

WBS Dictionary

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0 Baycliff Tropical Retreat- Schedule	Description:
	Duration: 683
	Acceptance Criteria:
	Resources:
1 Construction and Development of BTR	Description: A hectare of land alongside the bay of Cagraray island in the Philippines is to be develop by constructing a resort through Design/Build/Finance/Operate/Maintain Procurement method.
	Duration: 683
	Acceptance Criteria: Satisfactory completion of DBFOM Contract Phase 1: Pre- Construction Phase 2: Construction Phase 3: O&M (25 years)
	Resources:
1.1 Project Management	Description: The PMO will oversee the whole management of the Contract. Mainly composed of the following and their terms: 1. Owner's Representative- the whole life cycle of the project 2. Engineering & Technical Consultant- will be hired from the start of the project untill end of Phase 2. 3. Project Manager- will be hired to act as an agent to the owner from the project start untill end of Phase 3 Stage 1
	Duration: 683
	Acceptance Criteria:
	Resources: Project Management
1.2 PHASE 1: Pre- Construction	Description: Preparation phase prior to construction starts
	Duration: 164
	Acceptance Criteria: Signed DBFOM Contract with potential concessionaire. Finalized Design & Scope of Works
	Resources:
1.2.1 Conceptual Planning	Description: Feasibility Study Business Plan
	Duration: 45
	Acceptance Criteria: Approved Project Charter by the Sponsor
	Resources:
1.2.2 Preliminary Design	Description: Conducting site measurement & investigation, putting into sketches of the owners' vision and rough cost estimate
	Duration: 20
	Acceptance Criteria: Readiness for procurement
	Resources:
1.2.3 Two Steps Sealed Competitive Bidding (DBFOM)	Description: Two steps tendering process: 1. Pre-qualification, Evaluation and Selection of Technical Proposal 2. Selecting Lowest Bidder
	Duration: 61
	Acceptance Criteria: Compliance with the selection creteria set by the sponsors
	Resources: Bidding
1.2.4 Complete Bidding Process	Description:
	Duration: 0

	Acceptance Criteria:
	Resources:
1.2.5 Final Design	Description: Site Development Plan Architecthtural Plan Engineering Plan (all decipline)
	Duration: 28
	Acceptance Criteria: Completion of all Engineering Drawings, Specifications and Calculations
	Resources: Final Design/ Professional Fees
1.2.6 Sign & Seal Drawings, Calculations & Specifications	Description:
	Duration: 0
	Acceptance Criteria:
	Resources:
1.2.7 Permits	Description: Includes Fencing, Building, Zoning, Fire & Environmental.
	Duration: 10
	Acceptance Criteria: In-hand approved permits, readiness to start construction
	Resources: Permit Fees
1.2.8 Approved Permits	Description:
	Duration: 0
	Acceptance Criteria:
	Resources:
1.3 COMPLETE PHASE 1	Description:
	Duration: 0
	Acceptance Criteria:
	Resources:
1.4 PHASE 2: Construction	Description: Phase 2 starts upon completion of Phase 1. Main components includes: 1. Site Development 2. Buildings & Structures 3. Facilities
	Duration: 253
	Acceptance Criteria: Safe completion of the required scopes as per the drawings and specifications on time without compromising the quality
	Resources:
1.4.1 STAGE 1	Description: Stage 1 starts with mobilization of the Construction Team and the Temporary Facilities
	Duration: 115
	Acceptance Criteria: Required Scopes to complete are: 1. Site Development 2. Main Building 3. 5 units Cottages
	Resources:
1.4.1.1 Mobilization	Description: Moving in of construction team and equipment, building the temporary facilities, and delivery of initial materials
	Duration: 1
	Acceptance Criteria: Enough resources at site to start up the work.
	Resources: Mobilization
1.4.1.2 Temporary Facilities	Description: Temporary Facilities mainly includes: - Site Office, Furnitures & Supplies - Material

