



May 11, 2026

NOTICE OF AWARD

Subject: RFQ No. : **2026-04-041**
Project Title: **Preventive Maintenance of Centralized Air Conditioning Units at PNOC Building 5 and 6**

Attention: **MR. GEORGE KHEANOU GUARIN LUIS**
Owner/ President
Agualube Air-Conditioning and Water Treatment Services

Dear Mr. Torralba,

This is to advise **Agualube Air-Conditioning and Water Treatment Services** on the acceptance of its proposal to undertake the aforementioned project in the amount of **Three Hundred Forty – Four Thousand Pesos (Php 344,000.00)**, in accordance with the Request for Quotation dated on April 27, 2026.

Delivery Schedule: **Eight (8) Months** (Subject to actual start of the contract)

Kindly signify your agreement by signing on the space provided for below and return the other copies to us.

Very truly yours,


MA. CRISTINA SHEILA C. CABARABAN
President and CEO

CONFORME:

(Signature over Printed Name)

(Date)



June 04, 2026

GEORGE KHEANOU GUARIN LUIS

Owner/Proprietor

AGUALUBE AIR-CONDITIONING AND WATER TREATMENT SERVICES

B2 L4 Elegant Homes Subdivision Project 8, Quezon City

NOTICE TO PROCEED

This is to advise you that your offer for the Preventive Maintenance of Centralized Air Conditioning Units at PNOC Bldg. 5 and 6 with Request for Quotation No. 2026-04-041 amounting to **Three Hundred Forty-Four Thousand Pesos (Php 344,000.00)**, has been accepted by the Company.

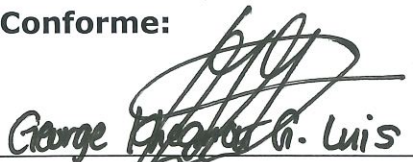
You are hereby directed to proceed with the same in the following contract duration:

Work should be accomplished on a monthly basis for a period of eight (8) months reckoned from the date of Notice to Proceed (pro-rated based on the actual start of the Contract.)

Very truly yours,

FRANZ JOSEF GEORGE E. ALVAREZ
President and CEO

Conforme:


George Kheanou Guarin Luis
Authorized Representative

JUNE 10, 2026

Date

**CONTRACT FOR THE PREVENTIVE MAINTENANCE OF CENTRALIZED
AIR CONDITIONING UNITS AT PNOC BUILDING 5 AND 6**

KNOW ALL MEN BY THESE PRESENTS:

This Contract made the 3rd day of June 2026 between:

PHILIPPINE NATIONAL OIL COMPANY (PNOC), a government-owned and controlled corporation duly organized and existing under and by virtue of Presidential Decree No. 334, as amended, with principal business address at PNOC Building 6, Energy Center, Rizal Drive, Bonifacio Global City, Taguig City, Metro Manila, represented herein by its President and CEO, **FRANZ JOSEF GEORGE E. ALVAREZ**, and hereinafter referred to as the "**PNOC**";

-and-

AGUALUBE AIR-CONDITIONING AND WATER TREATMENT SERVICES, a sole proprietorship duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with office address at B2 L4 Elegant Homes Subdivision, Project 8, Quezon City, represented herein by its Owner/Proprietor, **GEORGE KHEANOU GUARIN LUIS**, and hereinafter referred to as "**CONTRACTOR**";

WITNESSETH:

WHEREAS, the PNOC requested for quotations for certain goods and services particularly the Preventive Maintenance of Centralized Air Conditioning Units at PNOC Buildings 5 and 6;

WHEREAS, the CONTRACTOR submitted a responsive quotation and was awarded the contract for the procurement in the total amount of **THREE HUNDRED FORTY-FOUR THOUSAND PESOS (Php344,000.00)**, inclusive of Value Added Tax (VAT) if any, and all applicable taxes, hereinafter referred to as the "Contract Price," in accordance with the terms and conditions set forth in this Contract. Project duration is set for eight (8) months subject to actual start of the contract

NOW, THEREFORE, for and in consideration of the foregoing premises, and of the terms and conditions hereinafter set forth, the parties hereto agree as follows:

1. Unless otherwise stated, terms and expressions used in this Contract shall have the same meanings as those assigned to them in the Conditions of Contract, which form an integral part of this Contract.
2. The following documents as required by the Implementing Rules and Regulations of Republic Act No. 12009, and as applicable, shall form part and be read and construed as integral parts of this Contract, viz:
 - i) Mayor's/Business Permit;
 - ii) PhilGEPS Registration Number;
 - iii) Latest Income/Business Tax Return;
 - iv) Notarized Omnibus Sworn Statement;
 - v) Price Quotation and Compliance Form;
 - vi) Notice of Award of Contract; and
 - vii) Other contract documents that may be required by existing laws and/or the Procuring Entity in the RFQ, such as but not limited to the Notice to Proceed.
3. In consideration of the Contract Price of **THREE HUNDRED FORTY-FOUR THOUSAND PESOS (Php344,000.00)**, or such other sums as may be determined in accordance with the terms of the Contract, the CONTRACTOR agrees to deliver and perform the items and related services for the Preventive Maintenance of Centralized Air Conditioning Units at PNOB Building 5 and 6 described herein in accordance with the terms and conditions specified in the Contract and its annexed documents.
4. The PNOB agrees to pay the above-mentioned sum to the CONTRACTOR in accordance with the schedule and manner provided in the Bidding Documents and its annexes.
5. Any dispute, difference, or claim arising out of or relating to this Contract, including its existence, validity, interpretation, breach, or termination thereof, may be submitted to arbitration or other form of alternative dispute resolution in accordance with the applicable law, such as Republic Act No. 9285 (Alternative Dispute Resolution Act of 2004) or Executive Order No 1008, series 1985 (Construction Industry Arbitration Law).
6. Liquidated Damages is at least equal to one-tenth (1/10) of one percent (1%) of the cost of unperformed portion for every day of delay until actual delivery of performance.

IN WITNESS WHEREOF the parties hereto have caused this Contract to be executed in accordance with the laws of the Republic of the Philippines on the day and year first above written.

**PHILIPPINE NATIONAL OIL
COMPANY
(PNOC)**

By:


**FRANZ JOSEF GEORGE E.
ALVAREZ**
President and CEO

**AGUALUBE AIR-CONDITIONING
AND WATER TREATMENT
SERVICES
(CONTRACTOR)**

By:


**GEORGE KHEANOU GUARIN
LUIS**
Sole Proprietor

SIGNED IN THE PRESENCE OF:


ATTY. AROLF E. SUYOM


Philip George

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES }
Quezon City } S.S.

BEFORE ME, a Notary Public for and in the above jurisdiction, this 19 JUN 2026
 day of _____, 2026 personally appeared:

<u>Name</u>	<u>Competent Evidence of Identity</u>	<u>Date/Place Issued</u>
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PNOC

by:

FRANZ JOSEF GEORGE E. ALVAREZ

PASSPORT ID:
 P05660076

11 JUL 2022 /
 DFA MANILA

AGUALUBE AIR-CONDITIONING AND WATER TREATMENT SERVICES

by:

**GEORGE KHEANOU GUARIN
LUIS**

Driver's License No. N02-
 13-024585

2026/10/12
 (expiration date)

known to me and to me known to be the same persons who executed the foregoing instrument and they acknowledged to me that the same is their own free and voluntary act and deed as well as the free and voluntary act and deed of the corporations represented herein and that they are authorized to sign the same.

This instrument consisting of four (4) pages, including the page whereon the acknowledgment clause is written, signed by the parties and their instrumental witnesses on each and every page hereof, sealed with my notarial seal, refers to a Contract for the Preventive Maintenance of Centralized Air Conditioning Units at PNOC Building 5 and 6.

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

Doc. No. 102;
 Page No. 21;
 Book No. VI;
 Series of 2026.

ATTY. WILLIAM M. AY-AT, CPA, CDPO
 Attorney-at-Law / Notary Public
 Roll No. 84630
 IBP No. 568515 / 12-20-2025 / Quezon City
 PTR No. 8396900 / 01-05-2026 / Quezon City
 MCLB Compliance No. VII-0027229 until April 14, 2028
 Admin Matters NP-197 / 2025-2026
 Unit 2703A, Tower 1, SMDC Grass Residences,
 Nueva Vizcaya Street, Ergy. Sto. Cristo, Quezon City.