TERMS OF REFERENCE

DESIGN AND BUILD FOR THE REHABILITATION AND RETROFITTING OF THE EXISTING AMORANTO GRANDSTAND AT AMORANTO SPORTS COMPLEX

I. PROJECT DESCRIPTION

The Amoranto Sports Complex, originally named the Quezon City Sports Complex, is one of the oldest and most iconic public sports facilities in Metro Manila. It is built in the 1960s on a 5.8-hectare government-owned property in Brgy. Paligsahan, the complex has undergone several additions and renovations over the years to accommodate various sports and supporting facilities.

The Quezon City Government (QCG) is committed to providing quality and professional service to its constituents, part of which includes modernizing and upgrading its public facilities. A major initiative under this commitment is the redevelopment of the Amoranto Sports Complex into a world-class venue for athletics and sports development, particularly for the youth. The project also aims to position the facility as the premier destination for both sporting and non-sporting events, such as concerts, civic gatherings, and community celebrations, further reinforcing its status as a landmark public facility in Quezon City.

The grandstand within the Amoranto Sports Complex, which has a total floor area of approximately 9,635.00 square meter (sqm.) serves as the primary spectator facility for various sporting events held in the complex. Constructed several decades ago, the grandstand has been continuously utilized by athletes, spectators, and the general public. Over time, the structure has been subjected to natural aging, heavy use, and exposure to environmental conditions, resulting in physical deterioration and outdated building systems.

A. OBJECTIVES

The Design and Build for the Rehabilitation and Retrofitting of the Existing Amoranto Grandstand at Amoranto Sports Complex shall achieve the following objectives:

- To establish a high-quality, multi-purpose venue in Quezon City capable of hosting a wide range of sporting competitions, community events, and other related activities;
- To preserve the historical and cultural value of the Grandstand and retain significant architectural features while adapting the structure to current standards and needs;
- To ensure public safety and structural integrity, while addressing structural deterioration and ensuring compliance with current building codes;
- To improve the users' comfort and accessibility with upgraded seating, improved circulation and maximize the use of space with modernized facilities and ancillary rooms;
- To integrate sustainable and resilient design principles that promote energy efficiency, resource conservation, and reduce operating and maintenance cost;
- To stimulate local tourism and economic activity in District 4 by attracting both local and international events to the Amoranto Sports Complex.

B. PURPOSES

The purpose of this project is to rehabilitate and retrofit the existing **Amoranto Grandstand** at Amoranto Sports Complex. The rehabilitation and retrofitting works will include necessary repairs to the grandstand architectural and structural framework, improvement of seating areas, facilities, ancillary spaces, and roofing system to ensure compliance with current safety standards. Architectural improvements will be undertaken to enhance spectator comfort, sightlines, and accessibility, including provisions for persons with disabilities (PWDs) and to also maximize the existing spaces into a modernized facility. Furthermore, the new facility shall be rehabilitated to be structurally sound, efficient, and environmentally sustainable, and fully compliant with relevant laws, codes, and ordinances, ensuring that the principles of safety, functionality, accessibility, and sustainability are integrated into the completed project.

The Grandstand's Rehabilitation and Retrofitting aims to upgrade Amoranto Sports Complex into a premier, world-class sports destination in Quezon City, thus enabling the hosting of various athletic events while serving as a hub for community recreation, training, and sports education.

By engaging in the Design and Build scheme for the Rehabilitation and Retrofitting of this project, the Quezon City Government (QCG) aims to ensure the efficient and integrated delivery of both design and rehabilitation and retrofitting components under a single contract. This approach enables the Quezon City Government (QCG) to streamline implementation, minimize coordination issues, and achieve a cost-effective, durable, and high-quality facility that is responsive to evolving trends in sports and athletic development for the benefit of every QCitizen.

C. LIMITATIONS/CONSTRAINTS

1. Site Restrictions

   All rehabilitation and retrofitting activities shall be constrained to the designated area of the Existing Amoranto Grandstand at Amoranto Sports Complex. Any temporary staging areas, storage, or auxiliary facilities that may be identified shall be subject to availability of space with prior written consent and approval of the concerned authorities.

