



PHILIPPINE NORMAL UNIVERSITY

The National Center for Teacher Education

BIDS AND AWARDS COMMITTEE

Taft Avenue, Manila

Tel. No. 5317-1768 loc. 730 or 731

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

Resolution No. CW 2025-11-131c

WHEREAS, the Philippine Normal University, in compliance with RA 9184, posted/advertised the Invitation to Bid for the **Completion of the National Center for Teacher Education (NCTE) Building (formerly The PNU Convention and Training Center), Manila Campus** on December 2-22, 2025 in PhilGEPS, PNU BAC Bulletin Board and PNU Website with an approved budget of **Two Hundred Thirty Million Eight Hundred Thousand pesos and 00/100 only (₱230,800,000.00)** for the contract;

WHEREAS, a **Pre-Bid Conference** was held on **December 9, 2025 (Tuesday)**, at the Edilberto P. Dagot Hall (Multimedia Room), attended by eight (8) interested contractors, as follows:

1. **Millennium Builders**, represented by Mr. Gavin G. Salamanca
2. **SVV Icon Builders and Development Corporation**, represented by Mr. Rolando Espejo (jun_espeja@yahoo.com)
3. **Lap Global Construction Corporation**, represented by Mr. Bryan Po
4. **Firmbuilders, Inc.**, represented by Ms. Kathlene Zapanta (info@firmbuildersinc.com)
5. **Global-V Builders Co.**, represented by Mr. Lawrence C. Lim (globalv.8888@gmail.com)
6. **Nationstar Development Corporation**, represented by Ms. Cassandra Ortega
7. **MALTG Construction**, represented by Ms. Maria Lourdes
8. **FFJJ Construction**, represented by Engr. Des (jjcdesdesmarketingpagara@gmail.com)

WHEREAS, the Regular Bids and Awards Committee (R-BAC) has scheduled and conducted the **Opening of Bids on December 22, 2025 (Monday)** at 11:00 AM held at the Edilberto P. Dagot Hall (Multimedia Room);

WHEREAS, during the scheduled Opening of Bids, one (1) contractor bought the Official Bid Documents, namely: **Global-V Builders Co.**;

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

ITEM	Bidder/s	Bid Amount	Remarks
1 Lot - Completion of the National Center for Teacher Education (NCTE) Building (formerly The PNU Convention and Training Center), Manila Campus (ABC: (₱230,800,000.00))	Global-V Builders Co.	₱230,702,227.37	Eligible

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;



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WHEREAS, upon arithmetical computation, **Global-V Builders Co.**'s Financial Bid amounting to **Two Hundred Thirty Million Seven Hundred Two Thousand Two Hundred Twenty-Seven pesos and 37/100 only (₱230,702,227.37)** with an equivalent of 0.04% (**₱97,772.63**) variance from the ABC was then declared as the Single Calculated Bid, subject to further evaluation to ascertain, verify, and validate the submitted bid;

WHEREAS, on **February 5, 2026 (Thursday)**, 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 **Two Hundred Thirty Million Seven Hundred Two Thousand Two Hundred Twenty-Seven pesos and 37/100 only (₱230,702,227.37)** 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 Single Calculated Responsive Bid in consideration of its total amount of Bid equal to **Two Hundred Thirty Million Seven Hundred Two Thousand Two Hundred Twenty-Seven pesos and 37/100 only (₱230,702,227.37)**;
- b. That, in accordance with PNU Special Order No. 257, Series of 2025, dated 17 June 2025, the BAC recommends to the Head of the Procuring Entity (HoPE) the award of the contract as outlined 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.

RESOLVED, during the Regular Meeting held on February 6, 2026, virtually via Zoom application.



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The National Center for Teacher Education
BIDS AND AWARDS COMMITTEE
Taft Avenue, Manila
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BIDS AND AWARDS COMMITTEE

Resolution No. CW 2025-11-131c


LEAH AMOR S. CORTEZ
Chair


HELEN A. ADVINCULA
Member


JENNY C. MALITAO
Vice-Chair

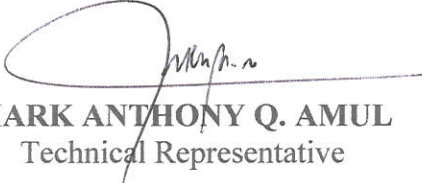

FLORENCE A. ALLEJOS
Member


JAMES V. BAILON
Member


JENITH M. DE GUZMAN
Member


DANILO S. CORTEZ, JR.
Member


JOHN P. NATIVIDAD
End-User


MARK ANTHONY Q. AMUL
Technical Representative

APPROVED*


BERT J. TUGA
President

** subj. to BOA approval*



BIDS AND AWARDS COMMITTEE (BAC)

