
BID PROPOSAL · SUBMITTED TO ARCLAB

517 COURTYARD HOUSE

2-Storey Residential Project

La Granja Estates, Brgy. Baungon, Pualas, Bukidnon



GRAND TOTAL — VAT-INCLUSIVE (12%)

₱20,130,322.29 (Steel Deck)

₱20,783,226.04 (Standard Framing, alternate)

OWNER	Mr. Inigo Arellano & Mrs. Tessa Arellano
ARCHITECT-OF-RECORD	Arch. Aedriane Celis — Architect-of-Record, ARCLAB (Architecture & Creative Lab)
ALSO SUBMITTED TO	Arch. Joshua Magsayo · Arch. Joshua Canlas
CONTRACTOR	JMG CONSTRUCTION & GENERAL MERCHANDISE (JMG Design & Build)
FLOOR AREA	471.95 sq.m. · 2-Storey Residence
PROPOSED CONTRACT TIME	18 calendar months (540 days)
DATE OF SUBMISSION	27 August 2026

"Built once, built right." A single, fully coordinated General Construction Contract — priced, scheduled, and quality-controlled two steps ahead of the client.

PROPOSAL CONTENTS

Table of Contents

Executive Summary 3

Scope of Works 4

Cost Summary 6

Detailed Bill of Quantities 8

Construction Schedule 39

Payment Schedule 40

Quality & Safety 41

Our Team 42

Client References 43

Assumptions, Clarifications & Commercial Terms 44

Closing & Authorization 46

SECTION 1

Executive Summary

Having reviewed the Tender Documents, plans, specifications, and completed our site inspection on 16 July 2026, JMG CONSTRUCTION & GENERAL MERCHANDISE — operating under the JMG Design & Build brand — hereby confirms its intent to undertake the complete construction of the 517 Courtyard House. We understand this project's requirements and are prepared to execute the Works in accordance with the approved Architectural, Structural, Electrical, Mechanical, Plumbing, Electronics, and other relevant Design Documents, except for items expressly identified as Owner-Supplied Materials.

Before pricing a single line item, we submitted nine formal clarification requests to ARCLAB covering payment terms, liquidated damages, VAT treatment, fire-protection and electronics scope, OSM schedule interfaces, and the La Granja Estates construction guidelines — we caught these questions before pricing, not after breaking ground. Every answer received in Bid Bulletin No. 1 is reflected throughout this proposal, cited by clause, so ARCLAB can see exactly what we clarified and confirmed before this number was set.

We intend to mobilize in September 2026. Our proposed Contract Time is 18 calendar months (540 days), with the full phase breakdown and justification set out in Section 5, Construction Schedule. We are committed to delivering quality workmanship, disciplined project management, and a smoother, more professional client experience — with close attention to design intent, testing, commissioning, and final turnover.

Bid Validity

This proposal shall remain valid for sixty (60) calendar days from the date of bid opening, in accordance with the Tender Documents. It is subject to the outcome of the tender process and execution of the final Contract Agreement.

SECTION 2

Scope of Works

This bid covers the complete Tender scope of works as a single General Construction Contract, per Clause 2.7 and Bid Bulletin No. 1 — the Owner intends to award one contract covering the entire scope defined in the Tender Documents. The eighteen (18) BOQ divisions below make up that scope; the itemized detail behind each is presented in full in Section 4, Detailed Bill of Quantities.

No.	Division	Scope Basis
I	Preliminaries	Full JMG scope
II	Earthworks	Full JMG scope
III	Concrete Works	Full JMG scope
IV	Steel Works	Full JMG scope
V	Formworks & Scaffolding	Full JMG scope
VI	Masonry Works	Full JMG scope
VII	Finishing Works	Full JMG scope
VIII	Thermal & Moisture Protection Works	OSM / OSC — see note below
IX	Electrical Works	OSM / OSC — see note below
X	Plumbing Works	OSM / OSC — see note below
XI	Material Testing Works	Full JMG scope
XII	Painting Works	Full JMG scope
XIII	Drywall Works	Full JMG scope
XIV	Ceiling Works	Full JMG scope
XV	Tile & Stone Works	OSM / OSC — see note below
XVI	Fixtures	OSM / OSC — see note below
XVII	Joinery Works	OSM / OSC — see note below
XVIII	Mechanical Works	OSM / OSC — see note below

OSM / OSC exclusions

Roofing (asphalt shingles), glazing, the roll-up garage door, built-ins, AC units, solar power, and furniture are Owner-Supplied & Owner-Installed. Electrical fixtures, plumbing fixtures, tiles/stone, wood finishes, and solid wood doors are Owner-Supplied but Contractor-Installed. Fire-protection/life-safety systems and electronics (Wi-Fi/data, CCTV, home automation) are outside our direct supply-and-install scope per Bid Bulletin No. 1 — but JMG remains responsible for all coordination, supervision, scheduling, and interface management with the appointed specialists, plus every rough-in, sleeve, conduit, opening, and embedded item those systems require. This stays our job even though the systems themselves are not.

Scope Revision — Maid's Room and TV Room Removal

Per ARCLAB email dated 24 August 2026, the maid's room, TV room, and associated outdoor spaces (lanai and backyard porch connected to the maid's room) have been removed from the Tender scope. The affected interior areas total approximately 35 sq.m., and outdoor slab areas total approximately 20 sq.m. Retained: the exterior columns, footing, and tie beams / grade beams structurally supporting these removed spaces remain part of JMG's scope. This cost revision is reflected in the updated estimate and all BOQ divisions in Section 4, including Civil Works, MEP Works, floor finishes, wall finishes, ceiling finishes, and related installation work.

SECTION 3

Cost Summary

This bid is priced two fully independent ways for the suspended-slab structural framing method — Standard Framing (conventional wood formwork, full slab reinforcement) and Steel Deck (permanent 0.76mm G550 steel decking, which reduces both formwork labor and rebar). Both are fully itemized and reconciled to the centavo; see Section 4 for the complete line-item detail. All figures below are VAT-inclusive (12%) per Clause 7.36 and Bid Bulletin No. 1.

Cost Component	Standard Framing (P) Version 1.0 OA	Steel Deck — Default (P) Version 1.0 OB
Total Construction Cost (w/o Contingency)	₱14,057,918.05	₱13,616,289.42
Contingency (5%)	₱702,895.90	₱680,814.47
Overhead (15%)	₱2,108,687.71	₱2,042,443.41
Profit (12%)	₱1,686,950.17	₱1,633,954.73
Total Construction Cost (w/ Contingency/OH/Profit)	₱18,556,451.82	₱17,973,502.04
VAT (12%)	₱2,226,774.22	₱2,156,820.25
GRAND TOTAL	₱20,783,226.04	₱20,130,322.29
Cost per sq.m. (Gross Floor Area 471.95 sq.m.)	₱44,036.92	₱42,653.51

Steel Deck is faster to build with the same structural integrity, at ₱652,903.75 lower than Standard Framing, which is why it is presented as the default option; Standard Framing remains fully available if ARCLAB or the Owner prefers the conventional method.

Summary of Bid — By Division

Division subtotals are the single source of truth driving every figure in this proposal — the same numbers appear here, in the hero total, and in the itemized detail of Section 4. Divisions III, IV, and V (Concrete, Steel, and Formworks/Scaffolding) are the only divisions affected by the structural framing choice; all other divisions are identical between the two options.

Item	Division	Standard Framing (P)	Steel Deck (P)	Difference
I	Preliminaries	₱478,000.00	₱478,000.00	—
II	Earthworks	₱498,726.07	₱498,726.07	—
III	Concrete Works	₱1,135,993.05	₱1,086,713.05	+₱49,280.00
IV	Steel Works	₱3,834,010.35	₱3,890,551.73	-₱56,541.38
V	Formworks & Scaffolding	₱1,064,490.00	₱615,600.00	+₱448,890.00
VI	Masonry Works	₱770,815.83	₱770,815.83	—
VII	Finishing Works	₱371,381.25	₱371,381.25	—
VIII	Thermal & Moisture Protection Works	₱362,982.60	₱362,982.60	—
IX	Electrical Works	₱977,232.50	₱977,232.50	—
X	Plumbing Works	₱670,820.00	₱670,820.00	—
XI	Material Testing Works	₱99,150.00	₱99,150.00	—
XII	Painting Works	₱713,336.40	₱713,336.40	—

Item	Division	Standard Framing (P)	Steel Deck (P)	Difference
XIII	Drywall Works	P863,805.00	P863,805.00	—
XIV	Ceiling Works	P1,153,764.00	P1,153,764.00	—
XV	Tile & Stone Works	P425,774.00	P425,774.00	—
XVI	Fixtures	P190,179.00	P190,179.00	—
XVII	Joinery Works	P146,723.00	P146,723.00	—
XVIII	Mechanical Works	P300,735.00	P300,735.00	—
	TOTAL W/O CONTINGENCY	P14,057,918.05	P13,616,289.42	P441,628.63
	CONTINGENCY / OVERHEAD / PROFIT	P4,498,533.78	P4,357,212.61	P141,321.17
	TOTAL CONSTRUCTION COST W/ CONTINGENCY	P18,556,451.82	P17,973,502.04	P582,949.78
	VAT INCLUSIVE (12%)	P2,226,774.22	P2,156,820.25	P69,953.97
	GRAND TOTAL	P20,783,226.04	P20,130,322.29	P652,903.75

Reconciliation Audit — Passed

Every division subtotal above has been verified line-item by line-item against the complete Detailed Bill of Quantities in Section 4: 521 line items (Standard Framing) and 519 line items (Steel Deck), with zero variance between the sum of individual items and the division subtotals shown. Nothing here is summarized, estimated, or rounded from a smaller sample — every peso in the Grand Total traces to a named line item.

SECTION 4

Detailed Bill of Quantities

Full line-item detail for every division, drawn directly from the 517 Courtyard House Quantity Estimates workbook (sheets V 1.0 OA and V 1.0 OB) and verified to reconcile exactly to its division subtotal in Section 3 — nothing is summarized or hidden. Divisions III (Concrete Works), IV (Steel Works), and V (Formworks & Scaffolding) are priced separately for each structural framing option, since the line items themselves differ; every other division is identical for both options and shown once.

Division I — Preliminaries

Identical for both structural framing options.

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
I.1	Transport of Materials (Initial Stockpile of Cement, Steel, CHB) — Mobilization & Demobilization	lot	1	P50,000.00	P50,000.00
I.2	Site Billboard & Project Identification Signage (8ft x 12ft) — Village Admin Fees Processing	lot	1	P8,000.00	P8,000.00
I.3	Demobilization & Site Clearing (End of Project) — Village Admin Fees Processing	lot	1	P50,000.00	P50,000.00
I.4	Fencing (8ft High) — Temporary Facilities	lot	1	P30,000.00	P30,000.00
I.5	Processing of Temporary Utilities — Material Storage Shed (CHB Construction with GI Sheet Roof)	lot	1	P10,000.00	P10,000.00
I.6	Processing Payments of Electricity & Water Bills — Material Storage Shed (CHB Construction with GI Sheet Roof)	lot	1	P120,000.00	P120,000.00
I.7	Building Permit Application & Processing Fees — Bonds & Insurance	unit	1	P30,000.00	P30,000.00
I.8	Technical Evaluation Fee — Bonds & Insurance	unit	1	P40,000.00	P40,000.00
I.9	Personal Accident Insurance — Performance Bond	unit	1	P30,000.00	P30,000.00
I.10	CARI Insurance — Performance Bond	unit	1	P75,000.00	P75,000.00
I.11	Occupancy Permit — Turnover	unit	1	P15,000.00	P15,000.00
I.12	Permanent Utility Works — Turnover	unit	1	P20,000.00	P20,000.00
				DIVISION I SUBTOTAL	P478,000.00

Division II — Earthworks

Identical for both structural framing options.

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
II.1	Clearing, Grubbing & Stripping (150mm depth) — Site Preparation	sq.m.	517	P77.37	P40,000.00
II.2	Shoring and Dewatering — Excavation	lot	1	P90,000.00	P90,000.00
II.3	F1 — Footings	cu.m.	212.94	P180.00	P38,329.20
II.4	F1A — Footings	cu.m.	17.58	P180.00	P3,163.68
II.5	CF1 — Footings	cu.m.	69.55	P180.00	P12,519.36
II.6	CF2 — Footings	cu.m.	31.29	P180.00	P5,632.20
II.7	CF3 — Footings	cu.m.	30.45	P180.00	P5,481.00
II.8	WF1 — Footings	cu.m.	11.76	P180.00	P2,116.80
II.9	WF2 — Footings	cu.m.	7.50	P180.00	P1,350.00
II.10	FTB1 — Tie Beams	cu.m.	81.14	P180.00	P14,605.92
II.11	Septic Tank — Tie Beams	cu.m.	34.68	P180.00	P6,242.40
II.12	Cistern Tank — Tie Beams	cu.m.	10.90	P180.00	P1,962.22
II.13	Rainwater Collection Tank — Tie Beams	cu.m.	22.41	P180.00	P4,033.80

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
II.14	Area Drains — Tie Beams	cu.m.	4.03	P180.00	P725.76
II.15	Trench Drains — Tie Beams	cu.m.	1.20	P180.00	P216.00
II.16	Grease Trap — Tie Beams	cu.m.	0.22	P180.00	P38.88
II.17	Oil Interceptor — Tie Beams	cu.m.	1	P180.00	P180.00
II.18	600mm x 600mm Sampling Pit — Tie Beams	cu.m.	0.29	P180.00	P51.84
II.19	Utility Pipe Trenching — Tie Beams	cu.m.	48.48	P180.00	P8,726.40
II.20	Common Fill (From Excavated Materials) — Filling and Backfilling	cu.m.	502.56	P180.00	P90,460.80
II.21	Structural Fill (Imported/Engineered) — Filling and Backfilling	cu.m.	61.10	P1,280.00	P78,208.00
II.22	Hauling & Disposal of Surplus Excavated Materials — Disposal	cu.m.	226.01	P180.00	P40,681.80
II.23	Gravel Bedding — Subbase	cu.m.	45	P1,200.00	P54,000.00
				DIVISION II SUBTOTAL	P498,726.07

Division III — Concrete Works

Version 1.0 OA — Standard Framing

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
III.1	F1 — Structural Footings — 3,000 PSI (21 MPa) — Portland Cement Class A (ASTM C150 Type II)	cu.m.	22.40	P5,300.00	P118,720.00
III.2	F1A — Structural Footings — 3,000 PSI (21 MPa) — Portland Cement Class A (ASTM C150 Type II)	cu.m.	1.40	P5,300.00	P7,420.00
III.3	CF1 — Structural Footings — 3,000 PSI (21 MPa) — Portland Cement Class A (ASTM C150 Type II)	cu.m.	5.04	P5,300.00	P26,712.00
III.4	CF2 — Structural Footings — 3,000 PSI (21 MPa) — Portland Cement Class A (ASTM C150 Type II)	cu.m.	3.51	P5,300.00	P18,618.90
III.5	CF3 — Structural Footings — 3,000 PSI (21 MPa) — Portland Cement Class A (ASTM C150 Type II)	cu.m.	3.46	P5,300.00	P18,327.40
III.6	C1 — Columns — 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	7.47	P5,600.00	P41,832.00
III.7	C2 — Columns — 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	1.87	P5,600.00	P10,472.00
III.8	C3 — Columns — 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	0.66	P5,600.00	P3,696.00
III.9	PC1 — Columns — 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	0.44	P5,600.00	P2,464.00
III.10	FTB1 — Tie Beams — 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	12.01	P5,600.00	P67,256.00
III.11	G1 — Suspended Beams 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	0.92	P5,600.00	P5,152.00
III.12	G2 — Suspended Beams 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	0.80	P5,600.00	P4,480.00