2. Operational Disruption and Working Hours

   The Amoranto Sports Complex shall remain operational during the rehabilitation and retrofitting phase of the Grandstand. Rehabilitation and retrofitting activities must therefore be carried out with minimal disruption to ongoing activities and events, while ensuring the protection and safety of all end-users. To avoid disturbances to nearby areas, rehabilitation works shall be limited to approved working hours and days, unless otherwise authorized in writing by the Quezon City Government (QCG).

3. Timeframe

   The project shall be completed within the specified and approved contract period. Time extensions may be granted under justifiable circumstance. Pursuant to the provisions of RA 12009 and its IRR, Section 71.2.3 on Extension of Contract Time, and shall be approved with prior written consent from the Quezon City Government (QCG).

4. Compliance with Standards

   All plans, specifications, rehabilitation and retrofitting methodologies shall strictly comply to national and local building regulations, codes, and ordinances, including but not limited to:

   - National Building Code of the Philippines (PD1096)
   - Accessibility Law (BP 344) and its latest IRR
   - National Structural Code of the Philippines
   - Electrical Engineering Law (RA 7920)
   - Philippine Mechanical Engineering Code (RA 8495)
   - Plumbing Code of the Philippines (RA 1378)
   - Sanitary Engineering Law (RA 1364)
   - Code on Sanitation of the Philippines (PD 856)
   - Fire Code of the Philippines (RA 9514)
   - Quezon City Green Building Ordinance and its latest IRR

5. Environmental Impact

   All rehabilitation and retrofitting activities shall be conducted in a manner that shall minimize environmental impacts. Appropriate and timely mitigation measures must be observed throughout the rehabilitation and retrofitting period.

D. ALLOCATION OF RISKS

1. Responsibility for Design and Build

   The responsibility for both design and build for the **Rehabilitation and Retrofitting of the Existing Amoranto Grandstand** shall lie solely with the Design and Build Contractor. All outputs, including plans and specifications, shall be subject to the review, approval, and revisions of the Quezon City Government (QCG).

2. Budgetary Constraints

   The design and the rehabilitation and retrofitting costs shall not exceed the Approved Budget for the Contract (ABC).

3. Force Majeure

   In the event of force majeure, risks shall be fairly and equitably shared by the Design and Build Contractor and the Quezon City Government (QCG), taking into account the nature and extent of the impacts.

4. Health, Safety and Security

   The Design and Build Contractor shall be solely responsible for the health of its workers, site security and accident prevention. Any negligence and safety violations shall be resolved at the Design and Build Contractor's expense. This responsibility also extends to third-party claims resulting from disputes, damages, or injuries arising from rehabilitation and retrofitting related activities.

E. DUTIES AND RESPONSIBILITIES OF THE QUEZON CITY GOVERNMENT

The Design and Build Contractor shall coordinate closely with the designated implementing agencies throughout the project duration. Design supervision shall be undertaken by the City Architect Department (CArD), while implementation supervision and construction management shall be carried out by Quezon City Department of Engineering (QCDE). All works, deliverables, and rehabilitation and retrofitting activities shall be subject

to their review, monitoring, and compliance requirements. Any directives, corrections, or recommendations issued by these agencies in the exercise of their functions shall be complied with by the Design and Build Contractor at no additional cost to the QCG.

II. CONCEPTUAL DESIGN

A. GENERAL IDEA – NAME, LOCATION, BOUNDARIES

The **Existing Amoranto Grandstand**, will serve as the main spectator facility for various events at the complex. The project involves the rehabilitation and retrofitting of the existing grandstand at the Amoranto Sports Complex to restore its structural integrity, improve safety and comfort, and enhance its overall functionality as a major public sports and events facility. The grandstand, which serves athletes, spectators, and the general public, has experienced deterioration due to age, weather exposure, and prolonged use.

