



## UNIVERSITY OF SCIENCE AND TECHNOLOGY OF SOUTHERN PHILIPPINES

Alubijid | Balubal | Cagayan de Oro | Claveria | Jasaan | Oroquieta | Panaon | Villanueva

### OFFICE OF THE BIDS AND AWARDS COMMITTEE I

## Proposed Establishment of Innovation and Collaboration Hub of the USTP AGILA S&T Park (Phase 1) at USTP-Alubijid Campus CY 2025

### CONTRACT AGREEMENT

**THIS AGREEMENT**, made this 2<sup>nd</sup> day of June, 2025 between *University of Science and Technology of Southern Philippines (USTP) – CDO Campus, with office address at C.M. Recto Ave., Lapasan, Cagayan de Oro City* (hereinafter called the “Entity”) and *CDH Builders, Inc., No. 88, 30th-32nd Streets, Nazareth, Cagayan De Oro City, Misamis Oriental* (hereinafter called the “Contractor”).

**WHEREAS**, the Entity is desirous that the Contractor execute *Proposed Establishment of Innovation and Collaboration Hub of the USTP AGILA S&T Park (Phase 1) at USTP-Alubijid Campus CY 2025 (Contract No. USTP-IFPB-02-2025-43-16373)* (hereinafter called “the Works”) and the Entity has accepted the Bid for **NINETEEN MILLION TEN THOUSAND EIGHT HUNDRED SIXTY-ONE PESOS AND 17/100 (P19,010,861.17) ONLY** with C.A. CBN No. 25-06-0009 by the Contractor for the execution and completion of such Works and the remedying of any defects therein.

**WHEREAS**, the Works are further described as follows:

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST
<b>A. GENERAL REQUIREMENTS</b>					
A. 1. 1	Facilities for Engineers	8.00	mos.	16,224.705	129,797.64
B. 7	Occupational Safety and Health	1.00	l.s.	232,425.77	232,425.77
B. 5	Project Billboard	2.00	each	4,277.70	8,555.40
B. 9	Mobilization and Demobilization	1.00	l.s.	71,295.00	71,295.00
B. 3	Permits and Clearances	1.00	l.s.	132,405.00	132,405.00
<b>B. EARTHWORKS</b>					

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803(1)a	Structure Excavation (common soil)	380.73	cu.m.	88.4857	33,689.18
804(1)b	Embankment	217.20	cu.m.	1,436.554	312,019.49
1000(1)	Soil Poisoning	12.00	liters	683.413	8,200.96

#### C. STRUCTURAL WORKS

901(1)	Lean Concrete	42.31	cu.m.	6,456.342	273,167.81
902(1)b	Reinforcing Steel of Reinforced Concrete Structures (Deformed)	30,227.98	kg.	92.141	2,785,232.15
903(2)	Formworks and Falseworks	1,664.02	sq.m.	1,080.514	1,797,996.75
900(1)a1	Structural Concrete	285.39	cu.m.	7,130.359	2,034,933.06
1047(2)a	Structural Steel Truss	8,701.34	kg.	121.40	1,056,343.21
1047(2)b	Structural Steel Purlins	1,726.99	kg.	111.375	192,344.27
1047(3)c	Metal Structure Accessories, Turnbuckle	36.00	each	304.701	10,969.25
1047(4)	Metal Structure Accessories, Cross Bracing	210.41	kg.	93.953	19,768.60
1047(7)a	Metal Structure Accessories, Anchor Bolts	60.00	pcs.	430.826	25,849.53
1047(7)b	Metal Structure Accessories, Sagrods	229.97	kg.	107.345	24,686.06

#### D. ARCHITECTURAL WORKS

1014	Prepainted Metal Sheets (0.5 m Rib Type Long Span) Roofing	175.00	sq.m.	687.439	120,301.91
1013(2)	Fabricated Metal Roofing Accessories (Endwall/ End cap Flashing)	130.00	l.m.	550.938	71,621.96
1013(2)c	Fabricated Metal Roofing Accessories (Gutter)	0.50	l.m.	1,517.98	758.99
1003(2)f	Aluminum Metal Cladding	391.00	sq.m.	3,433.937	1,342,669.20
1046	150mm thk. CHB Non-Load Bearing Wall (including reinforcing steel)	471.33	sq.m.	1,572.729	741,274.49
1046(3)	Louver Blocks	13.50	sq.m.	1,507.38	20,349.63
1021(3)b	Smooth Trowelled Finished Concrete Flooring	293.37	sq.m.	475,675	139,548.72
1027(1)	Cement Plaster Finish 1/2" thk Plain cement plastering both faces	942.67	sq.m.	293.636	276,801.59