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
III.13	G3 — Suspended Beams 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	0.74	P5,600.00	P4,144.00
III.14	G4 — Suspended Beams 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	1.66	P5,600.00	P9,296.00
III.15	G5 — Suspended Beams 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	2.78	P5,600.00	P15,568.00
III.16	G6 — Suspended Beams 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	2.91	P5,600.00	P16,296.00
III.17	G7 — Suspended Beams 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	1.47	P5,600.00	P8,232.00
III.18	B1 — Suspended Beams 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	0.81	P5,600.00	P4,536.00
III.19	B2 — Suspended Beams 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	0.56	P5,600.00	P3,136.00
III.20	B3 — Suspended Beams 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	0.46	P5,600.00	P2,576.00
III.21	CG1 & RCG1 — B4	cu.m.	0.96	P5,600.00	P5,376.00
III.22	RG1 — B4	cu.m.	6.80	P5,600.00	P38,080.00
III.23	RG1-A — B4	cu.m.	1.20	P5,600.00	P6,720.00
III.24	RG2 — B4	cu.m.	0.85	P5,600.00	P4,760.00
III.25	Slab-on-Grade — 3,000 PSI (21 MPa) — Portland Cement Class A (ASTM C150 Type II) — B4	cu.m.	19.14	P5,300.00	P101,442.00
III.26	S-1 — Suspended Slabs — 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	5.02	P5,600.00	P28,112.00
III.27	S-2 — Suspended Slabs — 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	2.02	P5,600.00	P11,312.00
III.28	S-3 — Suspended Slabs — 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	9.66	P5,600.00	P54,096.00
III.29	Stair Flights (Waist & Steps) — Stairs — 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	2.19	P5,600.00	P12,264.00
III.30	Mid-Landing Slab — Stairs — 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	0.75	P5,600.00	P4,200.00
III.31	Stair Beam (SB1) — Stairs — 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	0.27	P5,600.00	P1,512.00
III.32	WF1 — Wall Footings — 3,000 PSI (21 MPa) — Portland Cement Class A (ASTM C150 Type II)	cu.m.	4.44	P6,600.00	P29,304.00
III.33	WF2 — Wall Footings — 3,000 PSI (21 MPa) — Portland Cement Class A (ASTM C150 Type II)	cu.m.	0.33	P6,600.00	P2,178.00
III.34	SC - Ground Floor (86 cols) — Stiffener Columns — 2,000 PSI (13.8 MPa) — Portland Cement Class B (ASTM C150 Type II)	cu.m.	9.14	P5,475.00	P50,041.50
III.35	SC - Second Floor (52 cols) — Stiffener Columns — 2,000 PSI (13.8 MPa) — Portland Cement Class B (ASTM C150 Type II)	cu.m.	4.49	P5,475.00	P24,582.75
III.36	LB - Small Openings (40 units) — Lintel Beams — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	cu.m.	1.62	P6,037.50	P9,780.75
III.37	LB - Medium Openings (20 units) — Lintel Beams — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	cu.m.	1.55	P6,037.50	P9,358.12

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
III.38	LB - Large Openings (13 units) — Lintel Beams — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	cu.m.	2.05	P6,037.50	P12,376.88
III.39	Front Porch & Service Area (3-Step) — Steps — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	cu.m.	0.66	P6,037.50	P3,984.75
III.40	Septic Tank — Tanks — 3,000 PSI (21 MPa) — Portland Cement Class A (ASTM C150 Type II)	cu.m.	7.92	P6,600.00	P52,272.00
III.41	Rainwater Harvesting Tank — Tanks — 3,000 PSI (21 MPa) — Portland Cement Class A (ASTM C150 Type II)	cu.m.	6.18	P6,600.00	P40,788.00
III.42	Cistern Tank — Tanks — 3,000 PSI (21 MPa) — Portland Cement Class A (ASTM C150 Type II)	cu.m.	3.97	P6,600.00	P26,202.00
III.43	Kitchen & Pantry — Concrete Countertops — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	sq.m	3.06	P6,037.50	P18,474.75
III.44	Guest T&B; & Powder Room 1 Vanities — Concrete Countertops — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	sq.m	1.20	P6,037.50	P7,245.00
III.45	Primary T&B; Double Vanity — Concrete Countertops — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	sq.m	1.20	P6,037.50	P7,245.00
III.46	Bea's T&B;, Jaime's T&B;, & Powder Room 2 Vanities — Concrete Countertops — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	sq.m	1.92	P6,037.50	P11,592.00
III.47	Driveway Approach — Exterior Flatwork — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	sq.m	11	P6,037.50	P66,412.50
III.48	Perimeter Walkways & Service Areas — Exterior Flatwork — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	sq.m	14	P6,037.50	P84,525.00
III.49	Exterior Catch Basins — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II) — Exterior Flatwork — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	cu.m.	0.78	P6,037.50	P4,709.25
III.50	ACCU Pads (Mechanical) — Equipment Pads — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	sq.m.	2.40	P6,037.50	P14,490.00
III.51	Booster Pump Pads (Plumbing) — Equipment Pads — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	sq.m.	0.60	P6,037.50	P3,622.50
				DIVISION III SUBTOTAL	P1,135,993.05

Version 1.0 OB — Steel Deck

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
III.1	F1 — Structural Footings — 3,000 PSI (21 MPa) — Portland Cement Class A (ASTM C150 Type II)	cu.m.	22.40	P5,300.00	P118,720.00
III.2	F1A — Structural Footings — 3,000 PSI (21 MPa) — Portland Cement Class A (ASTM C150 Type II)	cu.m.	1.40	P5,300.00	P7,420.00
III.3	CF1 — Structural Footings — 3,000 PSI (21 MPa) — Portland Cement Class A (ASTM C150 Type II)	cu.m.	5.04	P5,300.00	P26,712.00
III.4	CF2 — Structural Footings — 3,000 PSI (21 MPa) — Portland Cement Class A (ASTM C150 Type II)	cu.m.	3.51	P5,300.00	P18,618.90

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
III.5	CF3 — Structural Footings — 3,000 PSI (21 MPa) — Portland Cement Class A (ASTM C150 Type II)	cu.m.	3.46	P5,300.00	P18,327.40
III.6	C1 — Columns — 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	7.47	P5,600.00	P41,832.00
III.7	C2 — Columns — 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	1.87	P5,600.00	P10,472.00
III.8	C3 — Columns — 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	0.66	P5,600.00	P3,696.00
III.9	PC1 — Columns — 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	0.44	P5,600.00	P2,464.00
III.10	FTB1 — Tie Beams — 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	12.01	P5,600.00	P67,256.00
III.11	G1 — Suspended Beams 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	0.92	P5,600.00	P5,152.00
III.12	G2 — Suspended Beams 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	0.80	P5,600.00	P4,480.00
III.13	G3 — Suspended Beams 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	0.74	P5,600.00	P4,144.00
III.14	G4 — Suspended Beams 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	1.66	P5,600.00	P9,296.00
III.15	G5 — Suspended Beams 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	2.78	P5,600.00	P15,568.00
III.16	G6 — Suspended Beams 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	2.91	P5,600.00	P16,296.00
III.17	G7 — Suspended Beams 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	1.47	P5,600.00	P8,232.00
III.18	B1 — Suspended Beams 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	0.81	P5,600.00	P4,536.00
III.19	B2 — Suspended Beams 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	0.56	P5,600.00	P3,136.00
III.20	B3 — Suspended Beams 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	0.46	P5,600.00	P2,576.00
III.21	CG1 & RCG1 — B4	cu.m.	0.96	P5,600.00	P5,376.00
III.22	RG1 — B4	cu.m.	6.80	P5,600.00	P38,080.00
III.23	RG1-A — B4	cu.m.	1.20	P5,600.00	P6,720.00
III.24	RG2 — B4	cu.m.	0.85	P5,600.00	P4,760.00
III.25	Slab-on-Grade — 3,000 PSI (21 MPa) — Portland Cement Class A (ASTM C150 Type II) — B4	cu.m.	19.14	P5,300.00	P101,442.00
III.26	S-1 — Suspended Slabs — 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	2.40	P5,600.00	P13,440.00
III.27	S-2 — Suspended Slabs — 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	1	P5,600.00	P5,600.00
III.28	S-3 — Suspended Slabs — 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	4.50	P5,600.00	P25,200.00
III.29	Stair Flights (Waist & Steps) — Stairs — 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	2.19	P5,600.00	P12,264.00

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
III.30	Mid-Landing Slab — Stairs — 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	0.75	P5,600.00	P4,200.00
III.31	Stair Beam (SB1) — Stairs — 4,000 PSI (28 MPa) — Portland Cement Class AA (ASTM C150 Type II)	cu.m.	0.27	P5,600.00	P1,512.00
III.32	WF1 — Wall Footings — 3,000 PSI (21 MPa) — Portland Cement Class A (ASTM C150 Type II)	cu.m.	4.44	P6,600.00	P29,304.00
III.33	WF2 — Wall Footings — 3,000 PSI (21 MPa) — Portland Cement Class A (ASTM C150 Type II)	cu.m.	0.33	P6,600.00	P2,178.00
III.34	SC - Ground Floor (86 cols) — Stiffener Columns — 2,000 PSI (13.8 MPa) — Portland Cement Class B (ASTM C150 Type II)	cu.m.	9.14	P5,475.00	P50,041.50
III.35	SC - Second Floor (52 cols) — Stiffener Columns — 2,000 PSI (13.8 MPa) — Portland Cement Class B (ASTM C150 Type II)	cu.m.	4.49	P5,475.00	P24,582.75
III.36	LB - Small Openings (40 units) — Lintel Beams — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	cu.m.	1.62	P6,037.50	P9,780.75
III.37	LB - Medium Openings (20 units) — Lintel Beams — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	cu.m.	1.55	P6,037.50	P9,358.12
III.38	LB - Large Openings (13 units) — Lintel Beams — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	cu.m.	2.05	P6,037.50	P12,376.88
III.39	Front Porch & Service Area (3-Step) — Steps — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	cu.m.	0.66	P6,037.50	P3,984.75
III.40	Septic Tank — Tanks — 3,000 PSI (21 MPa) — Portland Cement Class A (ASTM C150 Type II)	cu.m.	7.92	P6,600.00	P52,272.00
III.41	Rainwater Harvesting Tank — Tanks — 3,000 PSI (21 MPa) — Portland Cement Class A (ASTM C150 Type II)	cu.m.	6.18	P6,600.00	P40,788.00
III.42	Cistern Tank — Tanks — 3,000 PSI (21 MPa) — Portland Cement Class A (ASTM C150 Type II)	cu.m.	3.97	P6,600.00	P26,202.00
III.43	Kitchen & Pantry — Concrete Countertops — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	sq.m	3.06	P6,037.50	P18,474.75
III.44	Guest T&B; & Powder Room 1 Vanities — Concrete Countertops — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	sq.m	1.20	P6,037.50	P7,245.00
III.45	Primary T&B; Double Vanity — Concrete Countertops — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	sq.m	1.20	P6,037.50	P7,245.00
III.46	Bea's T&B;, Jaime's T&B;, & Powder Room 2 Vanities — Concrete Countertops — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	sq.m	1.92	P6,037.50	P11,592.00
III.47	Driveway Approach — Exterior Flatwork — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	sq.m	11	P6,037.50	P66,412.50
III.48	Perimeter Walkways & Service Areas — Exterior Flatwork — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	sq.m	14	P6,037.50	P84,525.00
III.49	Exterior Catch Basins — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II) — Exterior Flatwork — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	cu.m.	0.78	P6,037.50	P4,709.25
III.50	ACCU Pads (Mechanical) — Equipment Pads — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	sq.m.	2.40	P6,037.50	P14,490.00

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
III.51	Booster Pump Pads (Plumbing) — Equipment Pads — 2,500 PSI (17.0 MPa) — Portland Cement Class B (ASTM C150 Type II)	sq.m.	0.60	₱6,037.50	₱3,622.50
				DIVISION III SUBTOTAL	₱1,086,713.05

Steel Deck is ₱49,280.00 lower for this division.

Division IV — Steel Works

Version 1.0 OA — Standard Framing

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
IV.1	F1, Ø16mm — Structural Footings Grade 60	kgs	630	₱142.50	₱89,775.00
IV.2	F1A, Ø16mm — Structural Footings Grade 60	kgs	42	₱142.50	₱5,985.00
IV.3	CF1, Ø16mm — Structural Footings Grade 60	kgs	288	₱142.50	₱41,040.00
IV.4	CF2, Ø16mm — Structural Footings Grade 60	kgs	84	₱142.50	₱11,970.00
IV.5	CF3, Ø16mm — Structural Footings Grade 60	kgs	84	₱142.50	₱11,970.00
IV.6	WF1, Ø10mm — Wall Footings Grade 60	kgs	126	₱112.50	₱14,175.00
IV.7	WF2, Ø10mm — Wall Footings Grade 60	kgs	71.82	₱112.50	₱8,079.75
IV.8	Vertical Reinforcements, Ø16mm — C1	kgs	1,380	₱142.50	₱196,650.00
IV.9	Ties, Ø10mm — C1	kgs	2,070	₱112.50	₱232,875.00
IV.10	Vertical Reinforcements, Ø16mm — C2	kgs	150	₱142.50	₱21,375.00
IV.11	Ties, Ø10mm — C2	kgs	180	₱112.50	₱20,250.00
IV.12	Vertical Reinforcements, Ø16mm — C3	kgs	96	₱142.50	₱13,680.00
IV.13	Ties, Ø10mm — C3	kgs	192	₱112.50	₱21,600.00
IV.14	Vertical Reinforcements, Ø16mm — PC1	kgs	96	₱142.50	₱13,680.00
IV.15	Ties, Ø10mm — PC1	kgs	192	₱112.50	₱21,600.00
IV.16	Longitudinal Bars, Ø16mm — Tie Beams Grade 60	kgs	762	₱142.50	₱108,585.00
IV.17	Support Stirrups, Ø12mm — Tie Beams Grade 60	kgs	546	₱135.00	₱73,710.00
IV.18	Midspan Stirrups, Ø10mm — Tie Beams Grade 60	kgs	384	₱112.50	₱43,200.00
IV.19	Longitudinal Bars, Ø10mm — Slab on Grade Grade 60	kgs	390.49	₱112.50	₱43,929.90
IV.20	Transverse Bars, Ø10mm — Slab on Grade Grade 60	kgs	378.90	₱112.50	₱42,626.70
IV.21	Tie Wires — Slab on Grade Grade 60	kgs	8.80	₱187.50	₱1,650.00
IV.22	Top Bars, Ø10mm — S1	kgs	70.38	₱112.50	₱7,917.75
IV.23	Bottom Bars, Ø10mm — S1	kgs	207.41	₱112.50	₱23,333.62
IV.24	Tie Wires — S1	kgs	4	₱187.50	₱750.00
IV.25	Top Bars, Ø10mm — S2	kgs	240.74	₱112.50	₱27,083.25
IV.26	Bottom Bars, Ø10mm — S2	kgs	285.19	₱112.50	₱32,083.88
IV.27	Tie Wires — S2	kgs	7	₱187.50	₱1,312.50

