

# Proposed Completion of Construction of Three (3) Storey University Health Center (Phase 2)

## CONTRACT AGREEMENT

THIS AGREEMENT, made this 4<sup>th</sup> day of April, 2023 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., Blk. 5 Lower Tambo, Macasandig, Cagayan de Oro City* (hereinafter called the "Contractor").

**WHEREAS**, the Entity is desirous that the Contractor execute *Proposed Completion of Construction of Three (3) Storey University Health Center (Phase 2)* (Contract No. *USTP-IFPB-11-2023-1250-001-EPA*) (hereinafter called "the Works") and the Entity has accepted the Bid for *TWENTY-FOUR MILLION TWO HUNDRED TWENTY-FIVE THOUSAND SEVEN HUNDRED FIFTY-SIX PESOS AND 76/100 (P24,225,756.76) ONLY* with C.A. No. 23-04-0072 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	Permits and Clearances for Occupancy (including Legworks, Payments, Processing, Signing, Sealing and Designing Analysis for Geodetic, Electrical, Plumbing, Fire Protection, Mechanical, and Electronics)	1.00	I.s.	157,500.00	157,500.00
A.1.2	Facilities for Engineers (Field Office Table, 2 pcs Office Table, 2 pcs Office Chair, and Office Supplies)	1.00	I.s.	49,329.00	49,329.00
B.9	Mobilization and Demobilization	1.00	I.s.	78,750.00	78,750.00
B.7	Occupational Safety and Health	1.00	I.s.	292,515.30	292,515.30
B.5	Project Billboard	2.00	each	3,150.00	6,300.00
<b>B. STRUCTURAL WORKS</b>					
902 (1)b	Reinforcing Steel of Reinforced Concrete Structures (Deformed)	23,916.89	kgs	64.81	1,549,937.82
903 (2)	Formworks and Falseworks	1,340.36	sq.m.	1,204.12	1,613,959.20

900 (1)a1	Structural Concrete	137.74	cu.m.	6,623.22	912,282.84
1047 (2)a	Structural Steel Truss	544.51	kg	134.27	73,112.61
1047 (3)c	Metal Structure Accessories, Turnbuckle	23.00	each	280.76	6,457.50
1047 (4)	Metal Structure Accessories, Cross Bracing	284.27	kg	85.95	24,434.11
1047 (7)a	Metal Structure Accessories, Anchor Bolts	92.00	pcs	457.16	42,058.80
1047 (7)b	Metal Structure Accessories, Sag rods	531.39	pcs	77.45	41,154.81
1047 (2)b	Structural Steel Purlins	145.94	kg	144.34	21,064.56
<b>C. ARCHITECTURAL WORKS</b>					
1014	Prepainted Metal Sheets (0.50m. Rib Type Long Span) Roofing	502.51	sq.m.	712.11	357,844.41
1013 (2)	Fabricated Metal Roofing Accessories (Flashings)	134.78	m	520.73	70,183.60
1013 (2)c	Fabricated Metal Roofing Accessories (Gutter)	29.53	m	567.54	16,759.39
1046	150mm thk. CHB Non-Load Bearing Wall (including reinforcing steel)	582.27	sq.m	1,401.20	815,879.11
1046 (1)	100mm thk. CHB Non-Load Bearing Wall (including reinforcing steel)	876.05	sq.m	1,014.32	888,593.78
1003 (2)	Drywall Partitions (12mm thk Fibercement Board on Light Metal Stud)	114.30	sq.m.	2,777.62	317,482.20
1027 (1)	Cement Plaster Finish 1/2"thk Plain cement plastering both faces	2,916.64	sq.m.	247.81	722,767.50
1045 (1)	Aluminum Composite Panel, 4mm thk	202.19	sq.m.	3,211.53	649,339.74
1003 (1)a	Ceiling (4.5mm thick Fiber Cement on Metal Frames)	811.71	sq.m.	1,187.52	963,925.83
1032 (1)a	Painting Works (Masonry Walls)	2,916.64	sq.m.	386.00	1,125,812.52
1032 (1)d	Painting Works (Fibercement Board)	1,040.31	sq.m.	361.94	376,530.21
1016 (1)b	Liquid Water Proofing (CEMENTITIOUS)	104.68	sq.m.	940.67	98,469.00
1002 (14)	Countertop with Complete Accessories	15.54	sq.m.	5,029.38	78,156.54



