



Republic of the Philippines
PHILIPPINE NORMAL UNIVERSITY
Taft Avenue, Manila

PROJECT: Repair and Renovation of Institute of Creative Expression and Human Movement Education (ICEHME) Office

CONTRACT NO: 25-01-0002

CONTRACT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

THIS AGREEMENT, made this JAN 30 2025 day of January, 2025 between the **PHILIPPINE NORMAL UNIVERSITY (PNU)** represented herein by its President **Dr. BERT J. TUGA**, with Office address at PNU, Taft Avenue, City of Manila, hereinafter called the **"ENTITY"** and **GLOBAL-V BUILDERS CO.** represented by its Vice President - Operation, **Mr. LAWRENCE C. LIM**, duly organized and existing by virtue of the laws of the Republic of the Philippines with office address at 4546 Quintos Street, Brgy. Poblacion, Makati City, hereinafter called the **"CONTRACTOR"**.

WHEREAS, PNU seeks to continuously improve its service to stakeholders, and one way of achieving this is to renovate the existing facilities:

WHEREAS, the renovation of the existing facilities is also part of developing the campus in terms of aesthetic and environment;

WHEREAS, the Facilities Management and Sustainability Office (FMSO) has identified the need for repair and renovation of the Institute of Creative Expression and Human Movement Education (ICEHME) Office; and

WHEREAS, the Entity is desirous that the Contractor execute **Repair and Renovation of Institute of Creative Expression and Human Movement Education (ICEHME) Office (CW 2024-10-123)** hereinafter called the **"WORKS"** and the Entity has accepted the Bid for **Eight Million Four Hundred Sixty-Five Thousand Two pesos and 73/100 only** (**₱ 8,465,002.73**) by the Contractor for the execution and completion of such Works and the remedying of any defects therein.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. In this Agreement, words and expressions shall have the same meanings as are respectively assigned to them in the Conditions of Contract hereinafter referred to.
2. The following documents as required by the 2016 revised Implementing Rules and Regulations of Republic Act No. 9184 shall be deemed to form and be read and construed as part of this Agreement, *viz.:*
 - (a) Philippine Bidding Documents (PBDs);
 - i. Drawings/Plans,
 - ii. Specifications;
 - iii. Bill of Quantities;
 - iv. General and Special Conditions of Contract;
 - v. Supplemental or Bid Bulletins, if any;
 - (b) Winning bidder's bid, including the Eligibility requirements, Technical and Financial Proposals, and all other documents or statements submitted;

TRIXIA MAE PARANES
WITNESS

LAWRENCE C. LIM
CONTRACTOR

LORDINIO J. VERGARA
PPFA

BERT J. TUGA
PRESIDENT



Republic of the Philippines
PHILIPPINE NORMAL UNIVERSITY
Taft Avenue, Manila

Bid form, including all the documents/statements contained in the Bidder's bidding envelopes, as annexes, and all other documents submitted (e.g., Bidder's response to request for clarifications on the bid), including corrections to the bid, if any, resulting from the Procuring Entity's bid evaluation;

- (c) Performance Security;
- (d) Notice of Award of Contract and the Bidder's conforme thereto; and
- (e) Other contract documents that may be required by existing laws and/or the Procuring Entity concerned in the PBDs. Winning bidder agrees that additional contract documents or information prescribed by the GPPB that are subsequently required for submission after the contract execution, such as the Notice to Proceed, Variation Orders, and Warranty Security, shall likewise form part of the Contract.

3. In consideration for the sum of **Eight Million Four Hundred Sixty-Five Thousand Two pesos and 73/100 only (₱ 8,465,002.73)** or such other sums as may be ascertained. **Global-V Builders Co.** agrees to **Repair and Renovation of Institute of Creative Expression and Human Movement Education (ICEHME) Office** in accordance with his/her/its Bid.
4. The **Philippine Normal University** agrees to pay the above-mentioned sum in accordance with the terms of the Bidding.

WHEREAS, the **CONTRACTOR** has offered his services to **ENTITY** and the latter is willing to accept the services of the former under such terms and conditions prescribed under this contract.

WHEREAS, the following documents, hereinafter referred to as Contract Documents, shall be deemed integral parts of this Contract, as fully as if hereto attached or herein stated, and shall continue to govern and control in full force and effect, the rights and obligations of the parties as if the documents were set forth in full, except as otherwise modified by mutual agreement in writing of both parties, to wit;

Annex "A" Settlement of Disputes

Annex "B" Termination of Contracts

This Agreement becomes binding and valid upon approval by the proper authorities.