The rehabilitation and retrofitting shall be limited to the existing building footprint and its adjacent and connected utilities. Existing rooms and facilities shall be replanned, including the introduction of new rooms, facilities and necessary spaces for a Grandstand. It shall include structural assessment and necessary repairs to the grandstand architectural and structural framework, and also include improvement of engineering building systems. Through this project, Quezon City Government (QCG) aims to preserve the historical and cultural value of the Grandstand, and establish a modernized and high-quality facility.

B. SCOPE/PHYSICAL COMPONENTS AND STRUCTURE REQUIREMENTS AND PROPOSED METHODS

The Rehabilitation and Retrofitting of the Existing Amoranto Grandstand must comply with the required improvements, which shall include, but shall not be limited to, the re-planning and upgrading of the following minimum requirements:

1. **Preservation and Improvement of the Grandstand**
   - Restoration, improvement, and upgrading of architectural elements such as but not limited to façades, canopies, railings, stair finishes, seating areas, corridors, and concourse spaces.
   - Conservation of historically significant and prominent architectural features, including form, massing, rooflines, façade treatments, and distinctive design elements.

2. **Structural Retrofitting Coordination and Integration**
   - The Quezon City Department of Engineering (QCDE) shall furnish the Design and Build Contractor with all the structural retrofitting plans and technical documentation for the Amoranto Sports Complex Grandstand to ensure full project compliance. These documents are the deliverables from the recently concluded structural investigation and seismic assessment of the Amoranto Sports Complex Grandstand.
   - The Design and Build Contractor shall integrate the QCDE's retrofitting plans. Any resulting modifications or deviations must be submitted to the QCDE for comments and/or approval.

- The Design and Build Contractor is fully responsible for executing the finalized and approved structural retrofitting plans.

3. **Upgrading of Electrical System** – It shall include, but not limited to, the following:
   - Replacement, upgrading, and installation of main and sub-distribution panels, circuit breakers, transformers (if applicable), and associated equipment.
   - Installation of new power distribution systems, as required by the revised layout and load demands.
   - Upgrading of lighting systems, using energy-efficient fixtures.
   - Integration of emergency power supply systems.

4. **Upgrading of Plumbing and Sanitary System**
   - Replacement, upgrading, and installation of water supply piping, sanitary sewer lines, vent systems, storm drainage connections, and related appurtenances.
   - Installation of sanitary fixtures, using water-efficient and durable fixtures suitable for high-traffic use.
   - Integration of rainwater drainage and stormwater management systems.
   - Incorporation of water conservation measures, such as low-flow fixtures, dual-flush systems, sensor-operated fixtures, and rainwater harvesting where feasible;

5. **Installation of Mechanical System**
   - Design and installation of ventilation systems, including natural and mechanical ventilation, exhaust systems for toilets, locker rooms, kitchens, and other service areas.
   - Design and installation of air-conditioning systems for enclosed and semi-enclosed spaces, using energy-efficient equipment appropriate for the function of each area.

6. **Installation of Auxiliary System**
   - Design and installation of public address (PA) and sound reinforcement systems for announcements, emergency notifications, and event operations.
   - Installation of closed-circuit television (CCTV) systems for security monitoring, including cameras, control equipment, recording devices, and monitoring stations.
   - Installation of fire detection, alarm, and notification systems, including smoke detectors, manual call points, alarms, and control panels, in coordination with the fire protection system.

7. **Installation of Fire Protection System**
   - Conduct of a fire risk assessment and evaluation of the existing fire protection provisions to determine deficiencies and requirements for the grandstand.
   - Design and installation of fire detection and alarm systems, including smoke detectors, heat detectors, manual call points, alarm bells/horns, and control panels.

- Provision of fire suppression systems, including fire sprinklers, standpipes, fire hose reels, fire extinguishers, and related accessories, as required by the building layout and occupancy.