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
IV.28	Top Bars, Ø10mm — S3	kgs	325.93	₱112.50	₱36,667.12
IV.29	Bottom Bars, Ø10mm — S3	kgs	733.33	₱112.50	₱82,499.62
IV.30	Tie Wires — S3	kgs	14	₱187.50	₱2,625.00
IV.31	Longitudinal Bars, Ø16mm — G1	kgs	102	₱142.50	₱14,535.00
IV.32	Support Stirrups, Ø12mm — G1	kgs	72	₱135.00	₱9,720.00
IV.33	Midspan Stirrups, Ø10mm — G1	kgs	54	₱112.50	₱6,075.00
IV.34	Longitudinal Bars, Ø16mm — G2	kgs	78	₱142.50	₱11,115.00
IV.35	Support Stirrups, Ø12mm — G2	kgs	84	₱135.00	₱11,340.00
IV.36	Midspan Stirrups, Ø10mm — G2	kgs	42	₱112.50	₱4,725.00
IV.37	Longitudinal Bars, Ø16mm — G3	kgs	90	₱142.50	₱12,825.00
IV.38	Support Stirrups, Ø12mm — G3	kgs	48	₱135.00	₱6,480.00
IV.39	Midspan Stirrups, Ø10mm — G3	kgs	36	₱112.50	₱4,050.00
IV.40	Longitudinal Bars, Ø16mm — G4	kgs	84	₱142.50	₱11,970.00
IV.41	Support Stirrups, Ø12mm — G4	kgs	66	₱135.00	₱8,910.00
IV.42	Midspan Stirrups, Ø10mm — G4	kgs	42	₱112.50	₱4,725.00
IV.43	Longitudinal Bars, Ø16mm — G5	kgs	78	₱142.50	₱11,115.00
IV.44	Support Stirrups, Ø12mm — G5	kgs	60	₱135.00	₱8,100.00
IV.45	Midspan Stirrups, Ø10mm — G5	kgs	24	₱112.50	₱2,700.00
IV.46	Longitudinal Bars, Ø16mm — G6	kgs	288	₱142.50	₱41,040.00
IV.47	Support Stirrups, Ø12mm — G6	kgs	180	₱135.00	₱24,300.00
IV.48	Midspan Stirrups, Ø10mm — G6	kgs	108	₱112.50	₱12,150.00
IV.49	Longitudinal Bars, Ø16mm — G7	kgs	48	₱142.50	₱6,840.00
IV.50	Support Stirrups, Ø12mm — G7	kgs	36	₱135.00	₱4,860.00
IV.51	Midspan Stirrups, Ø10mm — G7	kgs	12	₱112.50	₱1,350.00
IV.52	Longitudinal Bars, Ø16mm — CG1	kgs	18	₱142.50	₱2,565.00
IV.53	Support Stirrups, Ø12mm — CG1	kgs	12	₱135.00	₱1,620.00
IV.54	Midspan Stirrups, Ø10mm — CG1	kgs	6	₱112.50	₱675.00
IV.55	Longitudinal Bars, Ø16mm — RG1	kgs	450	₱142.50	₱64,125.00
IV.56	Support Stirrups, Ø12mm — RG1	kgs	360	₱135.00	₱48,600.00
IV.57	Midspan Stirrups, Ø10mm — RG1	kgs	204	₱112.50	₱22,950.00
IV.58	Longitudinal Bars, Ø16mm — RG1-A	kgs	36	₱142.50	₱5,130.00
IV.59	Support Stirrups, Ø12mm — RG1-A	kgs	30	₱135.00	₱4,050.00
IV.60	Midspan Stirrups, Ø10mm — RG1-A	kgs	12	₱112.50	₱1,350.00
IV.61	Longitudinal Bars, Ø16mm — RG2	kgs	90	₱142.50	₱12,825.00
IV.62	Support Stirrups, Ø12mm — RG2	kgs	84	₱135.00	₱11,340.00
IV.63	Midspan Stirrups, Ø10mm — RG2	kgs	30	₱112.50	₱3,375.00
IV.64	Longitudinal Bars, Ø16mm — RCG1	kgs	18	₱142.50	₱2,565.00

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
IV.65	Support Stirrups, Ø12mm — RCG1	kgs	18	₱135.00	₱2,430.00
IV.66	Midspan Stirrups, Ø10mm — RCG1	kgs	6	₱112.50	₱675.00
IV.67	Longitudinal Bars, Ø16mm — B1	kgs	60	₱142.50	₱8,550.00
IV.68	Support Stirrups, Ø12mm — B1	kgs	48	₱135.00	₱6,480.00
IV.69	Midspan Stirrups, Ø10mm — B1	kgs	24	₱112.50	₱2,700.00
IV.70	Longitudinal Bars, Ø16mm — B2	kgs	18	₱142.50	₱2,565.00
IV.71	Support Stirrups, Ø12mm — B2	kgs	18	₱135.00	₱2,430.00
IV.72	Midspan Stirrups, Ø10mm — B2	kgs	6	₱112.50	₱675.00
IV.73	Longitudinal Bars, Ø16mm — B3	kgs	30	₱142.50	₱4,275.00
IV.74	Support Stirrups, Ø12mm — B3	kgs	24	₱135.00	₱3,240.00
IV.75	Midspan Stirrups, Ø10mm — B3	kgs	12	₱112.50	₱1,350.00
IV.76	Longitudinal Bars, Ø16mm — B4	kgs	36	₱142.50	₱5,130.00
IV.77	Support Stirrups, Ø12mm — B4	kgs	30	₱135.00	₱4,050.00
IV.78	Midspan Stirrups, Ø10mm — B4	kgs	12	₱112.50	₱1,350.00
IV.79	Slab-on-Grade, Ø10mm — B4	kgs	2,010	₱112.50	₱226,125.00
IV.80	Suspended Slab, Ø10mm — B4	kgs	2,520	₱112.50	₱283,500.00
IV.81	Ø16mm — Stairs Grade 60	kgs	60	₱142.50	₱8,550.00
IV.82	Ø12mm — Stairs Grade 60	kgs	180	₱135.00	₱24,300.00
IV.83	Ø10mm — Stairs Grade 60	kgs	90	₱112.50	₱10,125.00
IV.84	Exterior & Perimeter Walls — CHB Walls Grade 60	kgs	1,224	₱112.50	₱137,700.00
IV.85	Interior Wall — CHB Walls Grade 60	kgs	864	₱112.50	₱97,200.00
IV.86	Top Slab, Ø12mm — Rainwater Harvesting Tank	kgs	636	₱135.00	₱85,860.00
IV.87	Bottom Slab & Walls Ø10mm — Rainwater Harvesting Tank	kgs	120	₱112.50	₱13,500.00
IV.88	Top Slab, Ø12mm — Septic Tank	kgs	378	₱135.00	₱51,030.00
IV.89	Bottom Slab & Walls Ø10mm — Septic Tank	kgs	72	₱112.50	₱8,100.00
IV.90	Openings Across All Tanks — Septic Tank	kgs	48	₱112.50	₱5,400.00
IV.91	Trimming Bars — Septic Tank	kgs	42	₱112.50	₱4,725.00
IV.92	Manhole Fram Reinforcements — Septic Tank	kgs	72	₱112.50	₱8,100.00
IV.93	Tie Wires — Septic Tank	kgs	178	₱187.50	₱33,375.00
IV.94	50X100X6mm thk. Tubular Steel (HT1/T1) — Structural Steel	pcs	9.68	₱8,250.00	₱79,887.50
IV.95	LC 100X50X20x2mm thk. Purlin — Structural Steel	pcs	78.82	₱1,275.00	₱100,491.25
IV.96	2-LC 100X50X20x2mm thk. Purlin (ST1/TB1), Box Struts — Structural Steel	pcs	18	₱1,275.00	₱22,950.00
IV.97	50X50X5mm thk. Plate (Top and Bottom) — Structural Steel	pcs	345	₱10.50	₱3,622.50
IV.98	W6X9, Wide Flange — Structural Steel	pcs	21	₱8,430.00	₱177,030.00
IV.99	W6X12, Wide Flange — Structural Steel	pcs	16	₱11,250.00	₱180,000.00
IV.100	W8X15, Wide Flange — Structural Steel	pcs	10	₱14,100.00	₱141,000.00

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
IV.101	150X250X16mm thk. Base Plate (BP1) — Structural Steel	pcs	29	P502.50	P14,572.50
IV.102	16mm dia. A325 Anchor Bolts w/ STD. Nuts & Washers — Structural Steel	set	116	P150.00	P17,400.00
IV.103	6mm thk. Steel Bent Plate w/ 10mm thk. Stiffener Plate — Structural Steel	pcs	129	P450.00	P58,050.00
IV.104	12mm dia. X 40mm Long Bolts w/ STD. Nuts & Washers — Structural Steel	set	516	P37.50	P19,350.00
IV.105	150x250x12mm thk. End Plate — Structural Steel	pcs	28	P375.00	P10,500.00
IV.106	12mm dia. A325 Anchor Bolts w/ STD. Nuts & Washers — Structural Steel	set	112	P60.00	P6,720.00
IV.107	L75x75x5mm thk. Seat Angle — Structural Steel	pcs	35	P3,600.00	P126,000.00
IV.108	10mm dia. Anchor Bolts — Structural Steel	pcs	343	P60.00	P20,580.00
IV.109	Sagrod, 10 mm Ø — Structural Steel	kgs	168	P112.50	P18,900.00
IV.110	Main Frame, 50mmx50mmx6m Square Tube Frame — GT-1: Main Gate (Front Yard)	pcs	4	P3,150.00	P12,600.00
IV.111	Grille Infill Bars, 12mmØ Plain Round Bar, 6m — GT-1: Main Gate (Front Yard)	pcs	14	P397.50	P5,565.00
IV.112	GT-2: Garage Entrance Gate — GT-1: Main Gate (Front Yard)	set	1	P120,000.00	P120,000.00
IV.113	Main Frame, 12mmx50mm, 6m — GT-3:Service Area Access Gate	pc	1	P270.00	P270.00
IV.114	Infill Grille Bars, 12mmx6mØ Plain Round Bar — GT-3:Service Area Access Gate	pcs	3	P397.50	P1,192.50
IV.115	Main Frame, 12mmx50mm, 6m — GT-4: Backyard Access Gate	pcs	1	P270.00	P270.00
IV.116	Infill Grille Bars, 12mmx6mØ Plain Round Bar — GT-4: Backyard Access Gate	pcs	2	P397.50	P795.00
				DIVISION IV SUBTOTAL	P3,834,010.35

Version 1.0 OB — Steel Deck

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
IV.1	F1, Ø16mm — Structural Footings Grade 60	kgs	630	P142.50	P89,775.00
IV.2	F1A, Ø16mm — Structural Footings Grade 60	kgs	42	P142.50	P5,985.00
IV.3	CF1, Ø16mm — Structural Footings Grade 60	kgs	288	P142.50	P41,040.00
IV.4	CF2, Ø16mm — Structural Footings Grade 60	kgs	84	P142.50	P11,970.00
IV.5	CF3, Ø16mm — Structural Footings Grade 60	kgs	84	P142.50	P11,970.00
IV.6	WF1, Ø10mm — Wall Footings Grade 60	kgs	126	P112.50	P14,175.00
IV.7	WF2, Ø10mm — Wall Footings Grade 60	kgs	71.82	P112.50	P8,079.75
IV.8	Vertical Reinforcements, Ø16mm — C1	kgs	1,380	P142.50	P196,650.00
IV.9	Ties, Ø10mm — C1	kgs	2,070	P112.50	P232,875.00
IV.10	Vertical Reinforcements, Ø16mm — C2	kgs	150	P142.50	P21,375.00

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
IV.11	Ties, Ø10mm — C2	kgs	180	₱112.50	₱20,250.00
IV.12	Vertical Reinforcements, Ø16mm — C3	kgs	96	₱142.50	₱13,680.00
IV.13	Ties, Ø10mm — C3	kgs	192	₱112.50	₱21,600.00
IV.14	Vertical Reinforcements, Ø16mm — PC1	kgs	96	₱142.50	₱13,680.00
IV.15	Ties, Ø10mm — PC1	kgs	192	₱112.50	₱21,600.00
IV.16	Longitudinal Bars, Ø16mm — Tie Beams Grade 60	kgs	762	₱142.50	₱108,585.00
IV.17	Support Stirrups, Ø12mm — Tie Beams Grade 60	kgs	546	₱135.00	₱73,710.00
IV.18	Midspan Stirrups, Ø10mm — Tie Beams Grade 60	kgs	384	₱112.50	₱43,200.00
IV.19	Longitudinal Bars, Ø10mm — Slab on Grade Grade 60	kgs	390.49	₱112.50	₱43,929.90
IV.20	Transverse Bars, Ø10mm — Slab on Grade Grade 60	kgs	378.90	₱112.50	₱42,626.70
IV.21	Tie Wires — Slab on Grade Grade 60	kgs	8.80	₱187.50	₱1,650.00
IV.22	Steel Deck — 0.76mm G550 — Suspended Slabs — Suspended Slabs Grade 60	sqm	230	₱900.00	₱207,000.00
IV.23	Top Bars, Ø10mm — S1	kgs	60.38	₱112.50	₱6,792.75
IV.24	Tie Wires — S1	kgs	4	₱187.50	₱750.00
IV.25	Top Bars, Ø10mm — S2	kgs	170.14	₱112.50	₱19,140.75
IV.26	Tie Wires — S2	kgs	7	₱187.50	₱1,312.50
IV.27	Top Bars, Ø10mm — S3	kgs	295.05	₱112.50	₱33,193.12
IV.28	Tie Wires — S3	kgs	14	₱187.50	₱2,625.00
IV.29	Longitudinal Bars, Ø16mm — G1	kgs	102	₱142.50	₱14,535.00
IV.30	Support Stirrups, Ø12mm — G1	kgs	72	₱135.00	₱9,720.00
IV.31	Midspan Stirrups, Ø10mm — G1	kgs	54	₱112.50	₱6,075.00
IV.32	Longitudinal Bars, Ø16mm — G2	kgs	78	₱142.50	₱11,115.00
IV.33	Support Stirrups, Ø12mm — G2	kgs	84	₱135.00	₱11,340.00
IV.34	Midspan Stirrups, Ø10mm — G2	kgs	42	₱112.50	₱4,725.00
IV.35	Longitudinal Bars, Ø16mm — G3	kgs	90	₱142.50	₱12,825.00
IV.36	Support Stirrups, Ø12mm — G3	kgs	48	₱135.00	₱6,480.00
IV.37	Midspan Stirrups, Ø10mm — G3	kgs	36	₱112.50	₱4,050.00
IV.38	Longitudinal Bars, Ø16mm — G4	kgs	84	₱142.50	₱11,970.00
IV.39	Support Stirrups, Ø12mm — G4	kgs	66	₱135.00	₱8,910.00
IV.40	Midspan Stirrups, Ø10mm — G4	kgs	42	₱112.50	₱4,725.00
IV.41	Longitudinal Bars, Ø16mm — G5	kgs	78	₱142.50	₱11,115.00
IV.42	Support Stirrups, Ø12mm — G5	kgs	60	₱135.00	₱8,100.00
IV.43	Midspan Stirrups, Ø10mm — G5	kgs	24	₱112.50	₱2,700.00
IV.44	Longitudinal Bars, Ø16mm — G6	kgs	288	₱142.50	₱41,040.00
IV.45	Support Stirrups, Ø12mm — G6	kgs	180	₱135.00	₱24,300.00
IV.46	Midspan Stirrups, Ø10mm — G6	kgs	108	₱112.50	₱12,150.00