	Storage - Manpower Accomodation - Temporary power connection - Water supply source - Transportation
	Duration: 3
	Acceptance Criteria:
	Resources: Temporary Facilities
1.4.1.3 Site Development	Description: clearing, grading, perimeter fencing and gate, internal roads, walkways & parking lot, slope protection, beach-front development
	Duration: 46.2
	Acceptance Criteria: Completion of important components: - Fence and entrance gate - Internal Roads & Walkways with drainage system
	Resources:
1.4.1.3.1 Clearing & Grubbing	Description: Removal and disposal of unwanted trees, stumps, roots, logs, shrubs, grass, weeds, fallen timber and other surface litter, wherever they occur within the right-of-way and within such other areas within the proposed buildings and structures
	Duration: 2
	Acceptance Criteria: Retained unaffected trees and other vegetation
	Resources: Package A- Site Devt/ Clearing & Grubbing
1.4.1.3.2 Grading & Levelling	Description: Reshaping the ground surface to the planned shape, elevation and slope
	Duration: 3
	Acceptance Criteria: Compliance to the Site Grading Plan
	Resources: Package A- Site Devt/ Grading & Levelling
1.4.1.3.3 Slope Protection	Description: Construction of combined Grouted Riprap, Stone Masonry and Mechanically Stabilized Earth (MSE) Wall or Reinforced Earth Wall for aesthetic purpose along the slope of cliff fronting the shoreline or bay
	Duration: 15
	Acceptance Criteria: the cliff must be protected from probable erosion.
	Resources: Package A- Site Devt/ Slope Protection
1.4.1.3.4 Mini Timber Wharf & Floating Dock	Description: To be constructed along the beach shoreline on a corner farthest the existing public port.
	Duration: 10
	Acceptance Criteria: the dock should be capable of accomodating at least 3 small size boats
	Resources: Package A- Site Devt/ Mini Timber Wharf & Floating Dock
1.4.1.3.5 Fencing	Description: Cement plastered 6" CHB with concrete posts and foundations along the lot perimeter except the line along the shore. The fence along the shore to be designed not to obstruct the view of the bay at ground level.
	Duration: 30.2

	Acceptance Criteria: To comply as per the Project Drawings and Specifications. Constructed within the property boundaries.
	Resources: Package A- Site Devt/ Fencing 300 In.m.
1.4.1.3.6 Outdoor Parking	Description: 0.10m PCCP able to accomodate at least 50 cars
	Duration: 11
	Acceptance Criteria: To comply as per the Project Drawings and Specifications.
	Resources: Package A- Site Devt/ Outdoor Parking
1.4.1.3.7 Entrance Gate	Description: Architecturally designed to welcome the visitors with a feeling of already relaxed upon entering the resort
	Duration: 9
	Acceptance Criteria: Aesthetically superior quality
	Resources: Package A- Site Devt/ Entrance Gate
1.4.1.3.8 Internal Roadways & Walkways	Description: Main materials are: roads- PCCP with asphalt overlay walks- pavement bricks
	Duration: 5
	Acceptance Criteria: To comply as per the Project Drawings and Specifications.
	Resources: Package A- Site Devt/ Internal Roads
1.4.1.3.9 Outdoor Lightings	Description: Illuminating the permimeter of the property, the beach line and important fcilities in the resort.
	Duration: 18.2
	Acceptance Criteria: No dark areas within the vicinity
	Resources: Package A- Site Devt/ Outdoor Lightings
1.4.1.3.10 Drainage System	Description: Main material- Portland Cement Pipe Culvert (PCPC). Water exits on the existing creek alongside the east boundary of the property
	Duration: 8
	Acceptance Criteria: Water run-off is managed properly, avoiding flooding on ground surface during heavy rain.
	Resources: Package A- Site Devt/ Drainage System
1.4.1.3.11 Guardhouse	Description: Located at the entrance gate and adjacent to the Power House. Another auxiliary guardhouse at the beach for life guards as well
	Duration: 4
	Acceptance Criteria: Complete facilities
	Resources: Package A- Site Devt/ Guardhouse
1.4.1.3.12 Power House	Description: To be constructed adjacent to the Guardhouse. Materials and design to comply with the implementing standards
	Duration: 5
	Acceptance Criteria: To comply as per the Project Drawings and Specifications.
	Resources: Package A- Site Devt/ Power House
1.4.1.4 Complete Site Development	Description:

	Duration: 0
	Acceptance Criteria:
	Resources:
1.4.1.5 Buildings	Description: Stage 1: Main Building & Cottages Stage 2: 2 Storey Hotel Building
	Duration: 109
	Acceptance Criteria: (an option to remove the staging of construction depends upon the concessionaire)
	Resources:
1.4.1.5.1 Main Building	Description: Main Building 15m x 20m Bongalow Type - Reception - Admin Office - Restaurant - TV Lounge - Poolside Bar - Specialty Store - Storage - Basement/ Employee Rooms
	Duration: 84
	Acceptance Criteria: To comply as per the Project Drawings and Specifications.
	Resources: Package B- Bldg/ Main Bldg (15m x 20m x P25,000/sqm)
1.4.1.5.2 Complete Main Building	Description:
	Duration: 0
	Acceptance Criteria:
	Resources:
1.4.1.5.3 Cottages (5 units)	Description: Family Suites 10m x 15m Bongalow Type
	Duration: 90
	Acceptance Criteria: To comply as per the Project Drawings and Specifications.
	Resources: Package B- Bldg/ Cottages (10m x 15m x P25,000/sqm x 5units)
1.4.1.5.4 Complete 5 Units Cottages	Description:
	Duration: 0
	Acceptance Criteria:
	Resources:
1.4.2 COMPLETE STAGE 1	Description:
	Duration: 0
	Acceptance Criteria:
	Resources:
1.4.3 STAGE 2	Description: Staging of construction was created for the purpose benefiting cash flow, nevertheless, this can be eliminated under a BDFOM Contract depending upon the decision of the concessionaire.
	Duration: 132
	Acceptance Criteria: Required scopes to complete are: 1. 2 storey Building (Hotel) 2. Facilities (Leisure, Recreational & Sports)
	Resources:
1.4.3.1 Two Storey Building	Description: Two Storey Building 20m x 40m Amenities include: - Function Hall - Conference Room - Studio units - One Bedroom Units - Two Bedroom Units - Storage
	Duration: 131
	Acceptance Criteria: To comply as per the Project Drawings and Specifications.

	Resources: Package C- Bldg/ 2 Storey Bldg (20m x 40m x 2floor x P25,000/sqm)
1.4.3.2 Complete Two STorey Building	Description:
	Duration: 1
	Acceptance Criteria:
	Resources:
1.4.3.3 Other Structures	Description: Main components: 1. Swimming Pool 2. Pavilion/ Kiosk
	Duration: 20
	Acceptance Criteria: To comply as per the Project Drawings and Specifications.
	Resources:
1.4.3.3.1 Swimming Pool	Description: Infinity pool (Designed to be overlooking the bay). Medium size (approximately 4m x 8m)
	Duration: 20
	Acceptance Criteria: To comply as per the Project Drawings and Specifications.
	Resources: Package C- Struct/ Swimming Pool
1.4.3.3.2 Pavilion/ Kiosk	Description: Measurement: at least 16 sq.m. in area Materials: composite Location: near the pool
	Duration: 5
	Acceptance Criteria: The design and theme to suit the owners' preference.
	Resources: Package C- Struct/ Pavillion
1.4.3.4 Complete Other Structures	Description:
	Duration: 0
	Acceptance Criteria:
	Resources:
1.4.3.5 Landscaping	Description: Covers the area at: 1. Entrance Gate 2. The whole resort vicinity 3. The cliff slope frontig the bay
	Duration: 8
	Acceptance Criteria: The theme should be approved by the owner prior start.
	Resources: Package D- Landscaping
1.4.3.6 Facilities	Description:
	Duration: 5
	Acceptance Criteria:
	Resources:
1.4.3.6.1 Leisure Facilities	Description: Jacuzzi, Massage, Gym, Sauna, Steam Room
	Duration: 3
	Acceptance Criteria:
	Resources: Package E- Facilities/ Leisure
1.4.3.6.2 Recreational Facilities	Description: Billiard, beach Volley, Table Tennis, Board games
	Duration: 5
	Acceptance Criteria:
	Resources: Package E- Facilities/ Recreational
1.4.3.6.3 Sports Facilities	Description: Water Ski, Fishing, Mountain Bike, Horseback Riding
	Duration: 3
	Acceptance Criteria:

	Resources: Package E- Facilities/ Sports
1.4.3.7 Complete Facilities	Description:
	Duration: 0
	Acceptance Criteria:
	Resources:
1.4.4 COMPLETE STAGE 2	Description:
	Duration: 0
	Acceptance Criteria:
	Resources:
1.4.5 Final Inspection	Description: An internal inspection by the contractor shall be conducted first, then a pre-inspection by the owner prior calling the Building Inspector of the Municipal/ Provincial Engineering Office for Final Inspection. The areas for inspection will be specified in the project specifications.
	Duration: 5
	Acceptance Criteria: The final deliverable is the Occupancy Permit issued by the Municipal/ provincial Engineering Office.
	Resources:
1.4.6 Demobilization (Construction Team)	Description: Moving out of the Construction Team after substantial completion of all construction deliverables.
	Duration: 1
	Acceptance Criteria: Demobilization here relates only to Contractor's construction team, equipment, temporary facilities and other related to construction. since the contract is DBFOM method, it is the description of the contractor if they want to utilize the existing resources for the next phase of the contract.
	Resources:
1.5 COMPLETE PHASE 2	Description:
	Duration: 0
	Acceptance Criteria:
	Resources:
1.6 PHASE 3: Operation & Maintenance	Description: Phase 3 is the last two requirements in the whole project contract- the operation and maintenance. It will be divided into two stages namely: Stage 1- 1st year operation which will commence as early as upon completion of the Stage 1 of Phase 2 (Construction), and Stage 2- which will cover the entire 25 years contract, which will start at the same time as Stage 1
	Duration: 130
	Acceptance Criteria: A separate contract shall be agreed between the owner and the concessionaire for this purpose Note: The Duration and the Fixed Cost associated with this activity includes the Stage 1 only.
	Resources:
1.6.1 STAGE 1: First Year Business Operation	Description: the activity will start upon Inauguration of the resort, nevertheless, there will be a pre- activities such as getting the Business

