



REQUEST FOR QUOTATION

The Philippine Consulate General and the Philippine Center Management Board in San Francisco intend to undertake a project covering the Comprehensive Building Audit of Government Properties in San Francisco through GPPB Resolution No. 28-17 of 31 July 2017.

Quotations must be submitted to the following email address on or before **21 July 2026** and must be in compliance with the Terms and Conditions provided on the attached [Terms of Reference](#):

property@pcgsanfrancisco.org

Philippine Consulate General

Office Address: 447 Sutter Street, Floor 6, San Francisco, CA 94108

For any clarifications, please send an email to the email address provided above.



MARC THEODORE P. BENIGNO
BAC Chairperson

14 July 2026

Comprehensive Architectural and Engineering Audit for Properties of the Philippine Government in San Francisco

Assessing Feasibility of Repair and Renovation:

- (PHASE I) 445-447 Sutter Street, San Francisco 94108
- (PHASE II) 2770 Lake Street, San Francisco 94121

Site Evaluation and Initial Assessment	Conduct a thorough review of the entire building, including its mechanical, electrical, plumbing, structural systems, architectural features, and safety compliance. Assess the building's overall condition, identifying key issues that may affect decisions for repair, renovation, or demolition. Identify areas that require urgent attention for any of the systems, as well as potential risks or challenges for redevelopment.
Architectural Assessment and Feasibility Study	Architects will assess the building's layout, design, facade, and architectural features. This includes reviewing the potential for renovation, changes in space usage, and structural modifications. Consideration will be given to whether renovation is feasible or if demolition is necessary for a more spacious, safer structure. Architects will evaluate how to bring the building in line with current building codes in San Francisco. Schematic designs will be provided to aid in cost estimation and detailed planning for renovation or demolition options. Drafting of As-built drawings/plans.
Structural Engineering Assessment	Structural engineers will conduct an in-depth analysis of the building's structural integrity, evaluating the condition of load-bearing elements, foundations, and overall safety. Recommendations will be made regarding the need for repairs, reinforcement, or potential demolition if the structure is not viable for renovation. Schematic drawings, structural modifications or reinforcements will be provided for accurate cost estimation.
Mechanical, Electrical, and Plumbing (MEP) Systems Assessment	Mechanical engineers will review the existing HVAC system, plumbing engineers will assess the water and drainage systems, and electrical engineers will evaluate the electrical infrastructure. The feasibility of repairing and upgrading these systems for continued use or the

	need for new installations will be considered. The review will address compliance with current building codes and energy standards. Schematic designs of the MEP systems will be developed to facilitate accurate cost estimates and system upgrades.
Safety Compliance and Environmental Considerations	Safety compliance will be assessed across all aspects of the building, including fire protection, emergency systems, and general safety features. Additionally, environmental considerations such as air quality, energy efficiency, and sustainability measures will be reviewed, with recommendations for improvements or upgrades.
Budget Estimates	Provide detailed budget estimates for repair and renovation: Estimated costs to restore, renovate, and upgrade the existing building, including mechanical, electrical, plumbing, structural, and architectural improvements.
Final Report and Recommendations	Compile all assessments into a comprehensive final report that presents the findings, feasibility studies, cost estimates, and recommended course of action. This will include clear recommendations on the kind of repair and renovation.

ESTIMATED BUDGET FOR THE PROJECT: \$ 362,101.00 / PHP 21,831,431.39