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
IV.47	Longitudinal Bars, Ø16mm — G7	kgs	48	₱142.50	₱6,840.00
IV.48	Support Stirrups, Ø12mm — G7	kgs	36	₱135.00	₱4,860.00
IV.49	Midspan Stirrups, Ø10mm — G7	kgs	12	₱112.50	₱1,350.00
IV.50	Longitudinal Bars, Ø16mm — CG1	kgs	18	₱142.50	₱2,565.00
IV.51	Support Stirrups, Ø12mm — CG1	kgs	12	₱135.00	₱1,620.00
IV.52	Midspan Stirrups, Ø10mm — CG1	kgs	6	₱112.50	₱675.00
IV.53	Longitudinal Bars, Ø16mm — RG1	kgs	450	₱142.50	₱64,125.00
IV.54	Support Stirrups, Ø12mm — RG1	kgs	360	₱135.00	₱48,600.00
IV.55	Midspan Stirrups, Ø10mm — RG1	kgs	204	₱112.50	₱22,950.00
IV.56	Longitudinal Bars, Ø16mm — RG1-A	kgs	36	₱142.50	₱5,130.00
IV.57	Support Stirrups, Ø12mm — RG1-A	kgs	30	₱135.00	₱4,050.00
IV.58	Midspan Stirrups, Ø10mm — RG1-A	kgs	12	₱112.50	₱1,350.00
IV.59	Longitudinal Bars, Ø16mm — RG2	kgs	90	₱142.50	₱12,825.00
IV.60	Support Stirrups, Ø12mm — RG2	kgs	84	₱135.00	₱11,340.00
IV.61	Midspan Stirrups, Ø10mm — RG2	kgs	30	₱112.50	₱3,375.00
IV.62	Longitudinal Bars, Ø16mm — RCG1	kgs	18	₱142.50	₱2,565.00
IV.63	Support Stirrups, Ø12mm — RCG1	kgs	18	₱135.00	₱2,430.00
IV.64	Midspan Stirrups, Ø10mm — RCG1	kgs	6	₱112.50	₱675.00
IV.65	Longitudinal Bars, Ø16mm — B1	kgs	60	₱142.50	₱8,550.00
IV.66	Support Stirrups, Ø12mm — B1	kgs	48	₱135.00	₱6,480.00
IV.67	Midspan Stirrups, Ø10mm — B1	kgs	24	₱112.50	₱2,700.00
IV.68	Longitudinal Bars, Ø16mm — B2	kgs	18	₱142.50	₱2,565.00
IV.69	Support Stirrups, Ø12mm — B2	kgs	18	₱135.00	₱2,430.00
IV.70	Midspan Stirrups, Ø10mm — B2	kgs	6	₱112.50	₱675.00
IV.71	Longitudinal Bars, Ø16mm — B3	kgs	30	₱142.50	₱4,275.00
IV.72	Support Stirrups, Ø12mm — B3	kgs	24	₱135.00	₱3,240.00
IV.73	Midspan Stirrups, Ø10mm — B3	kgs	12	₱112.50	₱1,350.00
IV.74	Longitudinal Bars, Ø16mm — B4	kgs	36	₱142.50	₱5,130.00
IV.75	Support Stirrups, Ø12mm — B4	kgs	30	₱135.00	₱4,050.00
IV.76	Midspan Stirrups, Ø10mm — B4	kgs	12	₱112.50	₱1,350.00
IV.77	Slab-on-Grade, Ø10mm — B4	kgs	2,010	₱112.50	₱226,125.00
IV.78	Suspended Slab, Ø10mm — B4	kgs	2,520	₱112.50	₱283,500.00
IV.79	Ø16mm — Stairs Grade 60	kgs	60	₱142.50	₱8,550.00
IV.80	Ø12mm — Stairs Grade 60	kgs	180	₱135.00	₱24,300.00
IV.81	Ø10mm — Stairs Grade 60	kgs	90	₱112.50	₱10,125.00
IV.82	Exterior & Perimeter Walls — CHB Walls Grade 60	kgs	1,224	₱112.50	₱137,700.00
IV.83	Interior Wall — CHB Walls Grade 60	kgs	864	₱112.50	₱97,200.00

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
IV.84	Top Slab, Ø12mm — Rainwater Harvesting Tank	kgs	636	P135.00	P85,860.00
IV.85	Bottom Slab & Walls Ø10mm — Rainwater Harvesting Tank	kgs	120	P112.50	P13,500.00
IV.86	Top Slab, Ø12mm — Septic Tank	kgs	378	P135.00	P51,030.00
IV.87	Bottom Slab & Walls Ø10mm — Septic Tank	kgs	72	P112.50	P8,100.00
IV.88	Openings Across All Tanks — Septic Tank	kgs	48	P112.50	P5,400.00
IV.89	Trimming Bars — Septic Tank	kgs	42	P112.50	P4,725.00
IV.90	Manhole Fram Reinforcements — Septic Tank	kgs	72	P112.50	P8,100.00
IV.91	Tie Wires — Septic Tank	kgs	178	P187.50	P33,375.00
IV.92	50X100X6mm thk. Tubular Steel (HT1/T1) — Structural Steel	pcs	9.68	P8,250.00	P79,887.50
IV.93	LC 100X50X20x2mm thk. Purlin — Structural Steel	pcs	78.82	P1,275.00	P100,491.25
IV.94	2-LC 100X50X20x2mm thk. Purlin (ST1/TB1), Box Struts — Structural Steel	pcs	18	P1,275.00	P22,950.00
IV.95	50X50X5mm thk. Plate (Top and Bottom) — Structural Steel	pcs	345	P10.50	P3,622.50
IV.96	W6X9, Wide Flange — Structural Steel	pcs	21	P8,430.00	P177,030.00
IV.97	W6X12, Wide Flange — Structural Steel	pcs	16	P11,250.00	P180,000.00
IV.98	W8X15, Wide Flange — Structural Steel	pcs	10	P14,100.00	P141,000.00
IV.99	150X250X16mm thk. Base Plate (BP1) — Structural Steel	pcs	29	P502.50	P14,572.50
IV.100	16mm dia. A325 Anchor Bolts w/ STD. Nuts & Washers — Structural Steel	set	116	P150.00	P17,400.00
IV.101	6mm thk. Steel Bent Plate w/ 10mm thk. Stiffener Plate — Structural Steel	pcs	129	P450.00	P58,050.00
IV.102	12mm dia. X 40mm Long Bolts w/ STD. Nuts & Washers — Structural Steel	set	516	P37.50	P19,350.00
IV.103	150x250x12mm thk. End Plate — Structural Steel	pcs	28	P375.00	P10,500.00
IV.104	12mm dia. A325 Anchor Bolts w/ STD. Nuts & Washers — Structural Steel	set	112	P60.00	P6,720.00
IV.105	L75x75x5mm thk. Seat Angle — Structural Steel	pcs	35	P3,600.00	P126,000.00
IV.106	10mm dia. Anchor Bolts — Structural Steel	pcs	343	P60.00	P20,580.00
IV.107	Sagrod, 10 mm Ø — Structural Steel	kgs	168	P112.50	P18,900.00
IV.108	Main Frame, 50mmx50mmx6m Square Tube Frame — GT-1: Main Gate (Front Yard)	pcs	4	P3,150.00	P12,600.00
IV.109	Grille Infill Bars, 12mmØ Plain Round Bar, 6m — GT-1: Main Gate (Front Yard)	pcs	14	P397.50	P5,565.00
IV.110	GT-2: Garage Entrance Gate — GT-1: Main Gate (Front Yard)	set	1	P120,000.00	P120,000.00
IV.111	Main Frame, 12mmx50mm, 6m — GT-3:Service Area Access Gate	pc	1	P270.00	P270.00
IV.112	Infill Grille Bars, 12mmx6mØ Plain Round Bar — GT-3:Service Area Access Gate	pcs	3	P397.50	P1,192.50
IV.113	Main Frame, 12mmx50mm, 6m — GT-4: Backyard Access Gate	pcs	1	P270.00	P270.00
IV.114	Infill Grille Bars, 12mmx6mØ Plain Round Bar — GT-4: Backyard Access Gate	pcs	2	P397.50	P795.00

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
				DIVISION IV SUBTOTAL	P3,890,551.73

Steel Deck is P56,541.38 higher for this division.

Division V — Formworks & Scaffolding

Version 1.0 OA — Standard Framing

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
V.1	4'x8' Phenolic Board — Formworks (Reuse Factor of 4)	pcs	150	P1,800.00	P270,000.00
V.2	2"x2" Good Lumber (Studs) — Runners	pcs	469	P750.00	P351,750.00
V.3	2"x3" Good Lumber (Walers & Braces) — Runners	pcs	208	P780.00	P162,240.00
V.4	Steel H-Frame Set — Scaffolding	sets	120	P1,500.00	P180,000.00
V.5	Adjustable Base Jacks — Scaffolding	pcs.	300	P150.00	P45,000.00
V.6	Adjustable U-Heads — Scaffolding	pcs.	280	P150.00	P42,000.00
V.7	Steel Catwalks — Scaffolding	pcs.	30	P450.00	P13,500.00
				DIVISION V SUBTOTAL	P1,064,490.00

Version 1.0 OB — Steel Deck

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
V.1	4'x8' Phenolic Board — Formworks (Reuse Factor of 4)	pcs	80	P1,800.00	P144,000.00
V.2	2"x2" Good Lumber (Studs) — Runners	pcs	250	P750.00	P187,500.00
V.3	2"x3" Good Lumber (Walers & Braces) — Runners	pcs	120	P780.00	P93,600.00
V.4	Steel H-Frame Set — Scaffolding	sets	60	P1,500.00	P90,000.00
V.5	Adjustable Base Jacks — Scaffolding	pcs.	300	P150.00	P45,000.00
V.6	Adjustable U-Heads — Scaffolding	pcs.	280	P150.00	P42,000.00
V.7	Steel Catwalks — Scaffolding	pcs.	30	P450.00	P13,500.00
				DIVISION V SUBTOTAL	P615,600.00

Steel Deck is P448,890.00 lower for this division.

Division VI — Masonry Works

Identical for both structural framing options.

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
VI.1	Exterior & Perimeter Walls(150mm CHB) 7.1 MPa — Masonry Units	pcs	5,250	P45.00	P236,250.00
VI.2	Interior Walls (100mm CHB) 7.1 MPa — Second Floor Interior Partition Walls	pcs	3,477.89	P37.50	P130,420.83

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
VI.3	Perimeter Walls (150mm CHB) 7.1 MPa — Second Floor Interior Partition Walls	pcs	1,498.50	P45.00	P67,432.50
VI.4	Cement for CHB Laying — Mortar & Plastering	bags	170	P412.50	P70,125.00
VI.5	Washed Sand for Mortar — Mortar & Plastering	cu.m.	13.50	P1,950.00	P26,325.00
VI.6	Cement for Plastering — Mortar & Plastering	Bags	215	P412.50	P88,687.50
VI.7	Washed Sand for Plastering — Mortar & Plastering	cu.m.	17.50	P1,950.00	P34,125.00
VI.8	Skim Coat, 20kg — Mortar & Plastering	bags	174	P675.00	P117,450.00
DIVISION VI SUBTOTAL					P770,815.83

Division VII — Finishing Works

Identical for both structural framing options.

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
VII.1	Portland Cement — Cement-Lime Plaster Finish (1392.02 sq.m).	bags	210	P310.50	P65,205.00
VII.2	Washed Sand — Cement-Lime Plaster Finish (1392.02 sq.m).	cu.m.	16.50	P1,822.50	P30,071.25
VII.3	Hydrated Lime (optional for cement-lime plaster) — Cement-Lime Plaster Finish (1392.02 sq.m).	bags	40	P450.00	P18,000.00
VII.4	Venetian Plaster (Greyscale) — Venetian Plaster Finish (185 sq.m.)	pails (20kg)	33	P4,500.00	P148,500.00
VII.5	Primer — Venetian Plaster Finish (185 sq.m.)	L	33	P450.00	P14,850.00
VII.6	Sealer / Protective Wax — Venetian Plaster Finish (185 sq.m.)	L	16	P1,125.00	P18,000.00
VII.7	Boysen Plexibond — Waterproofing Plaster Additive (85 sq.m.)	gal	7	P1,200.00	P8,400.00
VII.8	Portland Cement — Waterproofing Plaster Additive (85 sq.m.)	bags	10	P310.50	P3,105.00
VII.9	Polyurethane / Elastomeric Joint Sealant & Backer Rod (Control & Expansion Joints) — Joint Sealing	pcs	28	P900.00	P25,200.00
VII.10	Silicone / Sanitary Joint Sealant (Wet Areas & Architectural Fixture Interfaces) — Joint Sealing	Tube s	29	P450.00	P13,050.00
VII.11	Marine-Grade 2K Polyurethane Topcoat Sealer (Exterior Wood & WPC Cladding) — Joint Sealing	L	15	P1,800.00	P27,000.00
DIVISION VII SUBTOTAL					P371,381.25

Division VIII — Thermal & Moisture Protection Works

Includes OSM/OSC-excluded scope per Section 2 — JMG retains coordination, rough-in, and interface responsibility for the excluded systems within this division.

Identical for both structural framing options.

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
VIII.1	Polyethylene Sheet (6 mils thick) — Dampproofing	sq.m.	265.51	P60.00	P15,930.60
VIII.2	Integral Waterproofing Admixture (for Tanks) — Waterproofing	cu.m.	18.07	P3,000.00	P54,210.00
VIII.3	Surface-Applied Elastomeric Membrane (Tank Interiors) — Waterproofing	sq.m.	77.87	P900.00	P70,083.00
VIII.4	Surface-Applied Elastomeric Membrane (2F T&B; Floors + 0.30m Upturn) — Waterproofing	sq.m.	20.64	P900.00	P18,576.00
VIII.5	Cementitious Waterproofing Boysen Plexibond — Exterior Wall & Underslab Waterproofing	sq.m.	453.74	P450.00	P204,183.00
				DIVISION VIII SUBTOTAL	P362,982.60

Division IX — Electrical Works

Includes OSM/OSC-excluded scope per Section 2 — JMG retains coordination, rough-in, and interface responsibility for the excluded systems within this division.