8. Seating Area

- Installation of fixed bucket seats and retractable seats on the existing concrete bleachers and shall be planned to provide adequate capacity, safe and clear circulation, and unobstructed sightlines, including designated seating provisions for persons with disabilities (PWD).
- Approx. 3662 seating capacity
- Provision of VIP Lounge for VIP seating area

9. Vertical and Circulation

- Additional Person's with Disability (PWD) Ramp
  - Located on ingress/egress of the facility, shall be compliant with the Amended IRR of BP344.
- Introduction of Elevator
  - Provision of one (1) passenger elevator, with a minimum capacity of 10 persons.
- Additional Fire Exit Stairs
  - Sufficient staircases shall be provided to ensure safe fire egress and regular access.
  - Staircases shall be located and designed in accordance with the Fire Code of the Philippines.

10. Administration and Operations

- Administration Office (minimum capacity of 4 staff)
- Amoranto Admin / Staff Room (minimum capacity of 4 pax)
- Control Room / Announcer's Room
  - Strategically located with a clear and unobstructed view of the playing area or event floor.
  - Adequate space for control consoles, announcer desk and technical equipment.
- Referees' Room (minimum capacity of 4 pax)
- Match Delegate Room
- Master of Ceremonies' Room
- Media Room / Conference Room
  - Shall serve as a dedicated venue for press conferences, media briefings, interviews, technical meetings, and official announcements related to sporting events and facility operations. The space shall be designed to accommodate media personnel, officials, and guests, and shall support audio-visual, broadcasting, and documentation requirements. The room shall provide a professional, controlled, and acoustically appropriate environment suitable for both live and recorded media activities.
  - Approx. 50-60 pax capacity
- Training Rooms / Studio Rooms
  - Shall be designed to be flexible, safe, and conducive to both individual and team-based training activities.
- Anti-Doping Station / Room

- Shall be a dedicated, secure, and controlled facility intended for the conduct of doping control procedures in accordance with the standards of the World Anti-Doping Agency (WADA) and relevant national sports authorities. Its location shall ensure ease of access from the competition and training areas while maintaining privacy and restricted public access.

- Emergency Medical Room
  - Dedicated facility intended to provide immediate medical assessment, first aid, stabilization, and emergency care for athletes, officials, spectators, and staff during events and daily operations. The room shall be designed to support rapid response to injuries and medical emergencies and shall be equipped to accommodate medical personnel, patients, and essential emergency equipment.

11. Toilet and Shower Facilities

- Distribution
  - Comfort rooms with shower facilities shall be appropriately distributed on each floor, with separate facilities for male, female, and persons with disabilities (PWD).
- Locker and Changing Facilities
  - Locker and changing facilities shall be separately designated for male and female users, and/or for teams competing.
  - Provision of medical room or taping room.
- Design & Finishes
  - Comfort rooms shall be designed with adequate ventilation, water-saving fixtures, and durable, easy-to-maintain finishes.

12. Support and Service Areas

- Security Command Center with Quarters
- Storage Rooms
- Control and Equipment Room
- Electrical Room
- Genset Room
- Pump Room (Retention Tank)

13. Concessionaires

- Mobile/Temporary Food and/or Non-Food Concessionaire
- Food Court-type Concessionaire
  - Shall have adequate power supply and outlet for food service equipment.
  - Shall have potable water supply, drainage, and exhaust and ventilation for food preparations.
- Dining Area

I. CONCEPTUAL PHASE

All prospective bidders are required to submit a Conceptual Design as part of their Technical Proposal, based on the project's location in the approved Amoranto Master Redevelopment Plan, and on specifications set in this TOR. The Preliminary Conceptual Design shall include, but not limited to, the following:

- Site Development Plan

- As-Built Floor Plans
- Proposed Floor Plans
- Exterior Perspectives and Reference Images
- Circulation Diagram
- Conceptual Lighting Plan including images of lighting fixtures
- Materials Plan including images of materials/finishes
- Submission of Proposed Work Plan Methodology and Preliminary Inspection Findings

II. RESEARCH AND DETAILED DESIGN

The winning bidder, hereinafter referred to as the Design and Build Contractor, shall submit Research and detailed design documents for the approval of Quezon City Government (QCG) in **FORTY (40) Calendar Days reckoned seven (7) Calendar Days** from the issuance of Notice to Proceed (NTP). The Design and Build Contractor shall prepare the design based on schemes and specifications approved by the Quezon City Government (QCG).