[Signature]
TRIXIA MAE PARANES
WITNESS

[Signature]
LAWRENCE C. LIM
CONTRACTOR

[Signature]
LORDINIO A. VERGARA
VDA

[Signature]
BERT J. TUGA
PRESIDENT



Republic of the Philippines
PHILIPPINE NORMAL UNIVERSITY
Taft Avenue, Manila

IN WITNESS whereof the parties thereto have caused this Agreement to be executed the day and year first before written.

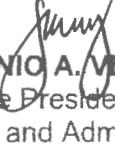
GLOBAL-V BUILDERS CO.


LAWRENCE C. LIM
Vice President - Operation

REPUBLIC OF THE PHILIPPINES
PHILIPPINE NORMAL UNIVERSITY


BERT J. TUGA
President


TRIXIA MAE PARANES
Representative
Witness


LORDINIO A. VERGARA
Vice President for
Finance and Administration
Witness

CERTIFICATION AS TO AVAILABILITY OF FUNDS


RONNIE B. PAGAL
Accountant IV
(164)



Republic of the Philippines
PHILIPPINE NORMAL UNIVERSITY
Taft Avenue, Manila

REPUBLIC OF THE PHILIPPINES)
CITY OF MANILA) S.S.

ACKNOWLEDGEMENT

JAN 30 2025

BEFORE ME, a Notary Public this _____ day of _____ 2025 at the City of Manila, personally appeared:

Name	Gov't. ID No./CTC	Issued On/At
1. BERT J. TUGA	P07126188	Sept. 18, 2014 / Manila
2. LAWRENCE C. LIM	P8907629A	Sept. 26, 2018 / Manila

Known to me and to me known to be the same persons who executed the CONTRACT together with the ANNEXES consisting of seven (7) pages including this page of acknowledgement and they acknowledged to me that the same is their free and voluntary act and deed, as well as the free act and deed of the entities they represent respectively.

WITNESS MY HAND AND SEAL on the date and place first above written.

[Handwritten Signature of Atty. Darvin P. Santos]

ATTY DARVIN P. SANTOS
Notary Public for Makati City
(Until December 31, 2025)
PTR No. N-015(2024-2025)
Appointed by: M-015(2024-2025)
Roll of Attorney No. 37952
NEP No. 3307494-Lifetime Member
PTR No. 10467089/Jan. 02, 2025/ Makati City
MCL Compliance VII No. 0010572/Nov. 12, 2021
U-1-A 9051 San Nicolas St. Guadalupe Rizal, Makati City

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Republic of the Philippines
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ANNEX A: SETTLEMENT OF DISPUTES

Arbitration

If any dispute or difference of any kind whatsoever shall arise between the parties in connection with the implementation of the contract covered by the Act and this IRR, the parties shall make every effort to resolve amicably such dispute or difference by mutual consultation.

Any and all disputes arising from the implementation of a contract covered by the Act and this IRR shall be submitted to arbitration in the Philippines according to the provisions of R.A. 876, otherwise known as the "Arbitration Law" and R.A. 9285, otherwise known as the "Alternative Dispute Resolution Act of 2004": Provided, however, that disputes that are within the competence of the Construction Industry Arbitration Commission to resolve shall be referred thereto. The process of arbitration shall be incorporated as a provision in the contract that will be executed pursuant to the provisions of the Act and this IRR: Provided, further, that by mutual agreement, the parties may agree in writing to resort to other alternative modes of dispute resolution.

Appeals

The arbitral award and any decision rendered in accordance with the foregoing Section shall be appealable by way of a petition for review to the Court of Appeals. The petition shall raise pure questions of law and shall be governed by the Rules of Court.