1002 (15)	Under-counter Cabinet with complete accessories	25.90	sq.m.	3,263.11	84,514.50
1004 (b)	Aluminum Non-slip Angle Stair Nosing Strip	127.50	l.m.	1,900.25	242,282.25
1002 (29)	Metal Works for Main Stairs and Fire Exit Stairs(railings,handrails and kingpost-Stainless Steel)	35.60	l.m.	2,924.54	104,113.80
1005 a	Metal Works (Steel Louver)	18.00	sq.m.	5,849.55	105,291.90
1032 (1)c	Painting Works (Metal Painting)	66.30	sq.m.	190.46	12,627.41
1002 (18)	Stainless Steel Grab Bar, 40mm diameter	5.20	l.m	5,098.15	26,510.40
1003 (18)	HPL Toilet Phenolic Partition (including complete accessories)	13.00	sq.m.	2,733.23	35,532.00
1004 (2)a	Finishing Hardware (Door Lockset, Cabinet Handles, and Hinges)	1.00	l.s.	96,037.20	96,037.20
1012 (7)	Facial Mirror	4.32	sq.m.	2,520.00	10,886.40
1002 (5)b	Toilet Tissue Holder/Dispenser	22.00	pc	724.50	15,939.00
1010 (2)b	Solid Core Wooden Doors (with Jambs/Frames)	13.86	sq.m.	3,441.45	47,698.56
1012 (1)	Tempered Glass Door	50.28	sq.m.	9,009.15	452,980.08
1006	Steel Doors (with Jambs/Frames)	25.00	sq.m.	10,521.50	263,037.60
1006 (5)	Fire Rated Exit Steel Door (with Jambs/Frames)	3.78	sq.m.	10,538.67	39,836.16
1008	Casement Windows with Aluminum Frames (Awning , Swing, and Fixed)	218.31	sq.m.	4,997.01	1,090,897.92
1012 (1)a	Tempered Glass Wall 12mm thk	85.32	sq.m.	8,660.68	738,929.52
1021 (1)a	Smooth Trowelled Finished Concrete Flooring	79.09	sq.m.	412.62	32,634.00
1018 (5)	600X600 Wall Tiles (Glazed)	178.78	sq.m.	1,545.75	276,349.50
1018 (5)a	600X600 Floor Tiles (Glazed and Unglazed)	782.03	sq.m.	1,551.45	1,213,279.20
1018 (5)b	300X600 Accent Floor Tiles (Glazed and Unglazed)	10.78	sq.m.	1,931.07	20,816.93
1018 (5)c	Granite Tiles	27.08	sq.m.	2,356.27	63,807.66
1018 (5)d	200 x 200 Glazed Tiles (for countertop)	5.21	sq.m.	2,220.25	11,567.51

<b>D. ELECTRICAL WORKS</b>					
1100 (6)	20mmØ Polyvinyl Chloride (PVC) Pipes	510.00	length	235.32	120,015.00
1100 (7)	50mmØ - Polyvinyl Chloride (PVC) Pipes	14.00	length	687.33	9,622.62
1100 (9)	PVC/RSC/IMC/EMT Conduit Fittings	1.00	l.s.	22,680.00	22,680.00
1100 (11)	Junction/ Utility/ Pull/ Square Box	1.00	l.s.	25,200.00	25,200.00
1101 (1)a	3.5 mm <sup>2</sup> THHN/THWN Stranded Copper Wire	4,569.00	m	48.90	223,423.20
1101 (1)b	8.0mm <sup>2</sup> - 14.0mm <sup>2</sup> THW Grounding Copper Wire	39.09	m	142.41	5,566.91
1101 (1)d	38.0 mm <sup>2</sup> THHN/THWN Stranded Copper Wire	34.92	m	460.04	16,064.75
1101 (1)c	60.0 mm <sup>2</sup> THHN/THWN Stranded Copper Wire	83.00	m	651.63	54,085.50
1102 (1)b	Panel Board with Main Breakers and Branches and complete accessories (PB3, PB4, PB5)	3.00	set	38,535.00	115,605.00
1101 (15)	Power Outlets : Duplex, Simplex, Floor Type, Outlet for Emergency Lights, Outlet for Exit Lights	152.00	pcs	863.72	131,285.70
1101 (33)	Lighting Switches	29.00	pcs	514.22	14,912.42
1103 (1)	Lighting Fixtures	190.00	pcs	1,211.92	230,265.00
1102 (1)	Pole Mounted 3-100KVA, 230V, 60HZ DISTRIBUTION TRANSFORMER with Concrete Pole and other Accessories to complete and including Transfer of existing obstruction Wires/Cables	1.00	set	630,000.00	630,000.00
<b>E. ELECTRONIC WORKS</b>					
1105 (3)	15mmØ Polyvinyl Chloride (PVC) Pipes and fittings	94.00	length	181.25	17,037.72
1100 (9)a	PVC/RSC/IMC/EMT Conduit Fittings including Junction Box/Pull Box/Utility Box/Square Box	1.00	l.s.	22,050.00	22,050.00
1105 (2)	TF Wire (for Smoke Detectors and Speakers)	564.00	l.m.	55.83	31,487.40
1105 (1)	Data, CCTV, and Telephone Cable	1,363.00	l.m.	74.32	101,304.00
1104 (1)	Data Outlets and Telephone Outlets (Duplex / Simplex)	68.00	pcs	843.28	57,343.23
1104 (1)a	MDF/IDF Assembly	1.00	l.s.	44,100.00	44,100.00



1104 (2)	Smoke Detector (Ceiling/Wall Mounted)	54.00	pcs	2,961.00	159,894.00
1104 (2)a	FACP/Horn Strobe/Strobe Light/Manual Pull Station	13.00	pcs	5,980.15	77,742.00
1104 (b)	CCTV with DVR Assembly - complete accessories	10.00	pcs	8,886.15	88,861.50