The Research and Detailed Design documents shall include, but not limited to, the following:

A. Research, site surveys and investigations for needed data on the locations, dimensions, elevations and other pertinent data on:
   1. Existing structure – baseline for the Rehabilitation and Retrofitting Plans
      - Floor Plans
      - Elevations, Sections
   2. Existing utility lines (electricity, water and telecommunication)
   3. Road levels and elevations
   4. Drainage and wastewater line
   5. Existing trees/vegetation

B. Detailed Design Plan and Program of Works to be submitted for the approval of the Quezon City Government (QCG)
   1. Complete Architectural and Engineering Drawings that shall include but not limited to:
      - Site Development and Layout Plan
        - Illustrates the lot boundaries, proposed and existing structures, access points, landscaping, site circulation, setback and easement requirements, and topographic contour lines, as needed
      - Existing Floor Plan/s
      - Proposed Floor Plan/s
      - Civil / Structural Plan – For any additional or layout modifications, as required.
      - Electrical Plans – Includes full upgrading and re-wiring
        - Outlines power distribution, emergency power systems (generator, UPS), lighting, receptacles and other electrical components necessary for the grandstand and other athletic field events facilities to operate safely and efficiently. The design must be future-proof in consideration with future technologies and needs.

- Plumbing and Storm Layout Plans – Includes full upgrading and re-piping
  - Outlines the design and layout of plumbing and storm drainage system that shall ensure hygienic conditions of the facility and maintain public health and safety.
- Mechanical Plans (planning, analysis, and preparation of drawings and specifications)
  - Air Conditioning System (HVAC)
  - Mechanical Ventilation System
  - Elevator / Vertical Transport System
  - All designs shall:
    - Follow applicable international standards (ASHRAE, SMACNA, NFPA)
  - Incorporate energy-efficient and sustainable design principles
  - Include complete engineering calculations, equipment sizing, and system layouts
- Auxiliary Plans (planning, analysis, and preparation of drawings and specifications)
- Fire Protection Plans (planning, analysis, and preparation of drawings and specifications)
- Sections and Elevations
  - Offers detailed section and elevation views through the facility to illustrate internal and vertical height components
- Rendered perspectives

2. Detailed Engineering Deliverables and Activities
   - General Notes and Technical Specifications describing the type and quality of materials and equipment to be used
   - Structural Computation / Analysis
   - Geotechnical Report / Analysis
   - Detailed Cost Estimates, Detailed Bill of Quantities, with corresponding Detailed Unit Price Analysis (DUPA), a summary sheet indicating the unit prices of construction materials, labor rates and equipment rentals
   - Detailed Program of Work (POW)
   - Construction Schedule (Bar Chart with Milestones)
   - PERT-CPM Diagram and Quality Control Plan
   - Comprehensive Design Report
   - Manpower Utilization Schedule
   - Equipment Utilization Schedule
   - Electrical Computation including lighting analysis/computation in compliance with the Quezon City Green Building Ordinance
   - Mechanical Computation in compliance with the Quezon City Green Building Ordinance

The Design and Build Contractor shall be fully responsible for the accuracy and applicability of all data to be used in its Design and Build proposal and services. Thus, it shall be the responsibility of the Design and Build Contractor to validate preliminary investigations and information on soil, geotechnical, hydraulic, seismic, traffic and environmental conditions, as needed, to define project design criteria. They shall likewise validate conduct validation on existing utilities and service lines

in and around the project area, thus, ensuring the accuracy of all information used in design development.

The Design and Build Contractor shall consider the following criteria in preparing the design:

- Application of current technology and industry trends in the design of facilities, particularly a Grandstand
- Ensure the safety and security of all end-users at all times, including provisions for non-slip surfaces and clear signages
- Zoning of spaces and efficient circulation
- Maintenance and life cycle cost considerations

The Design and Build Contractor shall submit **seven (7) copies of the research and plans in A4-size paper and in 20 x 30 white print, ring-bound and five (5) electronic copies in flash drive**, for the approval of the Quezon City Government (QCG), who may provide also comments and suggestions, which the Design and Build Contractor shall address and incorporate into the revised submission, as necessary.

