the concrete shall be kept continuously wet by covering with water, by continuously spraying, or by covering with water, by continuously spraying, or by covering with burlap or other approved materials thoroughly saturated with water and keeping the covering wet by spraying or intermittent hosing. Water for curing shall be free from any elements which might cause objectionable staining or discoloration of the concrete.

6. REPAIR OF CONCRETE

- a. Imperfections shall be repaired and shall be completed within 24 hours after removal of forms.
- b. Fins shall be nearly removed from exposed surfaces.
- c. Damaged or honeycomb concrete must be removed to reach sound concrete and should be replaced with dry pack, rich mortar or concrete with pea gravel.
- d. Voids which appear upon the removal of forms shall be drenched with water and immediately filled with materials of the same composition as that used in the surface and smooth with a wood spatula or float.
- e. Large bulges and abrupt irregularities that protrude shall be removed by brushing, hammering and grinding.
- f. All materials, procedures and operations used in the repair of concrete shall be approved by BSU.
- g. The cost of materials, labor and equipment used in the repair shall be the sole responsibility of the contractor.

7. CONCRETE SLAB ON FILL

All concrete shall be moist in an approved method of combination applicable to local conditions. Surface of the concrete shall be kept continuously wet by covering with water, by continuously spraying, or by covering with water, by continuously spraying, or by covering with burlap or other approved materials thoroughly saturated with water and keeping the covering wet by spraying or intermittent hosing. Water for curing shall be free from any elements which might cause objectionable staining or discoloration of the concrete.

8. CONCRETE SLAB ON FILL

- a. Concrete slab on fill shall be laid on a prepared foundation. Sub-grade shall be rolled, rammed, or tamped layer by layered to a thoroughly compacted foundation.

9. CEMENT FINISH FOR CONCRETE AND CHB SURFACES

- a. All concrete surfaces including those indicated as "Cement Plaster" on drawings shall be given a fine finish.
- b. The cement surface shall be kept wet for four (4) hours before the required finish is applied.

10. INSPECTION

- a. Concrete shall be proportional, mixed, and placed in the presence of BSU representative, ample notice shall be given before mixing is recommenced.

11. CONCRETE HOLLOW BLOCKS

- a. Concrete hollow blocks shall be thoroughly wetted with water and embedded-in and cemented together with mortar. All blocks shall be laid plumb, true to line with level and accurately spaced courses breaking joints with the course below. Horizontal and vertical mortar joints shall be 3/8" thick with full mortar average on the face shells and the webs surrounding the cells to be completely filled. All blocks joints shall be struck flush to smooth even surface. Provide reinforcements as shown or specified and completely fill the cell with mortar to completely encase the reinforcement.
- b. Vertical and horizontal reinforcements shall be provided and hollow comes where such reinforcements run through shall be full filled with class "A" concrete. Unless otherwise indicated in the drawings, reinforcements shall consists of 10mm diameter vertical and horizontal bars spaced at 600mm on centers securely anchored to columns of frames and to the existing walls
- c. Mortar for joints and finishing plasters shall consist of one (1) part cement, (2) parts of sand, and minimum amount of water. Mortar joints shall be neatly trowelled and scraped of excess mortar.
- d. Prior to laying, blocks shall be uniformly moistened but not soaked; joints shall be neatly trowelled and scraped of excess mortar.

SECTION V- TINSMITHRY and WELDING WORKS

1. SCOPE OF WORK

- a. The work consists of furnishing all labor, tools, equipment and materials needed in the performance of operations relative to the fabrication, delivery to site, and installation, completion as required and specified.

2. MATERIALS

2.a. Roofing

- a. Use 0.8mm thick rib type polycarbonate dark brown roofing.
- b. Sheet shall be laid with end laps as indicated on the drawings, the minimum end lap shall be 30mm and the minimum side lap shall be 2 1/2" rib wide. Polycarbonate sheets shall be fastened to the purlins at every alternate corrugation.
- c. Ridge rolls shall lap at least 30cm over the roofing sheets. The ridge roll shall be fastened to the roofing sheets at every alternate corrugation.
- d. Valley rolls shall lap at least 30cm over the roofing sheets. The ridge roll shall be fastened to the roofing sheets at every fourth corrugation.
- e. Flashing shall be pre-painted with minimum thickness of 0.4mm. For corrugated sheets whose corrugations run parallel to the walls, one wing of the flashing sheets shall be corrugated to match the corrugations of the roofing sheets and shall be wide enough to cover at least 3 corrugations. All fascia boards shall be installed with flashings.