[Signature]
TRIXIA MAE PARANES
WITNESS

[Signature]
LAWRENCE C. LIM
CONTRACTOR

[Signature]
LORD NINO A. VERGARA
VPFA

[Signature]
BERT J. TUGA
PRESIDENT



ANNEX B: TERMINATION OF CONTRACTS

GROUNDS FOR TERMINATION OF CONTRACTS

A. Termination for Default

The Procuring Entity shall terminate a contract for default when any of the following conditions attend its implementation:

- a) Due to the Contractor's fault and while the project is on-going, it has incurred negative slippage of fifteen percent (15%) or more in accordance with Presidential Decree 1870;
- b) Due to the Contractor's fault and after the contract time has expired, it has incurred a negative slippage of ten percent (10%) or more in the completion of the work; or
- c) The Contractor:
 - i. abandons the contract works, refuses or fails to comply with a valid instruction of the Procuring Entity or fails to proceed expeditiously and without delay despite a written notice by the Procuring Entity;
 - ii. does not actually have on the project site the minimum essential equipment listed on the Bid necessary to prosecute the Works in accordance with the approved work plan and equipment deployment schedule as required for the project;
 - iii. does not execute the Works in accordance with the contract or persistently or flagrantly neglects to carry out its obligations under the contract;
 - iv. neglects or refuses to remove materials or to perform a new work that has been rejected as defective or unsuitable; or
 - v. sub-lets any part of the contract works without approval by the Procuring Entity.

B. Termination for Convenience

The Procuring Entity may terminate the Contract, in whole or in part, at any time for its convenience. The Head of the Procuring Entity may terminate a contract for the convenience of the Government if he has determined the existence of conditions that make Project Implementation economically, financially or technically impractical and/or unnecessary, such as, but not limited to, fortuitous event(s) or changes in law and national government policies.

C. Termination for Insolvency

The Procuring Entity shall terminate the contract if the Supplier/Contractor/Consultant is declared bankrupt or insolvent as determined with finality by a court of competent jurisdiction. In this event, termination will be without compensation to the Supplier/Contractor/Consultant, provided that such termination will not prejudice or affect any right of action or remedy which has accrued or will accrue thereafter to the Procuring Entity and/or the Supplier/Contractor/Consultant.

Tricia Mae Paranes
TRICIA MAE PARANES
WITNESS

Lawrence C. Lim
LAWRENCE C. LIM
CONTRACTOR

Lordinio A. Vergara
LORDINIO A. VERGARA
VFA

Bert J. Tuga
BERT J. TUGA
PRESIDENT



Republic of the Philippines
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Taft Avenue, Manila

D. Termination for Unlawful Acts

The Procuring Entity may terminate the contract in case it is determined *prima facie* that the Supplier/Contractor/Consultant has engaged, before or during the implementation of the contract, in unlawful deeds and behaviors relative to contract acquisition and implementation. Unlawful acts include, but are not limited to, the following:

- a) Corrupt, fraudulent, collusive and coercive practices;
- b) Drawing up or using forged documents;
- c) Using adulterated materials, means or methods, or engaging in production contrary to rules of science or the trade; and
- d) Any other act analogous to the foregoing.

E. Termination by Contractor/Consultant

The Contractor may terminate its contract with the Procuring Entity if the works are completely stopped for a continuous period of at least sixty (60) calendar days through no fault of its own, due to any of the following reasons:

- a) Failure of the Procuring Entity to deliver, within a reasonable time, supplies, materials, right-of-way, or other items it is obligated to furnish under the terms of the contract; or
- b) The prosecution of the work is disrupted by the adverse peace and order situation, as certified by the Armed Forces of the Philippines Provincial Commander and approved by the Secretary of National Defense.

Signature
TRIXIA MAE PARANES
WITNESS

Signature
LAWRENCE C. LIM
CONTRACTOR

Signature
LORD NICAVERGARA
PFA

Signature
BERT J. TUGA
PRESIDENT



PHILIPPINE NORMAL UNIVERSITY
The National Center for Teacher Education
BIDS AND AWARDS COMMITTEE
Taft Avenue, Manila
Tel. No. 317-1768 loc. 738

NOTICE TO PROCEED

Mr. LAWRENCE C. LIM
Global-V Builders Co.
4546 Quintos Street,
Brgy. Poblacion, Makati City
897-0331 / 897-2463 / 897-3088
globalv.8888@gmail.com

Dear Mr. Lim:

The attached Contract having been approved, notice is hereby given to **Global-V Builders Co.** that work may commence for the project: **Repair and Renovation of Institute of Creative Expression and Human Movement Education (ICEHME) Office** effective after the receipt of this notice.

Upon receipt of this notice, you are responsible for performing the services under the terms and conditions of the Agreement and in accordance with the Implementation Schedule.

Please acknowledge receipt and acceptance of this notice by signing both copies in the space provided below. Keep one copy and return the other to the Chair, Bids and Awards Committee.