Identical for both structural framing options.

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
IX.1	Supply and Installation of Service Entrance Assembly — Service Entrance & Main Distribution	set	1	P52,500.00	P52,500.00
IX.2	Supply and Installation of Main Meter Base — Service Entrance & Main Distribution	set	1	P12,000.00	P12,000.00
IX.3	Supply and Installation of Main Distribution Panel Board — Service Entrance & Main Distribution	set	1	P67,500.00	P67,500.00
IX.4	Supply and Installation of Main Circuit Breaker — Service Entrance & Main Distribution	set	1	P18,000.00	P18,000.00
IX.5	Supply and Installation of Grounding System — Service Entrance & Main Distribution	set	1	P22,500.00	P22,500.00
IX.6	Supply and Installation of Ground Rods and Grounding Accessories — Service Entrance & Main Distribution	set	1	P12,000.00	P12,000.00
IX.7	20 mm PVC Electrical Conduit — Conduit System	m	600	P225.00	P135,000.00
IX.8	25 mm PVC Electrical Conduit — Conduit System	m	220	P300.00	P66,000.00
IX.9	32 mm PVC Electrical Conduit — Conduit System	m	80	P450.00	P36,000.00
IX.10	Flexible Metal Conduit — Conduit System	m	50	P375.00	P18,750.00
IX.11	Conduit Fittings & Accessories — Conduit System	lot	1	P22,500.00	P22,500.00
IX.12	Utility Boxes — Outlet Boxes & Junction Boxes	pcs	85	P90.00	P7,650.00
IX.13	Junction Boxes — Outlet Boxes & Junction Boxes	pcs	50	P90.00	P4,500.00
IX.14	Pull Boxes — Outlet Boxes & Junction Boxes	pcs	7	P150.00	P1,050.00
IX.15	Octagonal Boxes — Outlet Boxes & Junction Boxes	pcs	65	P90.00	P5,850.00
IX.16	Square Boxes — Outlet Boxes & Junction Boxes	pcs	43	P90.00	P3,870.00
IX.17	Weatherproof Boxes — Outlet Boxes & Junction Boxes	pcs	7	P150.00	P1,050.00
IX.18	THHN 2.0 mm ² Wire — Power Wiring	m	1,400	P48.00	P67,200.00
IX.19	THHN 3.5 mm ² Wire — Power Wiring	m	990	P67.50	P66,825.00

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
IX.20	THHN 5.5 mm ² Wire — Power Wiring	m	480	P105.00	P50,400.00
IX.21	THHN 8.0 mm ² Wire — Power Wiring	m	175	P157.50	P27,562.50
IX.22	THHN 14 mm ² Wire — Power Wiring	m	70	P225.00	P15,750.00
IX.23	THHN Ground Wire — Power Wiring	m	295	P105.00	P30,975.00
IX.24	LED Downlights — Lighting System	pcs	82	P250.00	P20,500.00
IX.25	Ceiling Mounted Light Fixtures — Lighting System	pcs	18	P250.00	P4,500.00
IX.26	Pendant Lights — Lighting System	pcs	8	P300.00	P2,400.00
IX.27	Wall Mounted Lights — Lighting System	pcs	12	P300.00	P3,600.00
IX.28	Exterior Wall Lights — Lighting System	pcs	10	P400.00	P4,000.00
IX.29	Cove Lights — Lighting System	m	45.90	P209.15	P9,600.00
IX.30	Built-in Cabinet Lights — Lighting System	m	22	P200.00	P4,400.00
IX.31	Single Pole Switch — Switches	pcs	44	P150.00	P6,600.00
IX.32	Three-Way Switch — Switches	pcs	7	P285.71	P2,000.00
IX.33	Four-Way Switch — Switches	pcs	2	P250.00	P500.00
IX.34	Duplex Convenience Outlet — Convenience Outlets	pcs	63	P171.43	P10,800.00
IX.35	Weatherproof Convenience Outlet — Convenience Outlets	pcs	7	P228.57	P1,600.00
IX.36	GFCI Outlet — Convenience Outlets	pcs	6	P333.33	P2,000.00
IX.37	Floor Outlet — Convenience Outlets	pcs	2	P300.00	P600.00
IX.38	USB Convenience Outlet — Convenience Outlets	pcs	4	P200.00	P800.00
IX.39	Air-Conditioning Outlet — Special Power Outlets	pcs	8	P250.00	P2,000.00
IX.40	Refrigerator Outlet — Special Power Outlets	pcs	1	P200.00	P200.00
IX.41	Microwave Outlet — Special Power Outlets	pcs	1	P200.00	P200.00
IX.42	Electric Oven Outlet — Special Power Outlets	pcs	1	P300.00	P300.00
IX.43	Induction Cooktop Outlet — Special Power Outlets	pcs	1	P300.00	P300.00
IX.44	Range Hood Outlet — Special Power Outlets	pcs	1	P200.00	P200.00
IX.45	Dishwasher Outlet — Special Power Outlets	pcs	1	P200.00	P200.00
IX.46	Washing Machine Outlet — Special Power Outlets	pcs	1	P200.00	P200.00
IX.47	Clothes Dryer Outlet — Special Power Outlets	pcs	1	P300.00	P300.00
IX.48	Water Heater Outlet — Special Power Outlets	pcs	3	P333.33	P1,000.00
IX.49	Water Pump Outlet — Special Power Outlets	pcs	1	P250.00	P250.00
IX.50	Gate Motor Outlet — Special Power Outlets	pcs	1	P250.00	P250.00
IX.51	Spare Appliance Outlet — Special Power Outlets	pcs	4	P200.00	P800.00
IX.52	Telephone Outlet — Low Current Rough-ins	pcs	4	P200.00	P800.00
IX.53	Data Outlet (RJ45) — Low Current Rough-ins	pcs	8	P250.00	P2,000.00
IX.54	TV Outlet — Low Current Rough-ins	pcs	3	P333.33	P1,000.00
IX.55	CCTV Rough-in — Low Current Rough-ins	pts	8	P525.00	P4,200.00
IX.56	Doorbell/Intercom Rough-in — Low Current Rough-ins	pts	2	P525.00	P1,050.00

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
IX.57	Spare Conduits for Future Systems — Low Current Rough-ins	m	80	P90.00	P7,200.00
IX.58	Branch Circuit Breakers — Panelboard Accessories	pcs	30	P2,250.00	P67,500.00
IX.59	Panel Directory & Labels — Panelboard Accessories	set	1	P750.00	P750.00
IX.60	Bare Copper Ground Wire — Grounding & Lightning Protection	m	35	P105.00	P3,675.00
IX.61	Lightning Protection Air Terminal — Grounding & Lightning Protection	pcs	6	P1,350.00	P8,100.00
IX.62	Down Conductors — Grounding & Lightning Protection	m	35	P105.00	P3,675.00
IX.63	Ground Clamps — Grounding & Lightning Protection	pcs	10	P225.00	P2,250.00
IX.64	Circuit Testing — Final Works	lot	1	P7,500.00	P7,500.00
IX.65	Insulation Resistance Testing — Final Works	lot	1	P7,500.00	P7,500.00
IX.66	Ground Resistance Testing — Final Works	lot	1	P7,500.00	P7,500.00
IX.67	Energization and Commissioning — Final Works	lot	1	P12,000.00	P12,000.00
IX.68	Final Cleaning of Electrical Installation — Final Works	lot	1	P15,000.00	P15,000.00
				DIVISION IX SUBTOTAL	P977,232.50

Division X — Plumbing Works

Includes OSM/OSC-excluded scope per Section 2 — JMG retains coordination, rough-in, and interface responsibility for the excluded systems within this division.

Identical for both structural framing options.

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
X.1	20 mm PPR potable water line (cold water distribution including risers and branches) — Potable Water Supply (PPR)	m	153	P112.50	P17,212.50
X.2	25 mm PPR potable water line — Potable Water Supply (PPR)	m	53	P172.50	P9,142.50
X.3	32 mm PPR potable water line — Potable Water Supply (PPR)	m	12	P285.00	P3,420.00
X.4	40 mm PPR potable water line — Potable Water Supply (PPR)	m	28	P450.00	P12,600.00
X.5	50 mm PPR potable water line (main distribution / discharge line) — Potable Water Supply (PPR)	m	12	P705.00	P8,460.00
X.6	20 mm PPR non-potable water line — Rainwater Water Supply (PPR)	m	41	P112.50	P4,612.50
X.7	25 mm PPR non-potable water line — Rainwater Water Supply (PPR)	m	19	P172.50	P3,277.50
X.8	40 mm PPR non-potable water line — Rainwater Water Supply (PPR)	m	19	P450.00	P8,550.00
X.9	50 mm PPR non-potable water line — Rainwater Water Supply (PPR)	m	10	P705.00	P7,050.00
X.10	65 mm PPR suction line — Rainwater Water Supply (PPR)	m	8	P1,125.00	P9,000.00

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
X.11	50 mm PVC waste pipe — Sanitary / Waste / Vent Piping (PVC)	m	58	₱217.50	₱12,615.00
X.12	75 mm PVC waste / vent pipe — Sanitary / Waste / Vent Piping (PVC)	m	36	₱315.00	₱11,340.00
X.13	100 mm PVC soil pipe — Sanitary / Waste / Vent Piping (PVC)	m	56	₱480.00	₱26,880.00
X.14	150 mm PVC sanitary / effluent pipe (underground) — Sanitary / Waste / Vent Piping (PVC)	m	44	₱1,020.00	₱44,880.00
X.15	100 mm PVC downspout / roof drain leader — Storm Drainage (PVC)	m	38	₱480.00	₱18,240.00
X.16	150 mm PVC underground storm drain — Storm Drainage (PVC)	m	27	₱1,020.00	₱27,540.00
X.17	200 mm PVC storm water outfall pipe — Storm Drainage (PVC)	m	6	₱1,800.00	₱10,800.00
X.18	2½" x 4½" rectangular PVC downspout — Storm Drainage (PVC)	m	27	₱600.00	₱16,200.00
X.19	Gate valve, 20-25 mm — Valves & Accessories	pcs	12	₱750.00	₱9,000.00
X.20	Gate valve, 40-50 mm — Valves & Accessories	pcs	6	₱2,550.00	₱15,300.00
X.21	Check valve / NRVB — Valves & Accessories	pcs	4	₱1,650.00	₱6,600.00
X.22	Water meter, 25 mm — Valves & Accessories	pcs	1	₱3,300.00	₱3,300.00
X.23	Hose bibb, 20 mm — Valves & Accessories	pcs	5	₱450.00	₱2,250.00
X.24	Water hammer arrester — Valves & Accessories	pcs	5	₱1,950.00	₱9,750.00
X.25	Bladder tank, 40 gal — Tanks, Pumps & Special Plumbing Equipment	unit	2	₱18,750.00	₱37,500.00
X.26	Rainwater harvesting tank, 3-chamber, 924.6 gal — Tanks, Pumps & Special Plumbing Equipment	unit	1	₱60,000.00	₱60,000.00
X.27	Cistern tank, 3-chamber, 792.5 gal — Tanks, Pumps & Special Plumbing Equipment	unit	1	₱52,500.00	₱52,500.00
X.28	Booster pump, 25 GPM, 1 HP — Tanks, Pumps & Special Plumbing Equipment	unit	2	₱24,000.00	₱48,000.00
X.29	Booster pump, 32 GPM, 1.5 HP — Tanks, Pumps & Special Plumbing Equipment	unit	2	₱33,000.00	₱66,000.00
X.30	Grease trap, 5 GPM stainless steel — Special Plumbing Works	unit	1	₱15,000.00	₱15,000.00
X.31	Oil interceptor — Special Plumbing Works	unit	1	₱33,000.00	₱33,000.00
X.32	Sampling pit, 600 x 600 mm — Special Plumbing Works	unit	1	₱6,000.00	₱6,000.00
X.33	Catch basin / area drain chamber — Special Plumbing Works	pcs	8	₱4,500.00	₱36,000.00
X.34	50 mm perforated subsoil drain with filter wrap — Special Plumbing Works	m	20	₱240.00	₱4,800.00
X.35	Hydrostatic pressure testing - water supply system — Testing & Commissioning	lot	1	₱5,000.00	₱5,000.00
X.36	Leak testing - sanitary and storm drainage system — Testing & Commissioning	lot	1	₱4,000.00	₱4,000.00
X.37	Flushing, disinfection, and commissioning — Testing & Commissioning	lot	1	₱5,000.00	₱5,000.00

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
				DIVISION X SUBTOTAL	P670,820.00

Division XI — Material Testing Works

Identical for both structural framing options.

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
XI.1	Concrete Slump Test — Concrete Testing	test	20	P750.00	P15,000.00
XI.2	Concrete Compression Test (Set of 3 Cylinders) — Concrete Testing	set	20	P3,150.00	P63,000.00
XI.3	Reinforcing Steel Tensile Test — Reinforcing Steel Testing	sample	6	P2,250.00	P13,500.00
XI.4	Reinforcing Steel Bend Test — Reinforcing Steel Testing	sample	6	P1,275.00	P7,650.00
				DIVISION XI SUBTOTAL	P99,150.00

Division XII — Painting Works

Identical for both structural framing options.

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
XII.1	Exterior wall in Boysen® Permacoat™ latex paint in 0017 Luna Moon color in satin finish w/ Boysen® Plexibond™ cementitious (negative) waterproofing application or approved equal — Painting Preparation Works	sq.m	310	P540.00	P167,400.00
XII.2	Exterior wall in Boysen® Permacoat™ latex paint in 0536 Subway color in satin finish w/ Boysen® Plexibond™ cementitious (negative) waterproofing application or approved equal — Painting Preparation Works	sq.m	265	P540.00	P143,100.00
XII.3	Venetian plaster (exterior application) in Basic Grey color eggshell / satin finish by Greyscale or approved equal — Painting Preparation Works	sq.m	75	P795.00	P59,625.00
XII.4	Venetian plaster (interior application) in Sesame color eggshell / satin finish by Greyscale or approved equal — Painting Preparation Works	sq.m	85	P795.00	P67,575.00
XII.5	Interior wall in Boysen® Healthy Home™ odor-less anti-bacterial paint or Virtuoso™ Silk Touch™ easy clean paint in 0017 Luna Moon color in satin finish or approved equal — Wall Finishes	sq.m	690	P282.00	P194,580.00
XII.6	Interior wall in Boysen® Healthy Home™ odor-less anti-bacterial paint or Virtuoso™ Silk Touch™ easy clean paint in 0536 Subway color in satin finish or approved equal — Wall Finishes	sq.m	215	P282.00	P60,630.00
XII.7	Interior wall in Boysen® Healthy Home™ odor-less anti-bacterial paint or Virtuoso™ Silk Touch™ easy clean paint in Green color in satin finish / appr. equal — Wall Finishes	sq.m	35	P282.00	P9,870.00

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
XII.8	Interior wall in Boysen® Healthy Home™ odor-less anti-bacterial paint / Virtuoso™ Silk Touch™ easy clean paint in Terracotta color in satin finish / appr. equal — Wall Finishes	sq.m	27	P282.00	P7,614.00
XII.9	Exposed Underslab in Boysen® Permacoat™ Latex Paint in 0017 Luna Moon Color in Dead Flat Finish with Boysen® Plexibond™ Cementitious (Negative) Waterproofing Application or Approved Equal — Ceiling Finishes	sq.m	4.30	P540.00	P2,322.00
XII.10	Boysen® Healthy Home™ Odor-less Anti-Bacterial Paint or Virtuoso™ Silk Touch™ Easy Clean Paint in Terracotta Color in Satin Finish or Approved Equal — Ceiling Finishes	sq.m	2.20	P282.00	P620.40
DIVISION XII SUBTOTAL					P713,336.40

Division XIII — Drywall Works

Identical for both structural framing options.

