

SCOPE OF WORKS FOR THE DEVELOPMENT OF BDO PLAZA STA CRUZ BUILDING

BDO Building, 377 Plaza Sta. Cruz corner Dasmarinas St., Sta. Cruz Manila

I. BUILDING FAÇADE

- Replace all damaged exterior glass panels.
- Repaint the entire 5-storey building exterior.
- Replace damaged awning windows along Estero De La Reina with new ones similar to the existing windows at the upper floors.
- Restore all damaged architectural elements such as concrete mouldings and cornices.
- Waterproof the entire building exterior.

II. STRUCTURAL AND TYPICAL INTERIOR SCOPE

- Retrofit all columns and slab as required
- Build new elevator shaft for the two elevators
- Build concrete enclosure for the fire pump and tank
- Restore all damaged portion of the grand stairway
- Repaint existing walls and ceiling
- Replace all fire exit doors to comply with the Fire Code of the Philippines

III. GROUND FLOOR

A. Arcade

- Level the flooring with the existing
- Construct a PWD ramp in compliant with BP 344
- Replace dilapidated BDO horizontal signage
- Dismantle and repair dilapidated air conditioning unit platforms
- Build new ATM wall along Plaza Sta. Cruz

B. Building Lobby

- Relocate main entry door
- Replace existing elevator
- Add new elevator to supplement the existing
- Demolish existing ladder-type stairs connecting the ground floor and mezzanine

C. Branch

- Renovate and expand the bank lobby
- Refurbish existing toilets
- Modify one existing toilet to make it PWD compliant

IV. MEZZANINE FLOOR

A. Vaults

- Retain and repaint existing SDB vault
- Retain and repaint existing cash vault

- B. Pantry**
 - Demolish existing pantry located on the side of Dasmarinas St.
 - Dismantle existing millworks, doors, and counters
- C. Toilet**
 - Restore and refurbish existing toilets located on the side of Estero dela Reina
 - Replace all toilet fixtures
- D. Stairs**
 - Construct Fire Code compliant fire exit stairs
 - Demolish existing ladder-type stairs connecting the ground floor and mezzanine

V. SECOND FLOOR

- A. Vaults**
 - Retain and repaint existing vault
- B. Toilet**
 - Construct new toilets
 - Replace all toilet fixtures
 - Demolish existing toilets located on the side of Tetuan St. and Estero dela Reina
- C. Stairs**
 - Construct Fire Code compliant fire exit stairs
- D. Miscellaneous**
 - Demolish wall along elevator lobby
 - Construct new parapet wall at the balcony / deck
 - Waterproof the balcony deck

VI. THIRD FLOOR

- A. Rooms and Interior Structure**
 - Demolish existing interior walls currently used as residential space
 - Demolish existing concrete pedestals
- B. Toilets**
 - Restore and refurbish existing toilets located on the side of grand staircase
 - Replace all toilet fixtures. Include declogging.
 - Demolish existing toilets located on the side of Dasmarinas St.
- C. Miscellaneous**
 - Demolish existing roof at service area

VII. FOURTH FLOOR

- A. Rooms and Interior Structure**
 - Demolish existing interior walls at grand staircase
 - Demolish existing toilet along Tetuan St
 - Demolish kitchen counters and walls
 - Demolish exiting concrete pedestal

B. Toilets

- Restore and refurbish all existing toilets located along grand staircase & near Fire exit Stairs

C. Stairs

- Construct Fire Code compliant fire exit stairs

D. Miscellaneous

- Retain SMART Cell site room
- Replacement of damaged roofing and other roof components.

VIII. FIFTH FLOOR

A. Toilets

- Demolish toilets along Tetuan St.
- Demolish toilet along Estero Dela Reina
- Restore and refurbish all existing toilets near fire exit

D. Miscellaneous

- Demolish walls at elevator lobby

IX. ROOF AND DECK

A. Roof

- Replace all damaged roofing including all damaged structural components
- Restore and refurbish all existing toilets near fire exit

B. Deck

- Waterproof entire roof deck.