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1003(1)a	Ceiling (4.5mm thick Fiber Cement on Metal Frames)	347.74	sq.m.	1,462.909	508,712.03
1003(1)b	Canal Lighting Frame (19mm thick Marine Plywood)	22.03	sq.m.	1,585.778	40,948.89
1003(1)d <sub>1</sub>	Ordinary Plywood Ceiling	3.00	sq.m.	1,559.323	4,677.97
1003(2)	Drywall Partition on Metal Studs and 6mm thick Ficemboard	114.18	sq.m.	1,307.892	149,335.12
1003(2)i	Fluted Wall Composite Panel	11.48	sq.m.	3,204.868	36,791.89
1004	Stair Strips (heavy duty embedded) and comfort room threshold strips, non-slip	38.75	l.m.	1,836.139	71,150.37
1002(18)	Stainless Steel Grab Bar, 40mm diameter	12.20	l.m.	4,902.825	59,814.47
1002(18) <sub>a</sub>	Stainless Steel Grab Bar, 2"x1"	25.20	l.m.	4,015.80	101,198.16
1002(18) <sub>b</sub>	Stainless Steel Grab Bar, 1.5"x1.5"	50.96	l.m.	4,310.797	219,678.23
1002(29)	Metal Works for stair, Ramp, and Hallway Railings, and Latticeworks (Stainless Steel 304/Aluminum)	113.90	length	2,978.402	339,239.94
1032(1)a	Painting Works (masonry walls)	1,896.25	sq.m.	399.258	757,093.28
1032(1)d	Painting Works (Marine Plywood Canal Lighting Framing and Fibercement Board Drywall & Ceiling)	654.72	sq.m.	399.381	261,483.02
1032(1)e	Painting Works [Open ceiling (underside of 2nd floor slab) and Concrete Canopy]	88.53	sq.m.	447.871	39,650.00
1016(1)b	Liquid Water Proofing (CEMENTITIOUS)	133.40	sq.m.	1,018.805	135,908.64
1007	Aluminum Framed Glass Door-Swing Type	6.72	sq.m.	6,920.344	46,504.71
1007(1)a	Aluminum Framed Glass Door-Sliding Type	6.72	sq.m.	6,614.793	44,451.41
1010(2)	Single Acting Single Leaf Solid Core Wooden Door	16.17	sq.m.	3,452.092	55,820.32
1012(3)b	Tempered Glass Doors	8.64	sq.m.	8,855.858	76,514.61
1012(5)c	Tempered Glass Walls/Barriers, etc. 10mm	47.50	sq.m.	8,920.13	423,706.19
1043(2)	PVC Door w/Jamb	5.00	sets	4,010.038	20,050.19
1044(2)	Folding Partition (Acoustic Accordion Doors White Matte)	17.40	sq.m.	3,403.19	59,215.59
1006(5)	Fire Rated Doors w/ Panic Device and Perlite Board Innercore	3.36	sq.m.	10,560.39	35,482.91
1008(1)c	Awning Window on Aluminum Frame Powder Coated	31.96	sq.m.	5,114.119	163,447.25

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1008(1)d	Fixed Window on Aluminum Frame Powder Coated	136.54	sq.m.	4,929.152	673,026.43
1009(1)a	Jalouplus Glass Louver Window (W1&W2)	7.50	sq.m.	2,859.948	21,449.61
1018(4)a	Synthetic Granite Tiles	27.00	sq.m.	2,636.217	71,177.87
1018(5)c	600x600 Glazed Floor Tiles	104.40	sq.m.	1,870.469	195,277.01
1018(2)	600x600 Unglazed Floor Tiles	25.50	sq.m.	1,992.665	50,812.97
1003(3)a	Utility and kitchen Cabinet	37.02	sq.m.	2,913.96	107,874.79
1004(2)a	Finishing Hardware (Door Lockset, Cabinet Handle, and Hinges)	126.00	sets	1,038.87	130,897.62
1002(20)	Facial Mirror	4.05	sq.m.	2,645.081	10,712.58
1002(5)a	Tissue Holder	7.00	pcs.	952.007	6,664.05
1002(5)b	Liquid Soap Holder/Dispenser	6.00	pcs.	947.715	5,686.29