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
XIII.1	Standard Light Gauge Metal Stud Framing (Vertical Wall Studs & Tracks, 0.6mm - 0.8mm thk) — Build-up Walls	sq.m.	445	P630.00	P280,350.00
XIII.2	12mm Standard / Moisture-Resistant (Wetstop) Gypsum Board Wall Lining (Both Sides / Single Side Build-Up) — Build-up Walls	sq.m.	902	P502.50	P453,255.00
XIII.3	Specialty High-Acoustic / Heavy-Duty Wall Substrate (18mm Fiber Cement Board / Board Lining) — Build-up Walls	sq.m.	45	P1,560.00	P70,200.00
XIII.4	Jointing Tape, Joint Compound, Fasteners, and Perimeter Edge Trim Preparation — Build-up Walls	lot	1	P60,000.00	P60,000.00
DIVISION XIII SUBTOTAL					P863,805.00

Division XIV — Ceiling Works

Identical for both structural framing options.

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
XIV.1	Metal Furring, 19 mm × 50 mm × 5.00 m — Ceiling Framing System	pcs	700	P600.00	P420,000.00
XIV.2	Carrying Channel, 38 mm × 12 mm × 5.00 m — Ceiling Framing System	pcs	180	P300.00	P54,000.00
XIV.3	Wall Angle, 25 mm × 25 mm × 5.00 m — Ceiling Framing System	pcs	127	P300.00	P38,100.00
XIV.4	Hanger Wire, G.I. Ga. #16 — Ceiling Framing System	m	680	P60.00	P40,800.00
XIV.5	Double Furring Clip — Ceiling Framing System	pcs	1,440	P30.00	P43,200.00
XIV.6	Suspension Clip — Ceiling Framing System	pcs	1,440	P22.50	P32,400.00
XIV.7	W-Clip — Ceiling Framing System	pcs	890	P22.50	P20,025.00
XIV.8	Blind Rivets (1/8") — Ceiling Framing System	pcs	2,800	P2.25	P6,300.00

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
XIV.9	Self-Drilling Screws for Metal Framing — Ceiling Framing System	pcs	9,600	P1.50	P14,400.00
XIV.10	Expansion Bolt with Hook — Ceiling Framing System	pcs	320	P75.00	P24,000.00
XIV.11	Tie Wire — Ceiling Framing System	kg	11	P150.00	P1,650.00
XIV.12	Rib-Type Corrugated Metal Spandrel in Pre-Painted 0536 Subway Color (Graphite) — Ceiling Finishes	sq.m	19.40	P750.00	P14,550.00
XIV.13	12mm Thick Ficemboard in Venetian Plaster (Exterior Application) in Sesame Color Eggshell/Satin Finish by Greyscale or Approved Equal — Ceiling Finishes	sq.m	3	P750.00	P2,250.00
XIV.14	12mm Thick Ordinary Gypsum Board by USG Boral in 0017 Luna Moon Color Permacoat Dead Flat Acrylic Latex Paint by Boysen or Approved Equal — Ceiling Finishes	sq.m	120.40	P450.00	P54,180.00
XIV.15	12mm Thick Moisture-Resistant (WetStop) Gypsum Board by USG Boral in 0017 Luna Moon Color Permacoat Dead Flat Acrylic Latex Paint by Boysen or Approved Equal — Ceiling Finishes	sq.m	58.10	P525.00	P30,502.50
XIV.16	12mm Thick Moisture-Resistant (FireStop & WetStop) Gypsum Board by USG Boral in 0017 Luna Moon Color Permacoat Dead Flat Acrylic Latex Paint by Boysen or Approved Equal — Ceiling Finishes	sq.m	43.90	P600.00	P26,340.00
XIV.17	Venetian Plaster (Interior Application) in Sesame Color Eggshell/Satin Finish by Greyscale or Approved Equal — Ceiling Finishes	sq.m	1.20	P795.00	P954.00
XIV.18	Joint Compound — Board Accessories	pails	20	P600.00	P12,000.00
XIV.19	Joint Tape (Paper/Mesh) — Board Accessories	rolls	78	P180.00	P14,040.00
XIV.20	Corner Bead — Board Accessories	lengths	70	P150.00	P10,500.00
XIV.21	Control Joint / Expansion Joint — Board Accessories	m	22	P300.00	P6,600.00
XIV.22	Skim Coat — Board Accessories	bags	42	P525.00	P22,050.00
XIV.23	Acrylic Sealant — Board Accessories	tubes	15	P300.00	P4,500.00
XIV.24	Polyurethane Sealant — Board Accessories	tubes	16	P900.00	P14,400.00
XIV.25	Ceiling Access Panel, 600 × 600 mm — Ceiling Accessories	pcs	8	P2,250.00	P18,000.00
XIV.26	Access Panel Frame — Ceiling Accessories	sets	8	P1,500.00	P12,000.00
XIV.27	Aluminum Edge Trim — Ceiling Accessories	m	70	P300.00	P21,000.00
XIV.28	Gypsum Board Edge Bead — Ceiling Accessories	lengths	52	P150.00	P7,800.00
XIV.29	Concrete Neutralizer — Painting Materials	cans	8	P450.00	P3,600.00
XIV.30	Acrylic Primer — Painting Materials	cans	14	P1,200.00	P16,800.00
XIV.31	Flat Latex Paint (Luna Moon) — Painting Materials	cans	36	P877.50	P31,590.00
XIV.32	Satin Finish Paint (Terracotta) — Painting Materials	cans	3	P877.50	P2,632.50
XIV.33	Venetian Plaster Finish — Painting Materials	pails	10	P4,500.00	P45,000.00
XIV.34	Marine Grade 2K Polyurethane Topcoat — Painting Materials	gal	7	P1,800.00	P12,600.00
XIV.35	Natural Oak Wood Stain — Painting Materials	gal	5	P12,000.00	P60,000.00
XIV.36	Consumables — Painting Materials	lot	1	P15,000.00	P15,000.00

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
				DIVISION XIV SUBTOTAL	P1,153,764.00

Division XV — Tile & Stone Works

Includes OSM/OSC-excluded scope per Section 2 — JMG retains coordination, rough-in, and interface responsibility for the excluded systems within this division.

Identical for both structural framing options.

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
XV.1	Waterproofing — Tile Preparation Works	liters	20	P2,250.00	P45,000.00
XV.2	Concrete Substrate Leveling — Tile Preparation Works	bag	40	P975.00	P39,000.00
XV.3	Washed Sand — Portland Cement	cu.m	10	P1,950.00	P19,500.00
XV.4	Tile Adhesives — Portland Cement	bag	56	P570.00	P31,920.00
XV.5	Tile Grout — Portland Cement	pack	90	P270.00	P24,300.00
XV.6	Joint Sealants — Portland Cement	tube	58	P450.00	P26,100.00
XV.7	Skim Coat/Leveling Compounds — Portland Cement	bag	35	P675.00	P23,625.00
XV.8	Random Ashlar Natural Limestone Cladding by Milestone Enterprises — Wall Finishes (Tiles & Stone)	sqm	30	P450.00	P13,500.00
XV.9	60cm x 120cm Stone-Textured Homogeneous Porcelain Tile — Wall Finishes (Tiles & Stone)	sqm	25	P450.00	P11,250.00
XV.10	Custom-Cut & Staggered Layout 60cm x 60cm Barsoom Homogeneous Porcelain Tiles in Taupe Color Naturale Finish by Felport — Wall Finishes (Tiles & Stone)	sqm	15	P450.00	P6,750.00
XV.11	60cm x 120cm Barsoom Homogeneous Porcelain Tiles in White Color Naturale Finish by Felport — Wall Finishes (Tiles & Stone)	sqm	35	P450.00	P15,750.00
XV.12	60cm x 120cm Barsoom Homogeneous Porcelain Tiles in Cream Color Naturale Finish by Felport — Wall Finishes (Tiles & Stone)	sqm	30	P450.00	P13,500.00
XV.13	60cm x 120cm Michel Homogeneous Porcelain Tiles in Cream Color Anti-Slip Finish by Felport — Wall Finishes (Tiles & Stone)	sqm	20	P450.00	P9,000.00
XV.14	Textured White Subway Tiles in Glazed Finish — Wall Finishes (Tiles & Stone)	sqm	25	P450.00	P11,250.00
XV.15	70mm x 250mm Brick Tile in Sienna Color by Machuca Tiles — Wall Finishes (Tiles & Stone)	sqm	18	P450.00	P8,100.00
XV.16	70mm x 250mm Brick Tile in Charcoal Grey Brick Color by Machuca Tiles — Wall Finishes (Tiles & Stone)	sqm	22	P450.00	P9,900.00
XV.17	15cm x 15cm Machuca Tile Option 045 (Design Layout) by Machuca Tiles — Wall Finishes (Tiles & Stone)	sqm	8	P450.00	P3,600.00
XV.18	15cm x 15cm Machuca Tile Option 021 (Design Layout) by Machuca Tiles — Wall Finishes (Tiles & Stone)	sqm	10	P450.00	P4,500.00
XV.19	60cm x 120cm Frammenta Homogeneous Porcelain Tiles in Bianco Color by Fiorense Ceramica (Tile Gallery) — Floor Finishes (Tiles & Stone)	sqm	21.30	P450.00	P9,585.00

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
XV.20	30cm x 30cm Frammenta Mosaico Palladiana Homogeneous Porcelain Tiles by Fiorense Ceramica (Tile Gallery) — Floor Finishes (Tiles & Stone)	sqm	2.02	P450.00	P909.00
XV.21	30cm x 60cm Pietre di Sardegna Ecopietra Homogeneous Porcelain Tiles in Stintino Color by Casalgrande Padana (Tile Gallery) — Floor Finishes (Tiles & Stone)	sqm	35.10	P450.00	P15,795.00
XV.22	60cm x 60cm Frammenta Homogeneous Porcelain Tiles in Grigio Chiaro Color by Fiorense Ceramica (Tile Gallery) — Floor Finishes (Tiles & Stone)	sqm	56.30	P450.00	P25,335.00
XV.23	60cm x 120cm Barsoom Homogeneous Porcelain Tiles in White Color by Felport — 60cm x 120cm Michel Homogeneous Porcelain Tiles in Cream Color Anti-Slip by Felport	sqm	11.60	P450.00	P5,220.00
XV.24	60cm x 120cm Barsoom Homogeneous Porcelain Tiles in White Color Anti-Slip by Felport — 60cm x 120cm Michel Homogeneous Porcelain Tiles in Cream Color Anti-Slip by Felport	sqm	5	P450.00	P2,250.00
XV.25	60cm x 120cm Barsoom Homogeneous Porcelain Tiles in Cream Color by Felport — 60cm x 120cm Michel Homogeneous Porcelain Tiles in Cream Color Anti-Slip by Felport	sqm	2.60	P450.00	P1,170.00
XV.26	60cm x 120cm Barsoom Homogeneous Porcelain Tiles in Cream Color Anti-Slip by Felport — 60cm x 120cm Michel Homogeneous Porcelain Tiles in Cream Color Anti-Slip by Felport	sqm	1.40	P450.00	P630.00
XV.27	60cm x 60cm Barsoom Homogeneous Porcelain Tiles in White Color by Felport — 60cm x 120cm Michel Homogeneous Porcelain Tiles in Cream Color Anti-Slip by Felport	sqm	3.10	P450.00	P1,395.00
XV.28	Fuji Outdoor Ceramic Tile in Bone Color by Kenzai Ceramics — 60cm x 60cm Homogeneous Porcelain Tile by Robins/Wilcon	sqm	103.20	P450.00	P46,440.00
XV.29	Concrete in Smooth Float Finish w/ Clear Matte Penetrating Sealer (If Applicable: Provide Construction Joint Grooves Every 3m) — Floor Finishes (Concrete)	sq.m	40.90	P12.22	P500.00
DIVISION XV SUBTOTAL					P425,774.00

Division XVI — Fixtures

Includes OSM/OSC-excluded scope per Section 2 — JMG retains coordination, rough-in, and interface responsibility for the excluded systems within this division.

Identical for both structural framing options.