Very truly yours,
By Authority of the Board of Regents

paus
BERT J. TUGA
President

I acknowledge receipt of this Notice on (date of receipt) FEBRUARY 6, 2025

Name of the Representative of the Bidder: TRIXIA MAE A. PARANES

Authorized Signature: *Signature*



PHILIPPINE NORMAL UNIVERSITY
The National Center for Teacher Education
BIDS AND AWARDS COMMITTEE
Taft Avenue, Manila
Tel. No. 317-1768 loc. 738

**BAC Resolution Declaring the Single Calculated and Responsive Bidder
and Recommending Approval**

Resolution No. CW 2024-10-123c

WHEREAS, the Philippine Normal University, in compliance with RA 9184, posted/advertised the Invitation to Bid for the Repair and Renovation of Institute of Creative Expression and Human Movement Education (ICEHME) Office on October 16-November 18, 2024 in PhilGEPS, PNU BAC Bulletin Board and PNU Website with an approved budget of Eight Million Five Hundred Fourteen Thousand Nine Hundred Ninety-Seven pesos and 01/100 only (Php 8,514,997.01) for the contract;

WHEREAS, a Pre-Bid Conference was conducted last **6 November 2024 (Wednesday)** at the Pedro T. Orata Hall (Room 103), wherein seven (7) interested contractors attended the Conference, namely:

1. **Nicolsons Development and Builders Corporation** represented by Engr. Verlie Barros, Engr. Mary Gwyneth Landicho, and Mr. Basil Lucido (nicolsons_corp@yahoo.com)
2. **Chulvzs Construction Services** represented by Arch. Edgardo B. Chulvo Jr. and Mr. Frederick B. Chulvo (chulvzs@gmail.com)
3. **SMM Construction Corporation** represented by Mr. Junjan San Jose (smmconc@gmail.com)
4. **5GG Construction** represented Ms. Ger Galvez (5ggconstructionmanila@gmail.com)
5. **Global-V Builders Co.** represented by Arch. Trina Mae Paranes (globalv.8888@gmail.com)
6. **Arditech Corporation** represented by Ms. Divina Tago-on and Ms. Marilyn Ajesta (divina.arditech@gmail.com)
7. **I.A. Bosque Construction Corporation** represented by Mr. Ronnell Trias (ia_bosquecorp@yahoo.com.ph)

WHEREAS, the Regular Bids and Awards Committee (BAC) has scheduled and conducted the **Opening of Bids on 18 November 2024 (Monday)** at 2:00 PM held at the Pedro T. Orata Hall (Room 103);

WHEREAS, during the scheduled Opening of Bids, two (2) contractors bought the Official Bid Documents, and submitted Bid, namely: **Global-V Builders Co.** and **5GG Construction**;

WHEREAS, the summary of the Opening of Financial Bids are as follows:

ITEM	Bidder/s	Bid Amount	Remarks
1 Lot - Repair and Renovation of Institute of Creative Expression and Human Movement Education (ICEHME) Office (ABC: (₱ 8,514,997.01)	Global-V Builders Co.	8,465,002.73	Eligible
	5GG Construction	7,399,425.25	Eligible



PHILIPPINE NORMAL UNIVERSITY

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BIDS AND AWARDS COMMITTEE

Taft Avenue, Manila

Tel. No. 317-1768 loc. 738

WHEREAS, during the Technical Evaluation conducted by the Technical Representative, **5GG Construction** failed to comply and satisfy the Eligibility Documents, particularly the requirements specified in the Bidding Documents;

WHEREAS, on **29 November 2024 (Friday)**, **5GG Construction** was formally issued a Notice of Non-Compliance thru email which was subsequently acknowledged receipt by the said bidder on **3 December 2024 (Tuesday)** also thru email;

WHEREAS, during the detailed Technical Evaluation conducted by the Technical Representative, **Global-V Builders Co.** complied and satisfied all the requirements specified in Section VI. Specifications of the bidding documents;

WHEREAS, upon arithmetical computation, **Global-V Builders Co.** Financial Bid amounting to **Eight Million Four Hundred Sixty-Five Thousand Two pesos and 73/100 only (₱ 8,465,002.73)** with an equivalent of 0.59% (**₱ 49,994.28**) variance from the ABC was then Ranked No. 2, subject to further evaluation to ascertain, verify, and validate the submitted bid;

