



# West Visayas State University

## JANIUAY CAMPUS

### PLANNING AND DEVELOPMENT OFFICE

(Formerly Janiuay Polytechnic College, Don Tiburcio A. Lutero National  
Comp. High School, Janiuay Nat'l Comp. High School, Janiuay National  
Vocational High School, Janiuay High School)  
Janiuay, Iloilo, Philippines

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**Project Title** : Installation of Partition Walls and Repurposing, Retrofitting, Refurbishing  
And Rehabilitating of The Old Library Building

**Owner** : WVSU- Janiuay Campus

**Location** : Janiuay, Iloilo

## BUILDING SPECIFICATION

### 1. General Requirements

#### 1.1 General

Comply with the National Construction Codes, Acts, Regulations and other Standards referenced in this specification

#### Compatibility of Materials

Ensure materials which are used are compatible with all other materials which may be affected

#### Making Good

Repair any damages caused during execution of the works. Leave the works and the site of the work in a neat state on completion of the works.

#### Manufacturers' or Suppliers' recommendation

Select, if no selection is given, and provide transport, deliver, store, handle protect, install, finish adjust and prepare for use the manufactured items in accordance with the current written recommendations and instructions of the manufacturer or supplier. If materials or products are supplied by the manufacturer in closed or sealed containers or packages, bring the material or products to the place of use or installation in the original containers or packages.

### 2 MOBILIZATION AND DEMOBILIZATION

2.1 All construction activities on site will be managed by the owner's appointed project engineer. Contractor will be advised by the person holding this position when requesting approval to mobilize to Site. The Contractor's appointed engineer, Health & Safety Officer shall conduct regular inspections and submit reports in response to the Contractor's work practices and safety management systems in conjunction with the Owner.

2.1 Contractor shall provide the needed personnel for the project with the coordination of the owner's security with respect to the entrance of the owner's premises. The contractor must abide to the rules and regulations when it comes to the Health and Safety Protocols implemented by the the owner.



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### 3 SITE CLEARANCE AND DEMOLITION

#### 3.1 REMOVAL OF STRUCTURES

The Contractor shall carefully take down and clear only such buildings, or other structures after consulting the Engineer/Project head. The components shall dismantle, cleaned and stacked in separate heaps. Materials, which in the opinion of the Engineer are not fit for re-use shall be removed from the site to a tip, provided by the contractor. Materials, which are re-usable, shall remain the property of the Employer and shall be preserved and protected by the Contractor until removed by the Employer or until the expiration of the Contract.

### 4 Drywall

#### 4.1 STEELWORKS

##### 4.1.1 MATERIALS AND COMPONENTS

##### 3.1.2 Steel construction: cold-formed steel

Cold-formed sections from zinc-coated steel or aluminum/zinc alloy coated steel to AS 1397/Z275 or AZ150. Girts and purlins Z450 coating.

##### 4.1.3 Self-drilling screws

Standard: To AS 3566.1. Generally: Corrosion resistance class 2, AS 3566.2. Exterior applications: Corrosion resistance class 4, AS 3566.2.

##### 4.1.4 Galvanizing

Galvanize mild steel components (including fasteners) to AS 1214 or AS/NZS 4680, as appropriate.

##### 4.1.5 Light Steel Framing

##### 3.1.5.1 Steel stud framing system

Generally, 75 x 1mm G450 studs for middle framing and 75 x 1 mm G450 tracks for wall and flooring connections as well as for the door to studs connections externally at 600 mm max crs and 75 x 1mm G450 tracks internally with top and bottom plates, heads, mullions and bracing designed for the specific application.

#### 4.2 Dry Walls

4.2.1 Fibre Cement Board: Supply materials where indicated on Drawings. Fibre cement board shall be stored in elevated and well protected area. Boards with broken edges, lacerations etc will not be permitted to be installed. The Contractor shall replace rejected materials upon written instruction from the owner where practical oral notice to the Contractor notifying such defect shall deem official instructions. All fibre cement board shall be from 4.5 mmx1.2mx2.4m for internal installation and 6mm x1.2mx2.4m for external installation

### 5. GLASS WORKS

5.1 Glass Panel required to be ¼' thick which is transparent. Fixed with Quarter Round Moulding (1/2'x1/2'x8") in both sides. The mouldings used should be fixed with finishing nails and no more nails adhesive.



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## 6. PAINTING

### 6.1 Materials and Components

6.1.1 Premium Paints: Use only premium paints from approved manufacturers.

6.1.2 Paint Manufacturer: Hold Point- Prior to placing orders provide a list showing the brand of the paint proposed for use and the trade names of the paint types (Boysen, Davies)

6.1.3 Combinations: Do not combine paints from different manufacturers in a paint system.

6.1.4 Delivery: Hold Point- Provide copies of invoices receipts or delivery dockets showing brands, quality and quantities of paints and colour(s). Deliver paints to the site in the manufacturers' labelled containers.