An approval period of **FIFTEEN (15) Calendar Days upon receipt of the Research and Detailed Design Documents** shall be allotted for the review of the Research and Design Development documents by the Quezon City Government (QCG). Should revisions be required, another **TEN (10) Calendar Days upon receipt of recommendations from Quezon City Government (QCG)** shall be allotted to the Design and Build Contractor to incorporate the necessary changes and resubmit the documents accordingly to Quezon City Government (QCG).

III. IMPLEMENTATION PHASE

The Design and Build Contractor shall perform the following, but not limited to, rehabilitation and retrofitting works in **ONE HUNDRED EIGHTY (180) Calendar Days** after the Quezon City Government (QCG)'s approval of the Research and Design components:

i. Supply labor, material, equipment and other requirements deemed necessary for the construction and implementation of the project.
ii. Obtain all necessary information as to risks, contingencies and other circumstances which may affect the works. They shall prepare and submit all necessary documents specified by the Quezon City Government (QCG) to meet all regulatory approvals specified in the contract documents.
iii. Execute the rehabilitation and retrofitting activities to complete the project in accordance with the approved architectural and engineering designs, drawings and specifications in the highest degree of workmanship, integrity and professionalism.
iv. Secure compliance of the requirements of R.A No. 11058 or the Occupational Safety and Health Hazards Law, and its Implementing Rules and Regulations, and Department of Labor and Employment (DOLE) Department Order 198-18, specifically the Basic Components and Company Occupational Safety and Health (OSH) Program and Policy (DO 198, Chapter IV, Section 12).

v. Prepare semi-monthly and monthly accomplishment reports supported by progress photographs and S-curve to monitor performance as basis for progress billing.

vi. Ensure that the quality of materials to be furnished or works to be done shall be in accordance with the approved specifications. However, if specified materials are not available, the Design and Build Contractor shall immediately propose, in writing, acceptable alternatives to the Quezon City Government (QCG).

vii. Test the materials they will use on the project, such as, but not limited to, fine aggregates, coarse aggregates, cement, concrete, reinforced steel bar, among others, and provide the Quezon City Government (QCG) a copy of the Material Testing Results.

viii. Comply with pertinent regulations and adopt safety measures, such as but not limited to: enclosures, shielding, covering, warning devices, off limits signs, etc.

ix. Coordinate and comply with the authorized representatives from the Quezon City Government (QCG) who may, at any time, inspect the progress of the project and may issue a stoppage when the integrity, security and safety of the site and structures around the site is compromised.

x. Carry out their duties and responsibilities as expeditiously as possible and shall begin, perform and complete their services so that the work progresses in accordance with the rehabilitation and retrofitting schedule and is finally completed by the date of final completion.

xi. Coordinate during the final inspection and use of the project, which will be conducted in the presence of authorized representatives of the Quezon City Government (QCG).

As a rule, contract implementation guidelines for procurement of infrastructure projects shall comply with the guidelines for the implementation of contracts for DESIGN AND BUILD infrastructure projects, and the following provisions shall supplement these procedures:

i. No works shall commence unless the Design and Build Contractor has submitted the required documentary requirements to the Quezon City Government (QCG) and has secured approval.

ii. The Design and Build Contractor shall submit a detailed program of works within **TWENTY (20) Calendar Days after the issuance of the Notice to Proceed** for approval of the Quezon City Government (QCG) that shall include, among others:

- The order in which it intends to carry out the work including anticipated timing for each stage of design/detailed engineering and rehabilitation and retrofitting;
- Periods for review of specific outputs and any other submissions and approvals;
- Sequence of timing for inspections and tests as specified in the contract documents;
- General description of the design and the rehabilitation and retrofitting methods to be adopted;
- Number and names of personnel to be assigned for each stage of the work;