#### E. ELECTRICAL WORKS

1100(6)	20mmØ-32mmØ Polyvinyl Chloride (PVC) Pipes	290.40	length	350.478	101,778.71
1100(7)	50mmØ to 63mmØ Polyvinyl Chloride (PVC) Pipes	13.20	length	806.883	10,650.86
1100(9)	PVC/RSC/IMC/EMT Conduit Fittings	1.00	l.s.	18,944.10	18,944.10
1100(11)	Junction/Utility Pull Square Box	1.00	l.s.	18,944.10	18,944.10
1101(1)a	3.50 mm <sup>2</sup> -5.50 mm <sup>2</sup> THHN/THWN Stranded Copper Wire	3,492.00	m.	48.283	168,605.55
1101(1)b	14.0 mm <sup>2</sup> THW Grounding Copper Wire	38.40	m.	155.299	5,963.48
1101(1)d	60.0 mm <sup>2</sup> THHN/THWN Stranded Copper Wire	111.60	m.	644.694	71,947.86
1102(1)b	Panel Board with Main Breakers and Branches	3.00	sets	34,644.583	103,933.75
1101(15)	Power Outlets: Duplex, Simplex, Floor Type, Weatherproof	31.00	pcs.	1,227.523	38,053.20
1101(33)	Lighting Switches	25.00	pcs.	506.908	12,672.69
1103(1)	Lighting Fixtures (including emergency lights)	150.00	pcs.	1,197.878	179,681.73

#### F. PLUMBING AND SANITARY WORKS

1001(1)a	50mmØ-100mmØ PVC Pipe, Series 1000	180.00	m.	334.310	60,175.87
1001(1)b	PVC Fittings, Series 1000	1.00	l.s.	13,053.10	13,053.10

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1002(2)a	25mmØ-40mmØ Polypropylene Random Copolymer (PPR-C) Pipes, PN20	63.00	l.m.	318.310	20,053.55
1002(2)b	Polypropylene Random Copolymer (PPR-C) Fittings- (all fittings necessary to complete the works to its intended purposes)	1.00	l.s.	18,333.00	18,333.00
1002(2)c	Hangers and Support	1.00	l.s.	8,249.85	8,249.85
1002(21) a	Water Meter and Valves (Check/Gate)	11.00	l.s.	3,846.041	42,306.45
1002(14)	Lavatory with Complete Accessories	5.00	sets	8,378.182	41,890.91
1002(16)	Floor Drain	7.00	sets	615.466	4,308.26
1017(1)c	Roof Drain	7.00	sets	859.906	6,019.34
1002(16) b	Floor and Ceiling Cleanout	15.00	sets	1,133.591	17,003.86
1002(17)	Hose Bibb/Faucet	3.00	sets	1,161.090	3,483.27
1002(5)	Water Closet with Complete Accessories	5.00	sets	10,034.262	50,171.31
1001(5)	Catch Basin	5.00	sets	3,911.040	19,555.20
1001(6)	Septic Tank	1.00	sets	91,665.00	91,665.00
1002(26)	Water Cistern 9.76 cu.m. capacity (L 3m x W 1.8m x D 1.81m)	1.00	l.s.	288,744.75	288,744.75
1002(9)a	Urinal with Complete Accessories	2.00	sets	9,708.850	19,417.70
1002(11)	Sink with Complete Accessories	2.00	sets	4,820.05	9,640.10
1201(1)	Water Pumping System	1.00	l.s.	311,661.00	311,661.00
1718	6" dia. Drainage Pipe	24.00	m.	740.959	17,783.01
<b>G. MECHANICAL WORKS</b>					
1200(13) a	Provision of Furnitures/Fixtures/ Appliance- Wall-mounted ACU w/condenser	5.00	units	1,527.750	7,638.75
<b>I. ECE WORKS</b>					
1105(1)	UTP Cable CAT 6	162.00	l.m.	24.750	4,009.43
1105(2)	TF Wire (for Smoke Detectors and Speakers)	312.00	l.m.	41.249	12,869.77
1105(3)	15mmØ-20mmØ Polyvinyl Chloride (PVC) Pipes	162.00	length	185.5933	30,066.11
1100(9)a	PVC/RSC/IMC/EMT Conduit Fittings including Junction	1.00	l.s.	21,388.50	21,388.50

