

ANNUAL PROCUREMENT PLAN
PALACIO DEL GOBERNADOR CONDOMINIUM CORPORATION
CY 2016

Description	Amount	Procurement Method	Time Schedule			
			Q1	Q2	Q3	Q4
I. Office Supplies, Computer Accessories & Equipment	219,000		154,500	21,500	21,500	21,500
a. Office Supplies & Other Supplies	86,000	Shopping	21,500	21,500	21,500	21,500
b. 2 Units 65' inches LED TV, 2 units computer and UPS For the publication of Citizen's Charter & other Civil Services requirements at PDG entrance lobby plus materials needed for the installation.	133,000	Shopping	133,000			
II. Transportation & Communication	395,700		103,800	97,300	97,300	97,300
a. Telephone - Land line/DSL line	41,000	Continuing	10,250	10,250	10,250	10,250
b. Mobile Communication (8 BOD)	192,000	Shopping	48,000	48,000	48,000	48,000
c. Mobile Communication (5 Admin Com. & 2 Staff)	151,200	Shopping	37,800	37,800	37,800	37,800
d. Transportation and Delivery	5,000	Continuing	1,250	1,250	1,250	1,250
e. Sky Cable Subscription	6,500	Continuing	6,500			
III. Contracted Services	5,983,000		1,495,750	1,495,750	1,495,750	1,495,750
a. Security Services	3,080,000	Bidding	770,000	770,000	770,000	770,000
b. Janitorial Services/Elevator Operators	2,270,000	Bidding	567,500	567,500	567,500	567,500
c. Pest/Insect Control Services	98,000	Shopping	24,500	24,500	24,500	24,500
d. Elevator Monthly Preventive Maintenance	267,000	Direct Contracting	66,750	66,750	66,750	66,750
e. Water Treatment & General Cleaning of 32 Cooling Towers	148,000	Shopping	37,000	37,000	37,000	37,000
f. Preventive Maintenance of Fire Alarm & Smoke Detection System	120,000	Direct Contracting	30,000	30,000	30,000	30,000
IV. Building Structure	3,312,031		204,081	1,094,950	2,013,000	-
a. Structural Assessment of the PDG Building by an Structural Engr.	1,000,000	Bidding		1,000,000		
b. Repainting of Male and Female Ground Floor Lobby CR's	13,000	PDGCC Crew			13,000	
c. Installation of Monumental Lighting A. Soriano Ave. side	2,000,000	Bidding			2,000,000	
d. Preventive Maintenance of Monumental Lighting	9,950	Shopping		9,950		
e. Water Proofing of gutter and molding of PDG Building	204,081	Shopping	204,081			
f. Construction of concrete partition at the Ground Floor Male & Female Comfort Room	85,000	Shopping		85,000		
V. Mechanical	1,650,000		-	-	1,650,000	-
a. Preventive Maintenance of the 500 KVA GENSET	150,000	Shopping			150,000	
b. Replacement of AHU Controller Quadrant B	1,500,000	Bidding			1,500,000	
VI. Plumbing	1,290,280		259,144	621,136	320,000	90,000
a. Annual general cleaning of underground reservoir/cistern.	13,500	Shopping	13,500			
b. Preventive Maintenance of 4 units Main Manhole Street Sewer Line outside PDGCC		Plumber Helper	-	-	-	-
c. Preventive Maintenance of 12 units of Main Clean Out 5"O of Street Sewer Drain Line-For de-clogging works.		Plumber Helper	-	-	-	-
d. Preventive Maintenance of 2 units Sumpit @ basement area near Male Cr and Female Cr		Plumber Helper	-	-	-	-
e. Preventive Maintenance of 2 units Sewage Pit for Female and Male Cr. At Basement Area- General cleaning.		Plumber Helper	-	-	-	-
f. Preventive Maintenance for de-clogging work of Main Downspout Rooftop Strainline and Cooling Tower		Plumber Helper	-	-	-	-
g. Repainting of the 4 units 18,000 gallon Elevated Cylindrical Tank	90,000	Shopping				90,000
h. Descaling with the use of chemical of 64 units condensers in 32 AHU quadrants	320,000	Shopping			320,000	
i. Supply of manpower & materials for the re-piping works of New Sewer & Water Pipelines and re-tiling works at male basement CR	245,644	Shopping	245,644			
j. Installation of Sumpit Pump Controller (Pump Room)	155,000	Shopping		155,000		
k. Re-piping & Replacement of C.I. Pipeline 4"O dia. of cracked pipe drain line at th basement area approximately 2 meters long	35,000	Shopping		35,000		
l. Replacement of Submersible Sewage Cutter Type, Centrifugal Pump	431,136	Shopping		431,136		

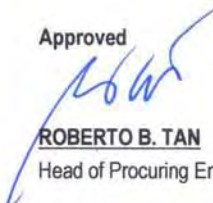
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VII. Building Fire Protection	678,860		597,500	81,360	-	-
a. Replacement of Generator Automatic Battery Charger	38,000	Shopping	38,000			
b. Replacement of dilapidated 4" dia pipe of Fire Pump & Check Valve	86,000	Shopping	86,000			
c. Replacement of Diesel Fire Pump Controller	473,500	Shopping	473,500			
d. Supply of 7 units Emergency light to be installed on the stairs going to Roofdeck, 4 quadrants basement & stairway going to basement	32,900	Shopping		32,900		
e. Replacement of broken 2 hose cabinet glass	960	Shopping		960		
f. Purchase of 4 units HCFC 123 Chemical	22,000	Shopping		22,000		
g. Refilling of 50 units 15 lbs Dry Chemical Fire Extinguishers	25,500	Shopping		25,500		
VIII. Electrical	2,120,000		-	1,990,000	130,000	-
a. Preventive Maintenance of 2 units Pad Mounted, change of mineral oil, porcelain bushing, conduct standard electrical test, such as Insulation Resistance and Polarization Index of Winding Test, Transformer Turns Ratio and Polarity of Winding Test, & Dielectric Breakdown of Oil Test	290,000	Shopping		290,000		
b. Replacement of 6 units Square D I-Line Circuit Breaker 250A, 3P, 600 volts	1,700,000	Bidding		1,700,000		
c. Re-wiring of the capacitor bank , replacement of regulator and contactor	130,000	Shopping			130,000	
IX. Continuous Maintenance Work of Bldg. Facilities at Common Area	434,562		77,890	177,890	77,890	100,890
a. Plumbing fixtures & supplies	100,000	Shopping	25,000	25,000	25,000	25,000
b. Repair & Maintenance of Office & IT Equipment, Electrical fixtures/devices/material and hardware supplies	211,562	Shopping	52,890	52,890	52,890	52,890
c. Annual Maintenance/Cleaning of Chandelier	23,000	Shopping			-	23,000
d. Replacement of Entrance and Lobby Carpet	100,000	Shopping		100,000		
X. Miscellaneous Expense	44,000		10,000	10,000	14,000	10,000
a. Genset Fuel	40,000	Shopping	10,000	10,000	10,000	10,000
b. Fidelity Bond	4,000	Continuing			4,000	
			-	-	-	-
GRAND TOTAL	16,127,433		2,902,665	5,589,886	5,819,440	1,815,440

Recommending Approval

ATTY. GISELA F. LOOD
 BAC Chairperson

Approved


ROBERTO B. TAN
 Head of Procuring Entity

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