WHEREAS, on **11 December 2024 (Wednesday)**, the BAC, Technical Working Group (TWG), and BAC Secretariat conducted the Post Qualification assessment on the submitted bids by **Global-V Builders Co.**, and was found to have complied with all the requirements and conditions specified in the bidding documents and have passed the post qualification after having verified, validated and ascertained its bid documents;

WHEREAS, upon careful examination, verification and validation of the eligibility, technical and financial requirements submitted by **Global-V Builders Co.**, its bid of **Eight Million Four Hundred Sixty-Five Thousand Two pesos and 73/100 only (₱ 8,465,002.73)** was found to be responsive; and

NOW, THEREFORE, WE, the Members of the Regular Bids and Awards Committee do hereby RESOLVE as it is hereby RESOLVED:

- a. That **GLOBAL-V BUILDERS CO.** be declared as the Lowest Calculated Responsive Bid in consideration of its total amount of Bid equal to **Eight Million Four Hundred Sixty-Five Thousand Two pesos and 73/100 only (₱ 8,465,002.73)**;
- b. That we, the members of the Bids & Awards Committee (BAC), as per PNU Special Order No. 281, Series of 2024 dated 31 July 2024, recommends to the Head of the Procuring Entity (HoPE) to award the Contract as detailed in this BAC Resolution; and
- c. That, a **Notice of Award (NOA)** be issued to **GLOBAL-V BUILDERS CO.**, upon adoption and approval of this BAC Resolution.



PHILIPPINE NORMAL UNIVERSITY
The National Center for Teacher Education
BIDS AND AWARDS COMMITTEE
Taft Avenue, Manila
Tel. No. 317-1768 loc. 738

RESOLVED, during the regular meeting on December 18, 2024, at the Learning Commons, E.P. Dagot Hall.

BIDS AND AWARDS COMMITTEE

Resolution No. GD 2024-10-123e

DENMARK L. YONSON
Chair


HELEN W. ADVINCULA
Member


JENNY C. MALITAO
Vice-Chair


FLORENCE A. ALLEJOS
Member


JAMES V. BAILON
Member


JENITH M. DE GUZMAN
Member


JOHN D. TADEJA JR.
Member


JOHN P. NATIVIDAD
End-User


MARK ANTHONY Q. AMUL
Technical Representative

APPROVED

BERT J. TUGA
University President



PHILIPPINE NORMAL UNIVERSITY
The National Center for Teacher Education
BIDS AND AWARDS COMMITTEE

Taft Avenue, Manila
Tel. No. 317-1768 loc. 738

NOTICE OF AWARD

December 18, 2024

Mr. LAWRENCE C. LIM
Global-V Builders Co.
4546 Quintos Street,
Brgy. Poblacion, Makati City
897-0331 / 897-2463 / 897-3088
globalv.8888@gmail.com

Dear Mr. Lim:

We are pleased to inform you that based on the findings of the Bids and Awards Committee, the contract for **Repair and Renovation of Institute of Creative Expression and Human Movement Education (ICEHME) Office**, is hereby awarded to Global-V Builders Co. pursuant of BAC Resolution No. CW 2024-10-123c dated December 18, 2024.

Thus, notice is hereby given that the contract for the procurement of the project will be awarded to Global-V Builders Co. in the total amount of **Eight Million Four Hundred Sixty-Five Thousand Two pesos and 73/100 only (₱ 8,465,002.73)**, subject to submission within ten (10) calendar days from receipt hereof a Performance Security, valid until the issuance of the Certificate of Acceptance, in any of the following forms:

- a. Cash or cashier's/manager's check issued by a universal or commercial bank or bank draft/guarantee or irrevocable letter of credit issued by a universal or commercial bank: provided, however, that it shall be confirmed or authenticated by a universal or commercial bank, if issued by a foreign bank equivalent to five percent (5%) of the total contract price (₱ 423,250.14); or
- b. Surety bond callable upon demand issued by a surety or insurance company duly certified by the Insurance Commission as authorized to issue such security equivalent to thirty percent (30%) of the total contract price (₱ 2,539,500.82); or
- c. Performance Securing Declaration (PSD) as provided under the Revised Implementing Rules and Regulations of Republic Act No. 9184.

Failure to provide the performance security shall constitute ground for cancellation of the award and forfeiture of the bid security.

Very truly yours,
By Authority of the Board of Regents:

BERNARD J. TUGA
President

Conforme:

Stephen Rose Lim
Name of Authorized Representative

Jan. 11, 2025
Date

(All document without PNU QS Stamp or Control Identifier are uncontrolled)