Taft Ave. cor. Ayala Blvd., Ermita, Manila

(+632) 5317-1768 loc. 731

bac.secretariat@pnu.edu.ph

NOTICE OF AWARD

March 10, 2026

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, following the findings of the Bids and Awards Committee, the contract for the project **Completion of the National Center for Teacher Education (NCTE) Building (formerly The PNU Convention and Training Center), Manila Campus** is hereby awarded to **Global-V Builders Co.** pursuant to BAC Resolution No. **CW 2025-11-131c** dated **February 6, 2026**.


Accordingly, notice is given that the contract for the procurement of the project will be awarded to **Global-V Builders Co.** for the total amount of **Two Hundred Thirty Million Seven Hundred Two Thousand Two Hundred Twenty-Seven pesos and 37/100 only (₱230,702,227.37)**, subject to the submission of a Performance Security within ten (10) calendar days from the receipt of this notice. The Performance Security must remain valid until the issuance of the Certificate of Acceptance and can be provided 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. If issued by a foreign bank, it must be confirmed or authenticated by a universal or commercial bank. The amount required is ten percent (10%) of the total contract price, equivalent to ₱23,070,222.74.
- b. Surety bond callable upon demand issued by a surety or insurance company duly certified by the Insurance Commission, equivalent to thirty percent (30%) of the total contract price, or ₱69,210,668.21.

This is in compliance with the Revised Implementing Rules and Regulations of Republic Act No. 9184.

Failure to submit the required Performance Security within the specified period will result in the cancellation of the award and the forfeiture of the bid security.

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


BERT J. TUGA
President

Conforme: 

Name of Authorized Representative
APR. 01, 2026

Date

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





PROJECT: Completion of the National Center for Teacher Education (NCTE) Building (formerly The PNU Convention and Training Center), Manila Campus

CONTRACT NO: 26-03-0065

CONTRACT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

THIS AGREEMENT, made this APR 06 2026 day of _____, 2026 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 recognizes the importance of completing the National Center for Teacher Education (NCTE) Building, formerly known as the PNU Convention and Training Center, as a vital infrastructure that will support advanced teacher education, research initiatives, training programs, and other academic and administrative functions of the University;

WHEREAS, the partial completion of the NCTE Building has limited its full utilization, resulting in constraints on instructional activities, training operations, and institutional programs that require adequate and modern facilities;

WHEREAS, the proposed Completion of the National Center for Teacher Education (NCTE) Building, Manila Campus aims to finalize the remaining construction works, installations, and necessary building components to ensure that the facility becomes fully operational, safe, functional, and conducive for academic and institutional use; and

WHEREAS, the Entity is desirous that the Contractor execute Completion of the National Center for Teacher Education (NCTE) Building (formerly The PNU Convention and Training Center), Manila Campus (CW 2025-11-131) hereinafter called the "WORKS" and the Entity has accepted the Bid for Two Hundred Thirty Million Seven Hundred Two Thousand Two Hundred Twenty-Seven pesos and 37/100 only (P230,702,227.37) 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;

TRIXIA MAZPARANES
WITNESS

LAWRENCE C. LIM
CONTRACTOR

LORDINIO A. VERGARA
VPFA

BERT J. TUGA
PRESIDENT



Republic of the Philippines
PHILIPPINE NORMAL UNIVERSITY
Taft Avenue, Manila

- 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;

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 **Two Hundred Thirty Million Seven Hundred Two Thousand Two Hundred Twenty-Seven pesos and 37/100 only (P230,702,227.37)** or such other sums as may be ascertained, **Global-V Builders Co.** agrees to **Completion of the National Center for Teacher Education (NCTE) Building (formerly The PNU Convention and Training Center), Manila Campus** 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.


TRIXIA MAE PARANES
WITNESS


LAWRENCE C. LIM
CONTRACTOR


LORDINICA VERGARA
VPFA


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.

REPUBLIC OF THE PHILIPPINES
PHILIPPINE NORMAL UNIVERSITY


LAWRENCE C. LIM
Vice-President - Operation


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


ARGEA LINN P. PALABRICA
Accountant III *φ(101)*



REPUBLIC OF THE PHILIPPINES)

CITY OF MANILA) S.S.