	Permit and Promotion period. This is an integral part of the whole O&M Phase where a year of operation is closely monitored to assess and enhance the sustainability of the business.
	Duration: 125
	Acceptance Criteria: a 365 days from the Inauguration day is required to fulfill the time requirement for the activity, and will terminate on its 1st Anniversary celebration. A Business Operation Team is separately required to run the business in agreement with the owner.
	Resources:
1.6.1.1 Business Permit	Description: Applying and attaining required certifications and/or permits from the concerned government agency of the Philippines to operate a resort and hotels. Accreditation from the Department of Tourism is also necessary.
	Duration: 10
	Acceptance Criteria: the deliverables are: 1. Approved Business Permit to operate a resort/ hotel 2. Certificate of Accreditation from the Department of Tourism as First Class Hotel/ resort.
	Resources: Business Permit
1.6.1.2 Advertisement & Promotion	Description: promotional period for launching the resort using different medias such as TV, radio, newspapers, flyers, and other means to publicize the opening of the resort.
	Duration: 30
	Acceptance Criteria:
	Resources: Ads & Promo
1.6.1.3 Inauguration	Description: An important milestone of the project to mark down the day as the official birth date of the resort. Inauguration shall commence upon completion of Stage 1 of Phase 2 (Construction).
	Duration: 1
	Acceptance Criteria: Though partially completed, the resort should be functional in terms of the basic facilities on the day of inauguration. The 2 storey Building/ Hotel and other structures might still be remaining at this time.
	Resources: Inauguration
1.6.1.4 1st Quarter	Description: First 3 months operation of the business closely monitored and assess.
	Duration: 90
	Acceptance Criteria:
	Resources: 1st Quarter Operation
1.6.1.5 2nd Quarter	Description: Second 3 months operation of the business closely monitored and assess.
	Duration: 90
	Acceptance Criteria:
	Resources: 2nd Quarter Operation
1.6.1.6 3rd Quarter	Description: Third 3 months operation of the business closely monitored and assess.
	Duration: 90

	Acceptance Criteria:
	Resources: 3rd Quarter Operation
1.6.1.7 4th Quarter	Description: Last 3 months operation of the business closely monitored and assess.
	Duration: 90
	Acceptance Criteria:
	Resources: 4th Quarter Operation
1.6.1.8 Anniversary	Description: A year of business operation will terminate on its 1st year Anniversary Celebration.
	Duration: 1
	Acceptance Criteria:
	Resources: Anniversary
1.6.2 Assessment and Review	Description: Assessment shall be conducted both for the whole project itself and the business operation.
	Duration: 5
	Acceptance Criteria: The construction Phase should be completed by this time.
	Resources: PMO- Owner's Rep_Allowance (P15,000/mo); PMO- Eng'g & Tech'l Consultant_Prof'l Fee (P30,000/mo); PMO- Project Manager_Salary (P35,000/mo)
1.6.3 COMPLETE PHASE 3 STAGE 1	Description:
	Duration: 0
	Acceptance Criteria:
	Resources:
1.6.4 STAGE 2: 25 Years O&M	Description: The last stage under the Operaton and Maintenance phase of the project/contract. This plan does not detail further activities under this stage as it requires separate contract.
	Duration: 1
	Acceptance Criteria: A contract for the O&M of the project shall be agreed fiirst between the Owner and Concessionaire.
	Resources:
1.7 COMPLETE PHASE 3	Description:
	Duration: 0
	Acceptance Criteria:
	Resources:
1.8 END: Closing of Project	Description:
	Duration: 0
	Acceptance Criteria:
	Resources: