

Proposed Construction of the Five (5) Storey 21st Century Classroom Building at USTP-Alubijid Campus (Phase 1)

CONTRACT AGREEMENT

THIS AGREEMENT, made this **11th** 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 *Oikea Builders, 3rd Floor PLT Bldg. Guillermo Chavez St., Cagayan de Oro City, Misamis Oriental* (hereinafter called the "Contractor").

WHEREAS, the Entity is desirous that the Contractor execute *Proposed Construction of the Five (5) Storey 21st Century Classroom Building at USTP-Alubijid Campus (Phase 1)* (Contract No. *USTP-IFPB-09-2022-1250-025*) (hereinafter called "the Works") and the Entity has accepted the Bid for **SIX MILLION SIX HUNDRED FORTY-NINE THOUSAND SEVEN HUNDRED SEVENTY-THREE PESOS AND 45/100 ONLY (P6,649,773.45)** with C.A. No. **23-04-0073** 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
A. GENERAL REQUIREMENTS					
A.1.1	Facilities for Engineers (Field Office, 3 pcs Office Table, 3 pcs Office chairs, and Office Supplies)	1.00	l.s.	94,207.05	94,207.05
B.7	Occupational Safety and Health	1.00	l.s.	62,370.00	62,370.00
B.5	Project Billboard	2.00	each	10,066.88	20,133.75
B.9	Mobilization and Demobilization	1.00	l.s.	65,520.00	65,520.00
B.3	Permits and Clearances (including Legworks Payments, Processing, Signing, Sealing and Designing Analysis)	1.00	l.s.	42,000.00	42,000.00
B. EARTHWORKS					
800 (1)	Clearing and Grubbing(including trimming of tress, removal of tree and removal of pathway)	1.00	l.s.	33,576.90	33,576.90
803 (1)a	Structure Excavation(common soil)	135.23	cu.m.	684.41	92,553.30
804 (1)b	Embankment from Borrow	120.11	cu.m.	582.83	70,003.50

1000 (1)	Soil Poisoning	10.00	liters	2,676.24	26,762.40
C. STRUCTURAL WORKS					
901 (1)	Lean Concrete	22.92	cu.m.	5,746.32	131,705.70
1034 (1)	Damproofing (Polyethylene Sheets)	160.14	sq.m.	236.75	37,913.40
902 (1)b	Reinforcing Steel of Reinforced Concrete Structures	10,133.87	kgs	77.07	781,009.60
903 (2)	Formworks and Falseworks	162.24	sq.m.	2,147.86	348,468.75
900 (1)a1	Structural Concrete	74.83	cu.m.	7,732.37	578,613.00
1047 (2)b	Structural Steel Roof Truss	1,241.70	kgs	124.71	154,856.42
1047 (2)c	Structural Steel Purlins	821.00	kgs	117.18	96,202.16
1047 (3)b	Metal Structure Accessories/Sagrods (16mm dia. X 6m length) Plain bar with nuts and washers	18.00	pcs	1,004.97	18,089.40
1047 (3)c	Metal Structure Accessories (Turnbuckle)	24.00	pc	908.60	21,806.40
1047 (3)d	Metal Structure Accessories (Cross-bracing)	24.00	pc	826.00	19,824.00
D. ARCHITECTURAL WORKS					
1014	Prepainted Metal Sheets (0.50m. Rib Type Long Span) Roofing	114.80	sq.m.	707.46	81,216.45
1038 (2)	25mm PU Insulation	114.80	sq.m.	614.54	70,548.66
1013 (2)	Fabricated Metal Roofing with Accessories (ridge/fascia/endwall flashing/end cap flashing)	70.05	sq.m	221.09	15,487.50
1046	150mm CHB Non Load Bearing/Load Bearing (including Reinforcing Steel)	320.24	sq.m.	1,073.33	343,723.38
1027	Cement Plaster Finish 1/2"thk Plain cement plastering both faces	640.47	sq.m.	216.67	138,768.00
1003 (1)a	Ceiling (4.5mm thick Fiber Cement on Metal Frames)	72.38	sq.m.	1,057.04	76,508.25
1003 (1)b	Acoustic Boards Ceiling	90.72	sq.m.	1,645.72	149,299.50
1016 (1)b	Liquid Water Proofing	22.19	sq.m.	686.50	15,233.51
1021 (3)b	Smooth Trowelled Finish Concrete Flooring	25.38	sq.m.	424.72	10,779.30

1018 (1)a	Glazed Wall Tiles 300x300	50.08	sq.m.	1,147.46	57,464.82
1018 (1)b	Unglazed Floor Tiles 300x300	17.74	sq.m.	1,201.98	21,323.19
1018 (1)c	Unglazed Floor Tiles 600x600	237.92	sq.m.	1,235.51	293,952.75
1002 (29)	Metal Works for Stair, Ramp, Hallway Railings, and Latticeworks (2" Stainless Steel 304, 1/4" x 2" Flat Bar, 2" x 4" Rectangular Tube)	760.00	l.m.	396.15	301,077.00
1002 (22)	Stainless Steel Grab Bar, 40mm diameter	6.80	l.m.	1,129.68	7,681.80
1002 (14)a	Countertop with Complete Accessories	3.90	sq.m.	6,417.38	25,027.80
1032 (1)a	Masonry Painting Works (interior and exterior)	748.47	sq.m.	412.19	308,511.00
1032 (1)d	Painting Works (Fibercement Board)	72.38	sq.m.	436.51	31,594.50
1032 (1)c	Painting Works (Metal Painting)	129.58	sq.m.	232.35	30,107.70
1003 (2)	Wood Frame Blackboard	16.00	sq.m.	1,122.84	17,965.50
1010 (2)b	Solid Core Flush Wooden Door (with Door Jamb and complete Accessories)	16.13	sq.m.	4,447.50	71,738.10
1007	Aluminum Glass Door - Swing Type Single Leaf (with Door Jamb and complete Accessories)	2.23	sq.m.	21,446.37	47,825.40
1007 (a)	PVC Doors (with Door Jamb and complete Accessories)	1.51	sq.m.	8,779.67	13,257.30
1002 (20)	Facial Mirror	4.98	sq.m.	1,661.95	8,276.52
1004 (a)	Stair Strips (heavy duty embedded) and comfort room threshold strips, non-slip	61.53	l.m.	340.31	20,939.10
1008	Windows on Aluminum Frame Powder Coated (Sash/Awning/Fixed)	87.25	sq.m.	13,479.18	1,176,058.80
1039	Aluminum Cladding and Ceiling Spandrel	60.40	sq.m.	1,908.76	115,288.95
1002 (5)	Soap Holder (Toilet Soap/Liquid Soap)	2.00	pc	619.50	1,239.00
1002 (5)a	Toilet Tissue Holder/Dispenser	4.00	pc	619.50	2,478.00
E. ELECTRICAL WORKS					
1100 (6)	20mmØ Polyvinyl Chloride (PVC) Pipes	143.00	length	306.72	43,860.60

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1100 (7)	50mmØ Polyvinyl Chloride (PVC) Pipes	15.00	length	450.17	6,752.55
1100 (9)	PVC/RSC/IMC/EMT Conduit Fittings	1.00	l.s.	25,399.50	25,399.50
1100 (11)	Junction/ Utility/ Pull/ Square Box	1.00	l.s.	12,513.90	12,513.90
1101 (1)a	3.5 mm ² - 5.5 mm ² THHN/THWN Stranded Copper Wire	2,010.60	m	56.08	112,749.00
1101 (1)b	14.0mm ² THW Grounding Copper Wire	43.99	m	132.38	5,823.30
1101 (1)c	80.0 mm ² THHN/THWN Stranded Copper Wire	87.98	m	629.37	55,372.15
1102 (1)a	Panel Board with Main Breakers, Branches, and grounding terminal	1.00	set	45,843.00	45,843.00
1102 (1)b	Pole Type Distribution Transformer 1-50KVA with complete accessories	1.00	l.s.	210,630.00	210,630.00
1101 (15)	Power Outlets : Duplex, Simplex, Floor Type, Countertop, Weatherproof, Ceiling fan	46.00	pcs	848.45	39,028.50
1101 (33)	Lighting Switches	13.00	pcs	695.75	9,044.70
1103 (1)	Lighting Fixtures (including emergency lights)	70.00	pcs	1,419.54	99,367.80

F. PLUMBING AND SANITARY WORKS

1001 (1)a	50mmØ - 150mmØ PVC Pipe, Series 1000	195.00	m	231.60	45,161.55
1001 (1)b	PVC Fittings, Series 1000	1.00	l.s.	7,929.60	7,929.60
1002 (2)a	20mmØ - 63mmØ Polypropylene Random Copolymer (PPR-C) Pipes, PN20	26.00	pcs	600.44	15,611.40
1002 (2)b	Polypropylene Random Copolymer (PPR-C) Fittings - (all fittings necessary to complete the works to its intended purposes)	1.00	l.s.	5,203.80	5,203.80
1002 (21)	Water Meter/Check Valve/Gate Valve/Float Valve	16.00	pcs	847.94	13,567.05
1002 (14)	Lavatory with Complete Accessories	7.00	set	3,699.30	25,895.10
1002 (16)	Floor Drain	5.00	set	669.06	3,345.30
1002 (16)b	Floor Cleanout	3.00	set	1,734.60	5,203.80
1002 (17)	Hose Bibb/ Faucet	1.00	set	2,725.80	2,725.80
1002 (5)	Water Closet with Complete Accessories	4.00	set	10,872.23	43,488.90

2/2/2020

1001 (6)	Septic Tank	1.00	set	40,763.10	40,763.10
G. ECE WORKS					
1105 (3)	15mmØ - 20mmØ Polyvinyl Chloride (PVC) Pipes and fittings	52.00	length	276.39	14,372.40
1100 (9)a	PVC/RSC/IMC/EMT Conduit Fittings including Junction Box/Pull Box/Utility Box/Square Box	1.00	l.s.	5,823.30	5,823.30
1105 (2)	TF Wire (for Smoke Detectors and Speakers)	101.00	l.m.	34.54	3,489.02
1105 (1)	UTP Cable CAT 6	104.00	l.m.	183.47	19,080.60
1104 (1)	Data Outlets and Telephone Outlets (Duplex / Simplex)	6.00	pcs	1,631.35	9,788.10
1104 (1)a	MDF/IDF Assembly	1.00	l.s.	14,496.30	14,496.30
1104 (2)	Smoke Detector (Ceiling/Wall Mounted)	6.00	pcs	867.30	5,203.80
1104 (2)a	FACP/Horn Strobe/Strobe Light/Manual Pull Station	5.00	pcs	5,947.20	29,736.00
1104 (b)	CCTV with DVR Assembly - complete accessories	2.00	pcs	5,389.65	10,779.30
H. FIRE PROTECTION					
1202 (a1)	Fire Extinguisher	6.00	set	2,209.55	13,257.30
TOTAL PROJECT COST					7,150,294.03

WHEREAS, the bid as calculated of Oikea Builders was P7,150,294.03 with a discount of 7% distributed equally to all items of work of their bid proposal. The new Contract Price is **P6,649,773.45**.

WHEREAS, the Works comprised in this Contract shall be completed within **ONE HUNDRED EIGHTY (180) 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.:

[Handwritten signature]

- 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 *SIX MILLION SIX HUNDRED FORTY-NINE THOUSAND SEVEN HUNDRED SEVENTY-THREE PESOS AND 45/100 ONLY (P6,649,773.45)* or such other sums as may be ascertained, *Oikea Builders* agrees to *Construction of the Five (5) Storey 21st Century Classroom Building at USTP-Alubijid Campus (Phase 1)* 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.

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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**

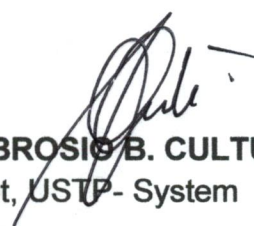
OIKEA BUILDERS

ENTITY

CONTRACTOR

By:

By:


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


MS. LOIDA T. SAARENAS
Proprietress

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 19 day of April, 2023, in the City of Cagayan de Oro, personally appeared DR. AMBROSIO B. CULTURA II and MS. LOIDA T. SAARENAS, with the following proofs of identity:

DR. AMBROSIO B. CULTURA II
MS. LOIDA T. SAARENAS

: PRC ID NO : 0003037
: PASSPORT ID #: P7163777A

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 eight (8) 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.

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Book No. Cxxv
Series of 2023.

RAMIL G. CARREON
Notary Public NC-2022-51
Valid Until December 31, 2023
PTR No. 5869530A, 01/03/2023 CDOC
IBP No. 268643, 01/04/2023 Mis Or.
TIN 922-710-579
ROLL NO. 51523, 5-18-2006
CAGAYAN DE ORO CITY
MCLE Comp. No. VII-0015256, 04-11-2022

NOTARY PUBLIC