ACKNOWLEDGEMENT

BEFORE ME, a Notary Public this APR 06 2026 day of _____ 2026 at the City of Manila, personally appeared:

- | Name | Gov't. ID No./CTC | Issued On/At |
|--------------------|-------------------|------------------------|
| 1. BERT J. TUGA | P0412658 B | Feb. 18, 2019 / Manila |
| 2. LAWRENCE C. LIM | | |

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.

NOTARY PUBLIC
Until 31 December 2026
PTR No. _____

~~ATTY. RENE MA. M. VILLA~~
 Notary Public of Makati City
 Appointment No. M-110
 (Ren) (2025 - 2026)
 Until December 31, 2026
 PTR No 10766722; 01-05-2026; Makati City
 BP Lifetime No. 013595; 12-27-2013; I.C
 Roll No. 37226
 ACR Compliance No. VIII-0012754; 08-27-2024
 Ground Floor, Makati Terraces Condominium
 1650 Davila St. Tejeros, Makati City

Doc No. 102
Page No. 82
Book No. XV
Series of 2026



ANNEX A: SETTLEMENT OF DISPUTES

Arbitration

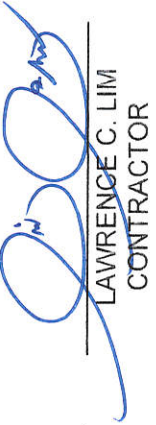
If any dispute or difference of any kind whatsoever shall arise between the parties in connection with the implementation of the contract covered by the Act and this IRR, the parties shall make every effort to resolve amicably such dispute or difference by mutual consultation.

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.


TRIXIA MAE FARANES
WITNESS


LAWRENCE C. LIM
CONTRACTOR


LORDINIO A. VERGARA
VGA


BERT J. TUGA
PRESIDENT



ANNEX B: TERMINATION OF CONTRACTS

GROUND FORS 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.

TRIXIA MAE PARANES
WITNESS

LAWRENCE C. LIM
CONTRACTOR

LORDINIO A. VERGARA
VPEA

BERT J. TUGA
PRESIDENT



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:

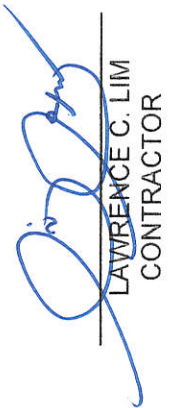
- a) Corrupt, fraudulent, collusive and coercive practices;
- b) Drawing up or using forged documents;
- c) Using adulterated materials, means or methods, or engaging in production contrary to rules of science or the trade; and
- d) Any other act analogous to the foregoing.

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:

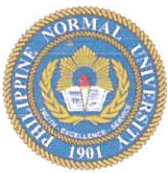
- a) Failure of the Procuring Entity to deliver, within a reasonable time, supplies, materials, right-of-way, or other items it is obligated to furnish under the terms of the contract; or
- b) The prosecution of the work is disrupted by the adverse peace and order situation, as certified by the Armed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


TRIXIA MAE PARANES
WITNESS


LAWRENCE C. LIM
CONTRACTOR


LORDINIO A. VERGARA
VPFA


BERT J. TUGA
PRESIDENT



BIDS AND AWARDS COMMITTEE (BAC)

Taft Ave. cor. Ayala Blvd., Ermita, Manila

(+632) 5317-1768 loc. 731

bac.secretariat@pnu.edu.ph

NOTICE TO PROCEED

Date: April 06, 2026

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:

Following the approval of the attached Contract, this notice serves to inform you that you may now proceed with the project titled "Completion of the National Center for Teacher Education (NCTE) Building (formerly The PNU Convention and Training Center), Manila Campus," effective upon receipt of this notice.

Upon acknowledging receipt, you are required to perform the services outlined in the Agreement and in accordance with the Implementation Schedule.

Please confirm your receipt and acceptance of this notice by signing both copies in the designated spaces below. Kindly retain one copy for your records and return the other to the Chair of the Bids and Awards Committee.


We look forward to your prompt action in moving the project forward.

Very truly yours,
By Authority of the Board of Regents


BERT J. TUGA
President

I acknowledge receipt of this Notice on (date of receipt) 04-13-26

Name of the Representative of the Bidder: Lawrence Lim

Authorized Signature: 

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