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
XVI.1	LL-217 WHT 90mm Ø in White Color by Landlite or Approved Equal — Electrical Fixtures	pcs	6	P825.00	P4,950.00
XVI.2	LEDGU10/D-7W/COB CW Dimmable 50mm Ø x 59mm H in 4000K Cool White by Landlite or Approved Equal — Electrical Fixtures	pcs	12	P165.00	P1,980.00
XVI.3	LL-217 BLK 90mm Ø in Black Color with 1x LEDGU10/D-7W/COB CW by Landlite or Approved Equal — Electrical Fixtures	pcs	5	P660.00	P3,300.00

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
XVI.4	LL-MQ202D-L2 WHT 105mm x 202mm in White Color with 2x LED-MR16-5W/COB CW by Landlite or Approved Equal — Electrical Fixtures	pcs	6	P577.50	P3,465.00
XVI.5	LL-MQ202D-L2 BLK 105mm x 202mm in Black Color with 2x LED-MR16-5W/COB CW by Landlite or Approved Equal — Electrical Fixtures	pcs	4	P577.50	P2,310.00
XVI.6	SDLH13-H120-GU10 WHT 73mm x 120mm in White Color with LED-GU10-5W/COB CW by Landlite or Approved Equal — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	8	P412.50	P3,300.00
XVI.7	WW-FLS102T35SW060B-24 (DL) DC 24V IP20 6000K Strip Light by Landlite or Approved Equal — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	48	P330.00	P15,840.00
XVI.8	GL-WL17-GU10 BLK IP54 Wall Lamp with 2x LED-GU10 by Landlite or Approved Equal — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	6	P495.00	P2,970.00
XVI.9	GL-WL15-GU10 BLK IP54 Wall Lamp with 2x LED-GU10 by Landlite or Approved Equal — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	4	P495.00	P1,980.00
XVI.10	GL-WL0900-E27 BLK IP54 Wall Lamp with E27 Max. 20W by Landlite or Approved Equal — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	4	P577.50	P2,310.00
XVI.11	NENE IP54 105W Nordlux Outdoor Lamp in Black Color by Lucendi — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	6	P660.00	P3,960.00
XVI.12	Genesis-Square 2x 5W 3000K Wall Lamp in Black Color by Kaizen — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	4	P660.00	P2,640.00
XVI.13	LED-GL510-06W-12V WW 6W 12V IP65 Outdoor Lights in Black Color by Landlite — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	8	P495.00	P3,960.00
XVI.14	GL-BL1360-E27 BLK IP54 Bollard Lights with E27 Max. 20W by Landlite or Approved Equal — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	6	P660.00	P3,960.00
XVI.15	SOL-SPKLED05-0.2W WW IP65 Solar Spike Light by Landlite or Approved Equal — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	10	P330.00	P3,300.00
XVI.16	GL-ST1002S-LED WW 3.5W IP54 with GX53 by Landlite or Approved Equal — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	8	P495.00	P3,960.00
XVI.17	CECI 120 LED Recessed In-Ground Lights in Grey Color by Fumagalli thru Landlite or Approved Equal — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	4	P825.00	P3,300.00
XVI.18	WSAG5551-5 Illuminated Switch “B” Single Pole, 1-Device with WSAG6803-11 Touch Plate Slim Art Series in Snow White by Panasonic or Approved Equal — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	24	P247.50	P5,940.00
XVI.19	WSAG5561-5 Illuminated Switch “B” Single Pole, 2-Device with WSAG6803-11 Touch Plate Slim Art Series in Snow White by Panasonic or Approved Equal — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	12	P330.00	P3,960.00

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
XVI.20	WSAG5561-5 Illuminated Switch “B” Single Pole, 2-Device with WSAG6803-11 Touch Plate Slim Art Series in Metallic Black by Panasonic or Approved Equal — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	4	P412.50	P1,650.00
XVI.21	WSAG5561-5 Illuminated Switch “C” 3-Way, 2-Device with WSAG6803-11 Touch Plate Slim Art Series in Snow White by Panasonic or Approved Equal — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	8	P363.00	P2,904.00
XVI.22	WSAG5532-5 Illuminated Switch “B” Single Pole, 3-Device with WSAG6803-11 Touch Plate Slim Art Series in Snow White by Panasonic or Approved Equal — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	6	P412.50	P2,475.00
XVI.23	WSAG5532-5 Illuminated Switch “B” Single Pole, 3-Device with WSAG6803-11 Touch Plate Slim Art Series in Metallic Black by Panasonic or Approved Equal — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	2	P495.00	P990.00
XVI.24	WSAG5532-5 Illuminated Switch “C” 3-Way, 3-Device with WSAG6803-11 Touch Plate Slim Art Series in Snow White by Panasonic or Approved Equal — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	4	P495.00	P1,980.00
XVI.25	WSAG1181-5 Grounding Universal Receptacle with Safety Shutter, 250V with WSAG68029-11 Touch Plate Slim Art Series in White Finish by Panasonic or Approved Equal — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	48	P247.50	P11,880.00
XVI.26	WSAG1582-5 Grounding Universal Receptacle with Safety Shutter, 250V with WSAG6803-11 Touch Plate Slim Art Series in White Finish by Panasonic or Approved Equal — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	16	P247.50	P3,960.00
XVI.27	WSAG24886 CAT6 Data Modular Jack with Touch Plate Slim Art Series in White Finish by Panasonic or Approved Equal — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	12	P330.00	P3,960.00
XVI.28	2-Gang Grounding Duplex Universal Receptacle with Plate Module in Stainless Steel Finish by Panasonic — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	4	P495.00	P1,980.00
XVI.29	WEGP1741SW-5 EL Guard Grounding Receptacle with F-Plate Slim Art Series in White Finish by Panasonic or Approved Equal — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	12	P412.50	P4,950.00
XVI.30	2-Gang Universal on Transparent Leafstyle Cover Weatherproof Outlet by Philips — TRACK-100 BLK 100cm Track Rail in Black Color by Landlite or Approved Equal	pcs	6	P495.00	P2,970.00
XVI.31	CS988VT Neorest DH Fully Automatic One Piece Toilet (220V) in White Vitreous China by TOTO — Plumbing Fixures	pcs	1	P4,950.00	P4,950.00
XVI.32	1381T-S-0 Veil Class Five One Piece Water Closet in White Vitreous China by Kohler — Plumbing Fixures	pcs	2	P4,125.00	P8,250.00
XVI.33	POM-13530 Alfeo One Piece Toilet with Torpedo Flushing in White Vitreous China by Pozzi — Plumbing Fixures	pcs	2	P4,950.00	P9,900.00

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
XVI.34	2889K-UDL-0 Verticyl Under-Counter Lavatory in White Vitreous China by Kohler (Primary T&B;) — XS-0134 Curved Square Art Basin in White Ceramic by Schone	pcs	1	P2,475.00	P2,475.00
XVI.35	K-2355T-0 Archer Under-Counter Lavatory in White Vitreous China by Kohler (Guest T&B;) — XS-0134 Curved Square Art Basin in White Ceramic by Schone	pcs	1	P2,475.00	P2,475.00
XVI.36	K-24564 Riverby Undermount Single-Bowl Farmhouse Kitchen Sink in White Enameled Cast Iron by Kohler — PVHCV-4097 Baccio Vessel Basin in White Vitreous China by Pozzi (Maid's T&B;)	pcs	1	P3,300.00	P3,300.00
XVI.37	FEX 210-60 Franke Felix Undermount/Topmount Single Bowl Stainless Steel Kitchen Sink in Silk Sheen Finish by Franke — PVHCV-4097 Baccio Vessel Basin in White Vitreous China by Pozzi (Maid's T&B;)	pcs	1	P2,475.00	P2,475.00
XVI.38	CT1910S EOS Neo Single Lever Kitchen Faucet with Pullout Spray in Satin Finish by Franke — PVHCV-4097 Baccio Vessel Basin in White Vitreous China by Pozzi (Maid's T&B;)	pcs	1	P1,650.00	P1,650.00
XVI.39	K-14415T-4 Purist Wall-Mounted Lavatory Faucet in Polished Chrome Finish by Kohler (Guest T&B;, PW RM 1) — PVHCV-4097 Baccio Vessel Basin in White Vitreous China by Pozzi (Maid's T&B;)	pcs	1	P3,300.00	P3,300.00
XVI.40	5241K-4E2-CP July Single Lever Basin Mixer in Polished Chrome Finish by Kohler (Primary T&B;) — PVHCV-4097 Baccio Vessel Basin in White Vitreous China by Pozzi (Maid's T&B;)	pcs	1	P1,650.00	P1,650.00
XVI.41	32856000 Bauloop Single Lever Basin Mixer in Polished Chrome Finish by Grohe (BR T&B;'s, PW RM 2) — PVHCV-4097 Baccio Vessel Basin in White Vitreous China by Pozzi (Maid's T&B;)	pcs	3	P1,650.00	P4,950.00
XVI.42	K-32879T-4 Atom 3-Way Bath & Shower Column with Rainhead & Multifunction Handshower in Polished Chrome Finish by Kohler — OT-83002 Martin Single Lever Basin Mixer in Polished Chrome Finish by Sefa (Maid's T&B;)	pcs	1	P4,125.00	P4,125.00
XVI.43	LJ-6009 Single Lever Bath Mixer Shower Column SS30 in Satin Finish by Birke — OT-83002 Martin Single Lever Basin Mixer in Polished Chrome Finish by Sefa (Maid's T&B;)	pcs	2	P3,300.00	P6,600.00
XVI.44	77364K-CP Hygiene Spray in Polished Chrome Finish by Kohler — OT-83002 Martin Single Lever Basin Mixer in Polished Chrome Finish by Sefa (Maid's T&B;)	pcs	3	P825.00	P2,475.00
XVI.45	OT-6250 Hand Bidet Set in Satin Finish by Sefa — OT-83002 Martin Single Lever Basin Mixer in Polished Chrome Finish by Sefa (Maid's T&B;)	pcs	1	P825.00	P825.00
XVI.46	LJ-3008D Stainless Steel Floor Drain in Satin Finish by Birke — OT-83002 Martin Single Lever Basin Mixer in Polished Chrome Finish by Sefa (Maid's T&B;)	pcs	9	P660.00	P5,940.00
XVI.47	OT-71403 Bath Towel Shelf in Chrome Finish by Sefa — Plumbing Accessories	pcs	5	P396.00	P1,980.00
XVI.48	YS-30032 60cm Towel Bar in Chrome Finish by Sefa — Plumbing Accessories	pcs	7	P353.57	P2,475.00
XVI.49	KL-96711 Nami Bath Towel Ring in Chrome Finish by Pozzi — Plumbing Accessories	pcs	5	P264.00	P1,320.00
XVI.50	KL-96710A Nami Toilet Paper Holder in Chrome Finish by Pozzi — Plumbing Accessories	pcs	7	P282.86	P1,980.00

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
				DIVISION XVI SUBTOTAL	P190,179.00

Division XVII — Joinery Works

Includes OSM/OSC-excluded scope per Section 2 — JMG retains coordination, rough-in, and interface responsibility for the excluded systems within this division.

Identical for both structural framing options.

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
XVII.1	Wood Treatment & Protection	lot	1	P22,500.00	P22,500.00
XVII.2	Wood Stain & Topcoat	lot	1	P15,000.00	P15,000.00
XVII.3	45mm x 95mm Armourwood Premium KD S4S Wood Panels in Natural Oak Stain Finish w/ Marine-Grade 2K Polyurethane Topcoat Sealer or Approved Equal — Wall Finishes	sq.m	55	P400.00	P22,000.00
XVII.4	Wood Laminate / Wood Veneer in Natural Oak Finish — Wall Finishes	sq.m	35	P435.71	P15,250.00
XVII.5	Custom Perforated Wood Acoustic Panels — Wall Finishes	sq.m	20	P400.00	P8,000.00
XVII.6	White Planks Wall Cladding (Interior - Master T&B;) — Wall Finishes	sq.m	12	P350.00	P4,200.00
XVII.7	Oak Planks Wall Cladding (Interior - Guest T&B;) — Wall Finishes	sq.m	8	P350.00	P2,800.00
XVII.8	14mm thk. C-1 Strip 45mm T&G; Concave Strip WPC Cladding in Textured Natural Ash Wood Grain Finish Approved Equal — Wall Finishes	sq.m	15	P400.00	P6,000.00
XVII.9	20mm x 95mm Armourwood Premium KD S4S Wood Panels in Natural Oak Stain Finish with Marine-Grade 2K Polyurethane Topcoat Sealer or Approved Equal — Ceiling Finishes	sq.m	467.90	P15.39	P7,200.00
XVII.10	Five (5) 2" x 8" S4S Treated Solid Wood Planks in Natural Oak Stain Finish with Marine-Grade 2K Polyurethane Topcoat Sealer or Approved Equal — Custom 12mm x 50mm Acoustic Wood Slats with 18mm Thick PET Acoustic Board Non-Woven Felt Finish	sq.m	18	P400.00	P7,200.00
XVII.11	120cm x 15cm Pergo XP+ Laminated Wood Flooring in Cheshire Bluff Hickory Color by Pergo® / Approved Equal — Floor Finishes	sq.m	191.60	P34.31	P6,573.00
XVII.12	Solid Wood Doors — Floor Finishes	sets	12	P2,500.00	P30,000.00
				DIVISION XVII SUBTOTAL	P146,723.00

Division XVIII — Mechanical Works

Includes OSM/OSC-excluded scope per Section 2 — JMG retains coordination, rough-in, and interface responsibility for the excluded systems within this division.

Identical for both structural framing options.

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
XVIII.1	Copper Refrigerant Pipe 3/8" — Refrigerant Piping	m	80	P375.00	P30,000.00
XVIII.2	Copper Refrigerant Pipe 1/2" — Refrigerant Piping	m	75	P525.00	P39,375.00
XVIII.3	Copper Refrigerant Pipe 5/8" — Refrigerant Piping	m	40	P750.00	P30,000.00
XVIII.4	Copper Refrigerant Pipe 3/4" — Refrigerant Piping	m	18	P1,050.00	P18,900.00
XVIII.5	Closed Cell Rubber Pipe Insulation — Refrigerant Piping	m	218	P180.00	P39,240.00
XVIII.6	Aluminum Cladding for Outdoor Pipe Insulation — Refrigerant Piping	m	52	P375.00	P19,500.00
XVIII.7	Pipe Sleeve — Refrigerant Piping	pcs	16	P225.00	P3,600.00
XVIII.8	Pipe Supports / Clamps — Refrigerant Piping	pcs	75	P75.00	P5,625.00
XVIII.9	Pipe Hangers — Refrigerant Piping	pcs	49	P150.00	P7,350.00
XVIII.10	Refrigerant Pipe Identification Tape — Refrigerant Piping	rolls	7	P225.00	P1,575.00
XVIII.11	25 mm uPVC Condensate Drain Pipe — Condensate Drain System	m	60	P120.00	P7,200.00
XVIII.12	25 mm uPVC Elbow — Condensate Drain System	pcs	18	P45.00	P810.00
XVIII.13	25 mm uPVC Tee — Condensate Drain System	pcs	6	P60.00	P360.00
XVIII.14	25 mm uPVC Coupling — Condensate Drain System	pcs	15	P30.00	P450.00
XVIII.15	25 mm Pipe Clamp — Condensate Drain System	pcs	52	P37.50	P1,950.00
XVIII.16	Solvent Cement — Condensate Drain System	cans	3	P375.00	P1,125.00
XVIII.17	Ceiling Mounted Toilet Exhaust Fan (TEF) — Ventilation System	set	5	P3,750.00	P18,750.00
XVIII.18	Ceiling Mounted Exhaust Fan (EF) — Ventilation System	set	1	P3,750.00	P3,750.00
XVIII.19	Kitchen Range Hood — Ventilation System	set	1	P12,000.00	P12,000.00
XVIII.20	Flexible Aluminum Exhaust Duct — Ventilation System	m	15	P300.00	P4,500.00
XVIII.21	Exhaust Duct Insulation — Ventilation System	m	15	P225.00	P3,375.00
XVIII.22	Vent Cap — Ventilation System	pcs	2	P750.00	P1,500.00
XVIII.23	Exterior Weatherproof Louver — Ventilation System	pcs	2	P1,200.00	P2,400.00
XVIII.24	Flexible Duct Connector — Ventilation System	pcs	2	P450.00	P900.00
XVIII.25	Duct Supports / Hangers — Ventilation System	pcs	17	P120.00	P2,040.00
XVIII.26	Refrigerant Pipe Sealant — Accessories & Consumables	tubes	7	P300.00	P2,100.00
XVIII.27	Firestop Sealant at Pipe Penetrations — Accessories & Consumables	tubes	5	P450.00	P2,250.00
XVIII.28	Pipe Insulation Tape — Accessories & Consumables	rolls	10	P225.00	P2,250.00
XVIII.29	PVC Electrical Tape — Accessories & Consumables	rolls	7	P150.00	P1,050.00
XVIII.30	Nylon Cable Ties — Accessories & Consumables	packs	4	P300.00	P1,200.00
XVIII.31	Stainless Steel Screws — Accessories & Consumables	pcs	220	P7.50	P1,650.00
XVIII.32	Expansion Bolts — Accessories & Consumables	pcs	52	P30.00	P1,560.00
XVIII.33	Anchor Bolts — Accessories & Consumables	pcs	24	P37.50	P900.00
XVIII.34	Pressure Testing of Refrigerant Piping — Testing & Commissioning	lot	1	P7,500.00	P7,500.00

Item No.	Description	Unit	Qty	Unit Rate (P)	Amount (P)
XVIII.35	Leak Testing — Testing & Commissioning	lot	1	₱6,000.00	₱6,000.00
XVIII.36	Vacuuming of Refrigerant System — Testing & Commissioning	lot	1	₱4,500.00	₱4,500.00
XVIII.37	System Balancing — Testing & Commissioning	lot	1	₱6,000.00	₱6,000.00
XVIII.38	Final Testing and Commissioning — Testing & Commissioning	lot	1	₱7,500.00	₱7,500.00
				DIVISION XVIII SUBTOTAL	₱300,735.00

SECTION 5

Construction Schedule

Per Clause 1.2 and Bid Bulletin No. 1, the Owner's target is Substantial Completion in fifteen (15) calendar months from Notice to Proceed. Based on our proposed construction methodology, resource allocation, and disciplined phase sequencing — including the schedule interface with OSM roofing (90–120 day lead time) and glazing (60-day lead time) deliveries — JMG proposes an alternative Contract Time of 18 calendar months (540 days), per our Construction Schedule on file (Doc. No. JMG-CS-517CH-001). We caught this interface risk before pricing it: compressing the schedule to 15 months would place OSM-dependent finishing work at direct risk of delay outside JMG's control.