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	Box/Pull Box/Utility Box/Square Box				
1104(1)	Outlets-Data, Telephone, HDMI, VGA (Duplex/Simplex/Floor Mounted/Wall Mounted)	25.00	pcs.	859.512	21,487.80
1104(1)a	MDF/IDF Assembly	1.00	l.s.	42,777.00	42,777.00
1104(2)	Smoke Detector(Ceiling/Wall Mounted)/Heat Detector	9.00	pcs.	3,402.469	30,622.22
1104(2)a	FACP/Horn Strobe/ Strobe Light/Manual Pull Station	9.00	pcs.	6,416.890	57,752.01
1104(b)	CCTV with DVR Assembly-complete accessories	3.00	pcs.	19,748.717	59,246.15
1202(a1)	Fire Extinguisher	6.00	sets	3,361.05	20,166.30
<b>I. BANK AND SLOPE PROTECTION WORKS</b>					
404	Reinforcing Steel Bar (Slope Protection)	269.15	kg.	92.175	24,808.77
510(2)	Concrete (Slope Protection)	8.44	cu.m.	7,741.565	65,338.81
1710(2)b	Grouted Riprap (Class 3 Boulders)	23.00	cu.m.	2,197.303	50,537.97
<b>TOTAL PROJECT COST</b>					<b>P19,010,861.17</b>

**WHEREAS**, the Works comprised in this Contract shall be completed within *TWO HUNDRED FORTY (240) CALENDAR DAYS*, in accordance with the provisions of the bid documents.

**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;
  - b. Winning bidder's bid, including the Eligibility requirements, Technical and Financial Proposals, and all other documents or statements submitted;

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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 *NINETEEN MILLION TEN THOUSAND EIGHT HUNDRED SIXTY-ONE PESOS AND 17/100 (P19,010,861.17) ONLY* or such other sums as may be ascertained *CDH Builders, Inc.* agrees to *Establishment of Innovation and Collaboration Hub of the USTP Agila S&T Park (Phase 1) at USTP-Alubijid Campus CY 2025* in accordance with his/her/its Bid.
4. The *USTP* agrees to pay the above-mentioned sum in accordance with the terms of the Bidding.

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

**UNIVERSITY OF SCIENCE AND  
TECHNOLOGY OF SOUTHERN  
PHILIPPINES (USTP)**

**CDH BUILDERS, INC.**

ENTITY

CONTRACTOR

By:

By:

  
**DR. AMBROSIO B. CULTURA II**  
President, USTP-System

  
**MR. RICHARD M. CAMINSE**  
Authorized Representative

Certified as to Availability of Funds:

  
**MS. MARIA CRISTINA J. CASIÑO, CPA**  
Accountant III



REPUBLIC OF THE PHILIPPINES)  
CITY OF CAGAYAN DE ORO) S.S.

### ACKNOWLEDGMENT

BEFORE ME this 5<sup>th</sup> day of June, 2025, in the City of Cagayan de Oro, personally appeared DR. AMBROSIO B. CULTURA II and MR. RICHARD M. CAMINSE, with the following proofs of identity:

DR. AMBROSIO B. CULTURA II  
MR. RICHARD M. CAMINSE

: PRC ID NO. 0003037  
: CTC NO. 17465103

issued by official agency to establish their respective identities as very same persons who executed the above Contract Agreement, known to me and known to be the same persons who executed the foregoing agreement and acknowledged to me that the same is their free and voluntary act and deed as well as the free and voluntary act and deed of the entities they respectively represent.

This instrument consisting of nine (9) pages including the page wherein this acknowledgment is written has been signed by the parties and their instrumental witnesses at the left-hand margin of each and every page and sealed with my notarial seal.

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

### NOTARY PUBLIC

Doc. No. 76  
Page No. 16  
Book No. N  
Series of 2025.

*Atty. Raphael P. Rivas*  
Notary Public in Cagayan de Oro City until Dec 31, 2025  
NC-2024-287  
Roll No. 82157  
IBP OR No. 503862 (Jan 9, 2025)  
PTR No. 4012601 (Jan 16, 2025)  
MCLE Compliance No. VIII-0009050  
TIN 454-546-281  
Kalambaguan-Velez St., Barangay 14, Cagayan de Oro City