2.b. Roof Framing

- a. Use 6mm x 50mm x 50mm Steel angles, fully welded.
- b. No part of the roof frame shall be exposed to weather especially moist and rain.

SECTION VI- PAINTING WORKS

1. GENERAL

106

- a. The manufacturer's painting specification for Davies/Boysen paints or equivalent shall be considered as part of these specifications.

2. SCOPE OF WORK

- a. The contractor shall furnish all labor, equipment, materials and services required to complete the entire painting work herein called for. Painting work shall include the painting of all interior and exterior masonry work, wood work, metal work, wallboards, etc., as specified herein after the required there to.
- b. The contractor shall be furnish all tools, brushes, spraying equipment, tackles, scaffolding, ladders, pails, pans and other equipment required to complete the entire painting work.

3. WORKMANSHIP

- a. All work shall be done by skilled painters in a workman like manner by being brushed or sprayed on the surfaces. All paints etc., shall evenly applied so as to be free from sags, runs, crawls, or other paint defects. All coats shall be of minimum brush marks. All brushes shall be clean and in good condition, heavy brushes are preferred.
- b. All paints shall be thoroughly stirred so as to keep the pigment evenly in suspension when paint is being applied.
- c. No paintings shall be done under conditions that are unsuitable for the production of good results. No oil painting shall be done on damp weather.
- d. All coats shall be thoroughly dry before the succeeding coat is applied. Allow at least twenty-four (24) hours between coats unless otherwise specified by the manufacturer.
- e. Painting coats are specified and intended to cover surfaces perfectly, if surfaces are not fully covered, further coats shall be applied to attain the desired evenness of the paint application.
- f. All parts of the molding shall be left clean and true to details. All findings shall be uniform as to sheen, color, and texture except when glazing is required.

4. MATERIALS

- a. All paints and painting materials shall be as manufactured by **Boysen or Davies** Paints Philippines Inc. or equivalent.
- b. All paint materials shall be delivered at the site in their original containers, with labels intact and seals unbroken.
- c. With the exception of ready-mixed materials in original containers all mixing shall be done at the jobsite. No materials are to be reduced or changed except as specified by the manufacturer of the said materials. The use of white zinc (lithopone) will not be allowed.
- d. A place will be designated by the BSU architect or engineer for the storage of paint materials and tools. Whenever it may be necessary to change the location of his storage space, the contractor shall promptly move to the newly designated place. The storage space floor shall be adequately protected from damage and from paint. Paints shall be kept covered at all times and safeguarded to prevent fire.

5. COLORS

- a. All colors of paint and varnishes shall be in accordance with color scheme as approved by BSU.

6. PROTECTION

- a. Protect all electrical plates, surface hardware, etc. during the painting operations.
- b. All floors, other surfaces and equipment shall be protected during the painting operations by any method acceptable and approved by the BSU Architect or Engineer.

7. PREPARATION OF SURFACES

- a. Before applying paint finish, all surfaces must be thoroughly dry, clean and free from dust, grease, and dirt and properly prepared to receive finish. Boysen/Davies paint or equivalent and Varnish Remover shall be used.
- b. No painting shall be done at any time unless the surface to be treated is thoroughly dry. The contractor shall inspect all surfaces to be painted and shall report all defects therein to the BSU architect or engineer prior to painting. The architect

- or engineer will cause these defects to be remedied. The commencing to the work by the contractor indicates his acceptance of the surface to be painted.
- c. Wood surface shall be sand papered to a smooth and even surface duster. Blemishes on surfaces to be varnished shall be corrected. After primer stain coat all cracks and nail holes shall be filled with putty. Putty used in stained work shall batch the stained wood.
 - d. Brick, stucco, and concrete surfaces shall be free from excess mortar. Treat surfaces with Davies/**Boysen** or equivalent Masonry Neutralizer brushing the surface free of loose crystals when dry. New plaster must be allowed to dry thoroughly. Places in walls must be repaired with plastic patch-deep holes with matching plaster.
 - e. Metal surfaces shall be cleaned, free of mill scale, rust and foreign matter by scrapping flame cleaning, sand blasting or wire brushing. Loosed and scaling point shall be scraped and fire-brushed to sound metal surface.
 - f. Manufacturer's requirements for preparation of surfaces shall be considered apart of these specifications.