Phase	Description	Duration	Window
P01	Mobilization & Site Prep	30 days	Month 1
P02	Earthworks & Foundation	75 days	Month 1 – 3.5
P03	Structural Frame	90 days	Month 3.5 – 6.5
P04	Masonry & Rough-in	75 days	Month 6.5 – 9
P05	Exterior Finishes & Roofing	75 days	Month 9 – 11.5
P06	Interior Finishes	90 days	Month 11.5 – 14.5
P07	MEP Fit-out	60 days	Month 13 – 16.5
P08	Final Works & Turnover	45 days	Month 15.5 – 17.5
P09	Contingency Buffer	15 days	Month 17.5 – 18
TOTAL CONTRACT TIME		540 days	18 months

Working days: 7 days/week, 8:00 AM–5:00 PM, subject to La Granja village regulations. Includes a 30-day total schedule buffer (weather, OSM delivery, and punchlist contingency).

SECTION 6

Payment Schedule

Per Clause 10.2/10.3 and Bid Bulletin No. 1: no Mobilization Advance Payment applies to this Contract — JMG self-funds all mobilization activities and recovers such cost through approved Progress Billings, with no Advance Payment Bond required. Progress Billings are proposed against ten measurable, verifiable milestones, each mapped directly to the Construction Schedule phases in Section 5.

Certification & Release Timeline — Confirmed

Per Bid Bulletin No. 1: the Architect shall evaluate and certify each complete Progress Billing within seven (7) calendar days of receipt. The Owner shall release the certified payment within fifteen (15) calendar days of the Architect's Certificate for Payment. We build both figures into our own cash-flow planning rather than assuming them.

#	Milestone	Standard Framing (P)	Steel Deck (P)	Cum.
1	Downpayment & Mobilization (8%) Upon NTP: Performance Bond (refundable), CARL Insurance, Building Permit, approved Baseline Schedule, Safety Program & QC Plan, initial mobilization	P1,662,658.08	P1,610,425.78	8%
2	Earthworks & Foundations Complete (3%) Site preparation, excavation, all footings, wall footings, underground tanks complete, tested and inspected	P623,496.78	P603,909.67	11%
3	Structural Frame 50% Complete (16%) Ground floor slab, tie beams, ground floor & stiffener columns, structural steel installation 50% complete	P3,325,316.17	P3,220,851.57	27%
4	Structural Frame Complete (16%) Stairs, suspended beams, 2F columns & slab, structural steel & roof framing complete, testing ongoing	P3,325,316.17	P3,220,851.57	43%
5	Masonry & Rough-in Complete (15%) CHB walls, lintels, electrical/plumbing rough-in, waterproofing, exterior plastering complete	P3,117,483.91	P3,019,548.34	58%
6	Interior Finishes 50% Complete (10%) Ceiling framing, drywall installation, interior painting, tile layout 50% complete	P2,078,322.60	P2,013,032.23	68%
7	Interior Finishes Complete (10%) All ceiling, tile, wood flooring, wall finishes, painting, joinery complete	P2,078,322.60	P2,013,032.23	78%
8	MEP Fit-out & Final Works Complete (7%) Electrical/plumbing fixture installation, AC fit-out, punchlist items, testing, as-builts complete	P1,454,825.82	P1,409,122.56	85%
9	Final Completion & Occupancy Permit (10%) Certificate of Completion issued, all inspection approvals received, final testing passed	P2,078,322.60	P2,013,032.23	95%
10	Retention Release (5%) After 365-day Defects Liability Period: all punch-list items corrected, no outstanding claims, retention released	P1,039,161.30	P1,006,516.11	100%
TOTAL CONTRACT PRICE (VAT-INCLUSIVE)		P20,783,226.04	P20,130,322.29	100%

SECTION 7

Quality & Safety

Condensed from JMG's project-specific QA/QC Plan (Doc. No. JMG-QAQC-517CH-001) and Construction Safety & Health Plan (Doc. No. JMG-SH-517CH-001), both prepared for tender submission per Bid Bulletin No. 1.

Quality & Safety Highlights

Pre-Mobilization Requirements. Baseline Schedule, Construction Methodology, Safety Program, and QA/QC Plan submitted for sanction before mobilization. No construction activity begins without written administrative authorization.

Document Control. Controlled drawing/spec register, shop drawing and material submittal workflow, formal RFI/RFA process, and revision control — no material is ordered until technical review is complete.

Inspection & Test Plan (ITP). Hold / Witness / Review / Surveillance points on every critical activity. Concealed work — reinforcement, embedded MEP, waterproofing — is never covered until the required inspection is obtained.

Testing & Commissioning. Concrete slump/compression testing, reinforcing steel tensile/bend testing, plumbing pressure/leak testing, electrical insulation-resistance and grounding tests, and full mechanical commissioning — each with certified reports.

Non-Conformance Control. Identify → contain → evaluate → correct → re-inspect → close. Every NCR is tracked to closure with supporting records — nothing gets quietly re-worked off the books.

Safety Program Highlights

Qualified Safety Officer, daily toolbox meetings, mandatory task-specific PPE, stop-work authority for any worker, and a full emergency response network established before mobilization — aligned to RA 11058 and DOLE D.O. 198-18.

La Granja Estates Construction Guidelines — Acknowledged (Cl. 3.12)

JMG confirms compliance with the La Granja Estates Declaration of Covenants, Conditions & Restrictions (Cl. 3.12): 8-foot olive-green G.I. sheet or tarpaulin site fencing for the duration of construction, ₱100,000 refundable Construction Bond, ₱40,000 Technical Evaluation Fee, construction-worker ID and hard-hat requirements, controlled delivery and stockpiling on the Owner's own lot only, noise control before 7:00 AM / after 6:00 PM, and site clean-up within 30 days of completion. These items are priced explicitly in our Preliminaries division (Division I) rather than assumed.

SECTION 8

Our Team

JMG CONSTRUCTION & GENERAL MERCHANDISE operates as a Registered Contractor with a full in-house complement of licensed engineers and architects — not a labor-only outfit subcontracting its technical judgment.

Name	Role / Credential
Engr. Jasper M. Gementiza	Managing Owner / CEO Registered Civil Engineer
Engr. Aldrich Kirby D. Luy	Registered Civil Engineer · Registered Master Plumber
Engr. Ana Marie Martensen Bueno	Registered Civil Engineer
Arch. Rene Piquero	Registered Architect · Former President, United Architects of the Philippines
Arch. Robinson Chua	Registered Architect
Arch. Evan Burgos	Registered Architect

JMG is a Certificate-of-Registration-holding entity (certificate on file with this bid submission). Project-specific site assignments — Project Manager, QA/QC Engineer, and Safety Officer — will be confirmed upon award and mobilization, consistent with our QA/QC Plan and Safety & Health Plan.

SECTION 9

Client References

Provided in good faith for verification of JMG's residential construction, architectural, and fit-out experience — every reference below can be contacted directly.

Client	Project	Location	Contact
Mr. Angelito B. Escoto	Construction of 2-Storey Casa Lian Residence	Kisanlu Subdivision, Iponan, Cagayan de Oro, Misamis Oriental	+63 947 337 0093
Mr. Oscar & Mrs. Cherill Mabao	Construction of 2-Storey REMA Residence	Kisanlu Subdivision, Iponan, Cagayan de Oro, Misamis Oriental	oscarmabao@gmail.com
Mr. Carlito Mariaca Jr.	Residential Completion — Mariaca Residence (Interior & Exterior Architectural / Fit-Out)	Opol, Misamis Oriental	+63 994 021 3099
Mr. Christopher & Mrs. Joni Muñoz	Bali-Japanese Vision — Hoshiyama Residence	Dampalan, Sergio Osmeña, Zamboanga del Norte	+63 928 251 3746

SECTION 10

Assumptions, Clarifications & Commercial Terms

On 24 July 2026, JMG submitted nine formal clarification requests to ARCLAB under Section 2.4 of the Instructions to Bidders. Bid Bulletin No. 1 (issued 3 August 2026) answered each. This is presented here as a credibility asset, not fine print — it is exactly what we confirmed before this number was set.

1 & 2. Payment terms — mobilization advance, certification, and release periods (Cl. 10.2 / 10.3, Cl. 7.29)

Confirmed: no Mobilization Advance Payment; JMG self-funds mobilization and recovers cost through Progress Billings; no Advance Payment Bond required. Architect certifies within 7 calendar days; Owner releases payment within 15 calendar days of certification. Liquidated Damages: 0.05% of Contract Price per working day of delay, 10% aggregate ceiling — a risk both parties carry, factored into our schedule discipline rather than treated as a footnote.

3. VAT — bid format (Cl. 7.36)

Confirmed: Bid Summary and BOQ unit prices are presented VAT-inclusive throughout this proposal.

4. Fire protection & electronics scope (Bid Bulletin No. 1)

Confirmed: Wi-Fi/data, CCTV, and home automation systems remain outside JMG's direct supply-and-install scope unless engaged separately, and will be OSM/OSC-procured. JMG's proposal includes full coordination, supervision, scheduling, and interface management with the appointed specialists, plus all required rough-ins, sleeves, conduits, and embedded items — priced within our Electrical Works division.

5. OSM schedule interface — roofing & glazing (Cl. 4.2)

Confirmed indicative lead times: glazing ≈ 60 calendar days; roofing materials ≈ 90–120 calendar days for production and delivery. These lead times directly informed our proposed 18-month Contract Time — this is the schedule interface risk we caught before pricing it, not a complaint raised after the fact.

6. Appendix B — completeness of engineering documents

Confirmed: the “Structural Design Plans” reference at Appendix B items 11.2.4–11.2.6 was a typographical error in the Table of Contents. No additional Specification Books will be issued; all applicable Architectural and Engineering Specifications are already included in the Tender Documents.

7. Owner's rights — award structure (Cl. 2.7)

Confirmed: the Owner intends to award one (1) General Construction Contract covering the complete scope of work. This proposal, our preliminaries, and our site management plan are priced on that basis — a single, fully coordinated contract, not a fragmented trade-package award.

8. La Granja Estates Construction Guidelines (Cl. 3.12)

Complete Declaration of Covenants, Conditions & Restrictions received and reviewed, including working hours, gate pass requirements, construction bonds and fees, delivery restrictions, and worker entry procedures. Compliance is built into our Preliminaries pricing and Safety Plan.

9. Construction duration basis (Cl. 1.2)

Confirmed: the Owner's 15-month target is a calendar-day figure, offered as a bidding basis, with bidders free to propose an alternative Contract Time with supporting justification. JMG proposes 18 months (540 calendar days) — see Section 5, Construction Schedule.

10. Structural framing — suspended slabs, priced both ways

We evaluated the suspended slabs two ways rather than commit ARCLAB to one without the comparison: Standard Framing (conventional wood formwork, full slab reinforcement) and Steel Deck (permanent 0.76mm G550 steel decking, which reduces both formwork labor and rebar). Both are fully priced and reconciled — see Section 3, Cost Summary. Steel Deck is faster to build with the same structural integrity, at ₱652,903.75 lower than Standard, which is why it is shown as the default; Standard remains available if ARCLAB or the Owner prefers the conventional method.

Revision History

Date	Change
2026-08-18	Initial interactive bid proposal published, incorporating Bid Bulletin No. 1 responses and JMG's Construction Schedule (18-month proposed Contract Time).
2026-08-19	Final estimates updated from the 517 Courtyard House Quantity Estimates workbook: full line-item BOQ (500+ items per option), and two fully-priced structural framing options — Standard Framing (₱21,766,301.12) and Steel Deck (₱21,113,397.36, shown by default).
2026-08-27	ARCLAB Scope Revision (per email 2026-08-24): maid's room, TV room, and associated outdoor spaces (lanai, backyard porch) removed from scope — approximately 35 sq.m. of enclosed space and 20 sq.m. of outdoor slab areas. Exterior columns, footing, and tie beams for these removed areas are retained per ARCLAB directive. Labor and material rates were comprehensively re-estimated line-by-line across every affected division rather than pro-rated. Updated Grand Total (VAT-inclusive, Steel Deck option): ₱20,130,322.29 (down ₱983,075.07 from ₱21,113,397.36). Standard Framing option updated in parallel: ₱20,783,226.04 (down ₱983,075.08 from ₱21,766,301.12). Gross Floor Area revised: 506.95 sq.m. → 471.95 sq.m. Payment Schedule restructured with 10 realistic phase-based milestones tied to cost concentration in each construction phase.

SECTION 11

Closing & Authorization

JMG CONSTRUCTION & GENERAL MERCHANDISE, operating under the JMG Design & Build brand, is a premium construction and design-build company focused on delivering high-quality, well-managed, and stress-free projects. We look forward to delivering the 517 Courtyard House with the quality, care, and professionalism it deserves.

Phone	+63 917 105 6435
Email	teamjmg@googlegroups.com
Address	Block 7, Cambridge Subdivision, Harvard St, Iponan, Cagayan de Oro City, 9000 Misamis Oriental, Philippines

Respectfully submitted,

ENGR. JASPER M. GEMENTIZA

Managing Owner / CEO / Registered Civil Engineer

JMG CONSTRUCTION & GENERAL MERCHANDISE

**OWNER / ARCHITECT / AUTHORIZED
REPRESENTATIVE**

For Review / Approval

This proposal is prepared specifically for the 517 Courtyard House tender and shall remain valid for sixty (60) calendar days from the date of bid opening. Upon award, JMG shall comply with the approved Contract Documents and all applicable Project requirements.