#### F. PLUMBING AND SANITARY WORKS

1001 (1)a	50mmØ - 100mmØ PVC Pipe, Series 1000	207.00	m	343.85	71,176.64
1001 (1)b	PVC Fittings, Series 1000	1.00	l.s.	13,456.80	13,456.80
1002 (2)a	25mmØ - 40mmØ Polypropylene Random Copolymer (PPR-C) Pipes, PN20	65.00	pcs	2,461.64	160,006.77
1002 (2)b	Polypropylene Random Copolymer (PPR-C) Fittings - (all fittings necessary to complete the works to its intended purposes)	1.00	l.s.	12,757.50	12,757.50
1002 (2)c	Hangers and Support	1.00	l.s.	8,505.00	8,505.00
1002 (21)	Water Meter and Valves (Check / Gate)	17.00	pcs	3,917.49	66,597.30
1002 (14)	Ceramic Lavatory with Complete Accessories	9.00	set	8,575.00	77,175.00
1002 (15)	Stainless Sink/Clinic Lavatory with Complete Accessories	5.00	set	4,473.00	22,365.00
1002 (11)	Grease Trap	2.00	set	6,221.25	12,442.50
1002 (16)	Floor Drain	11.00	set	3,465.00	38,115.00
1002 (16)b	Ceiling Cleanout	11.00	set	466.20	5,128.20
1002 (5)	Water Closet with Complete Accessories	8.00	set	9,056.25	72,450.00
1002 (5)a	Urinal with Complete Accessories	5.00	set	6,552.00	32,760.00
1001 (7)	Cistern Tank and Fire Tank	1.00	l.s.	238,140.00	238,140.00
1002 (23)	Water Supply Pumps with pressure tank, controllers and complete accessories	1.00	l.s.	252,000.00	252,000.00

#### G. FIRE PROTECTION WORKS

1202 (2)a	Fire Pump with Complete Control and Standard Accessories	1.00	set	945,000.00	945,000.00
1202 (2)b	Jockey Pump with Complete Control and Standard Accessories	1.00	set	315,000.00	315,000.00

1202 (1)	Sprinkler Head, upright/pendent/sidewall	127.00	pc	586.85	74,529.32
1202 (1)a	Alarm Check Valve/Gate Valve/Check Valve/Flow Meter/OS&Y Gate Valve/Pressure Gauge/Pressure Relief Valve/Floor Control Valve/Inspector Test Valve/Inspector Test Connection/Mechanical Coupling/Flexible Connector and other required valves & connectors - Complete Assembly as required by the code	1.00	l.s.	214,200.00	214,200.00
1202 (1)b	25mmØ - 50mm Ø Black Iron Pipe Schedule 40	497.00	length	2,588.86	1,286,664.75
1202 (1)c	65mmØ - 150mm Ø Black Iron Pipe Schedule 40	167.00	length	7,351.02	1,227,621.15
1202 (1)d	BI Fittings (Elbow/Tee/Reducer/Flanges/Ris er Nipple/Threadolet/Pipe Cap/Pipe Sleeves/other fittings as required by the code)	1.00	l.s.	119,700.00	119,700.00
1202 (1)e	Hangers, Supports, Consumables, Miscellaneous	1.00	l.s.	94,500.00	94,500.00
1202 (6)	Fire Department Connection 100mmØ x 65mmØ x 65mmØ with Cap & Chain	1.00	set	25,200.00	25,200.00
1202 (5)	Fire Hose Cabinet (complete accessories)	6.00	set	22,050.00	132,300.00
1202 (7)	Fire Extinguisher	50.00	set	3,465.00	173,250.00
<b>TOTAL PROJECT COST</b>					<b>24,225,756.76</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;

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 *TWENTY-FOUR MILLION TWO HUNDRED TWENTY-FIVE THOUSAND SEVEN HUNDRED FIFTY-SIX PESOS AND 76/100 (P24,225,756.76) ONLY* or such other sums as may be ascertained *CDH Builders, Inc.* agrees to *Completion of Construction of Three (3) Storey University Health Center (Phase 2)* in accordance with his/her/its Bid.
4. The *USTP-CDO* 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) – CDO Campus**

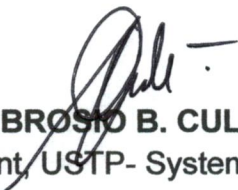

**CDH BUILDERS, INC.**

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. CHERRY ANN S. VILLARTE, CPA**  
Accountant III





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

### ACKNOWLEDGMENT

BEFORE ME this APR 14 2023 day of April, 2023, 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  
: Passport No. : P7977879A

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.

Doc. No. 144  
Page No. 29  
Book No. 31  
Series of 2023.

NOTARY PUBLIC  
  
ALMIRA B. VALDEZ  
NOTARY PUBLIC  
UNTIL DECEMBER 31, 2024  
PTR NO. 9492215 / 12-13-2022  
IBP LIFETIME NO. 018145 / MIS. OR CHAPTER  
TIN: 950-141-267 / ROLL NO. 54967  
MCLE COMPLIANCE NO. VII-0019060 / 04-14-2025