8. PAINTING SCHEDULE

- a. Wood (ceiling)
 - Skim Coat : Boysen/ Davies or equivalent
 - Primer : Boysen/Davies or equivalent Flat Wall Enamel (verify color)
 - Second Coat : Boysen/Davies or equivalent Flat Latex, (verify color)
 - Third Coat : Boysen/Davies or equivalent Semi-gloss, Latex (verify color)
- b. Exterior Wall
 - Skim Coat : Boysen/Davies or equivalent
 - Primer : Boysen/Davies or equivalent Acrytex Cast B_5715
 - Second Coat : Boysen/Davies or equivalent Wallguard, Semi-gloss Latex (verify color)
 - Third Coat : Boysen/Davies or equivalent Wallguard, Semi-gloss Latex (verify color)
- c. Interior Wall
 - Skim Coat : Boysen/Davies or equivalent
 - Primer : Boysen/Davies or equivalent Flat Latex
 - Second Coat : Boysen/Davies or equivalent Semi-gloss Latex (verify color)
 - Third Coat : Boysen/Davies or equivalent Semi-gloss Latex (verify color)
- d. Other Wood Surfaces
 - Baseboard : Boysen/Davies or equivalent (verify color)
 - Door Leaf : Boysen/Davies or equivalent (verify color)
 - Door Jamb : Boysen/Davies or equivalent (verify color)

SECTION VII - GENERAL CLEANING AND DEMOBILIZATION

1. SCOPE OF WORK

- a. Upon the completion, the contractor shall remove from the building all the materials and debris created by him, and leave his part of the work in a clean and finished condition acceptable to the owner. Washing and polishing of window glass and all other glazing works shall be done by him.

SPECIAL PROVISIONS

1. START AND COMPLETION OF WORK

The contractor shall start the work within five (5) calendar days after specified date in the notice to proceed given to by BSU and he shall complete the work within the agreed number of calendar days.

All salvage materials shall be turned over to the BSU main campus storehouse.

2. CONSTRUCTION MEN IDENTIFICATION

The contractor shall provide all his men working in the project with identification cards at the project site that BSU required.

3. ACCIDENT

The contractor shall provide, at the site, such medical facilities which are necessary to supply the first aid of anyone who may be injured in connection with the work. The contractor must promptly report in writing to BSU all accidents whatsoever arising out of or in connection with the performance of the work, whether on, or adjacent to the site, which cause death, personal injury, on property damages giving full details and statement of witnesses.

4. COST AND FIGURE DISCREPANCIES

In case of discrepancies between costs and total bid cost, the latter shall govern. In case of error between price in words and figures occurs, the price in figures shall be considered as the bid.

5. PROTECTION

The contractor shall protect the work of all other trades against damage or injury by his employee, or by his material, tools or utensils used in connection with this contract. Any damage done by him or his employees shall be repaired at his own expense, without any additional compensation beyond the contract price.

The contractor shall be held responsible for the repairs to have own or other made necessary by the defective workmanship or carelessness of other crafts. Any damage to any part or part of the structure of the building caused by the contractor shall be repaired at his own expense.

6. WARRANTY AND GUARANTEES

The contractor shall guarantee all works specified are free from the defective workmanship and materials, and will remain so far for a period of 1 year from the date of acceptance of the work. Any defects, appearing within the aforesaid period, shall be remedied by the contractor at his own expense.

7. WORKMANSHIP

The work throughout shall be executed in the best and most thorough manner under the redirection of and to the satisfaction of the BSU Engineer and Architect and shall have the power to reject any works and materials which, in his judgment, are not in full accordance therewith.

8. MANNER OF PAYMENT

The contractor shall be paid through progress billing and shall submit a request for the payment corresponding to the percentage of work accomplished with statement of work accomplishment and the project photos before and after each activity as attachment. Such request shall be verified by the monitoring and inspection committee or its duly appointed representative. Benguet State University shall have the right to deduct from the contractor's progress billing such amount as may be necessary to cover the third party's liabilities, as well as the uncorrected defects in the projects. The payment shall be subjected to retention of ten percent (10%) referred to as the "retention money" in accordance with pertinent provisions of RA 9184.

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