6.1.5 Order of work: Complete clear plywood finishes before commencing opaque paint finishes in the same area. Make sure that the exposed steel frames are covered with fiber cement boards before applying paint.

6.1.6 Protection: Before painting, clean the area and protect it from contamination by dust entry. Use drop sheets and masking to protect finished surfaces or other surfaces at risk of damage during painting. Remove door furniture, switch plates, light fittings and other fixtures before starting to paint, and refix in position on completion of painting.

6.1.7 Restoration: Clean off marks, paint spots and stains progressively and restore damaged surfaces to their original condition. Touch up damaged decorative paintwork or misses with the paint batch used in the original application.

6.1.8 Paint application: Apply the first coat immediately after substrate preparation and before contamination of the substrate can occur. Ensure each coat of paint or clear finish is uniform in color, gloss, thickness and texture, and free of runs, sags, blisters, or other discontinuities.

6.1.9 Number of coats: Apply additional coats if necessary, at no extra cost to achieve the required total film thickness and satisfactory opacity.

## 7. DOORS

### 7.1 Wooden Doors

7.1.1 Doors shall have a minimum of 37mm thickness and width and height as shown on the drawings

7.1.2 Provide 20mm undercut from finish floor

7.2 Painting Priming: Prime all areas subjected to paint removal during the course of fitting hinge housings, locks and the like, prior to hanging. Painting: Within forty-eight hours of hanging and prior to the installation of door handles, weather excluders and the like (latches and locks excepted), undercoat all surfaces, followed by a minimum 1 finishing coat to all surfaces including top and bottom edges. The final coat may be applied at a later stage.

7.3 HARDWARE: Hinges and Knobs are shall be in the best brand approved by the owner and heavy duty. All Hinge doors in the east wing should use Heavy Duty Hinge set with Cylindrical door knob (Stainless Steel). Hinge doors in the west wing will be installed with Single Action spring hinge set.

7.3.1 Hinge Material- Aluminum hinges: provide high tensile aluminum hinge, with fixed stainless-steel pins in nylon bushes, and with nylon washers to each knuckle joint. Doors fitted with closers: Use low friction bearing hinges.



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## 8. REPAIR AND REFURBISHMENT

### 8.1 REPAIR OF ROOFING

8.1.1 Protection: Keep the roofing and rainwater system free of debris and loose material during repair, and leave them clean and unobstructed on completion. Repair damage to the roofing and rainwater system.

8.1.2 Metal separation Requirement: Prevent direct contact between incompatible metals, and between green hardwood - Applying an anti-corrosion, low moisture transmission coating to contact surfaces. - Inserting a separation layer.

8.1.3 Material- Formed from G550 steel (or G300 for curving) with an AM 125 Finish conforming to AS 1397. Minimum 0.48 mm BMT. Protection: Protect the roof sheets from damage during handling and storage and prevent damage by moisture in stacked sheets.

8.1.4 Use material with the same finish and from the same manufacturer as the roofing sheets. Thickness: 0.55 mm BMT steel sheet.

8.1.5 Fasteners Self-drilling screws: To AS 3566.1 and AS 3566.2, complete with washers and EDPM black, nonconductive seals. Exposed fasteners: Provide fasteners which are prefinished with an oven baked polymer coating to match the roofing material.

8.1.6 Fixings: Use only approved metal fixings. When replacing sheet roofing use new fasteners – do not re-use old fasteners.

8.1.7 ROOF STRUCTURE ALIGNMENT Check and adjust the alignment of the roof structure before fixing any sheets. Battens: 2 mm maximum mismatch at abutting ends. Roof Plane: 5 mm per meter maximum deviation across the battens from a plane parallel to the specified roof slope.

### 8.2 REPAIR OF CEILING

8.2.1 When repairing ceilings Lay down a canvas tarp on the floor, and cover any furniture with lightweight plastic drop cloths to avoid ruining them. If the ceiling crack is near a wall, cover the wall with a plastic drop cloth to keep splatters off.

8.2.2 consider sealing the ceiling repair with a flexible material such as a patching compound. Make sure to check if the patching compound needs a second coating to ensure the ceiling is repaired correctly

## 9. COMPLETION

11.1 Cleaning: Remove rubbish and surplus material from the site and dispose legally. Clean and tidy the work area upon completion of works.

11.2 Operation: Ensure moving parts operate safely and smoothly

PREPARED BY:

**ENGR. JUSTEL PAUL MIADO**

Campus Civil Engineer