



July 09, 2026

NOTICE OF AWARD

Subject: ITB No. : 2026-05-060
Project Title : Exterior and Interior Renovation of Tagaytay Property

Attention: **DEEJAY A. PASCUAL**
Owner/Sole Proprietor
JAYTERKIEL BUILDERS

Dear **Mr. Pascual:**

This is to advise **JAYTERKIEL BUILDERS** on the acceptance of its bid to undertake the aforementioned project in the amount of **Two Million Two Hundred Nine Thousand Eight Hundred Eighty-Eight Pesos and 80/100 (Php 2,209,888.80)**, in accordance with our Invitation to Bid dated June 08, 2026.

Contract Duration: **Work should be completed within Sixty (60) calendar days, reckoned from the date of receipt of the Notice to Proceed.**

Please be advised that the performance security shall be submitted to the Company within ten (10) days from receipt of Notice of Award.

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

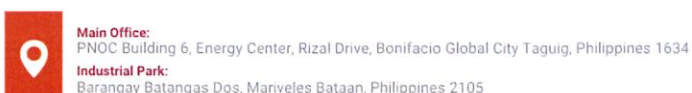
Very truly yours,


FRANZ JOSEF GEORGE E. ALVAREZ
President and CEO

CONFORME:

(Signature over Printed Name)

(Date)





July 29, 2026

DEEJAY A. PASCUAL

Owner/Sole Proprietor

JAYTERKIEL BUILDERS

B3-A L30 Adelfa St., Milflora Homes, Sabang, Baliwag, Bulacan

NOTICE TO PROCEED

This is to advise you that your offer for the Exterior and Interior Renovation of Tagaytay Property with Invitation to Bid No. 2026-05-060 amounting to **Two Million Two Hundred Nine Thousand Eight Hundred Eighty-Eight Pesos and 80/100 (Php 2,209,888.80)**, has been accepted by the Company.

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

Contract Duration: **Work should be completed within Sixty (60) calendar days, reckoned from the date of receipt of the Notice to Proceed.**

Very truly yours,

FRANZ JOSEF GEORGE E. ALVAREZ
President and CEO

Conforme:

DEEJAY PASCUAL

Authorized Representative

AUGUST 06, 2026

Date



Main Office:
PNOC Building 6, Energy Center, Rizal Drive, Bonifacio Global City Taguig, Philippines 1634
Industrial Park:
Barangay Batangas Dos, Mariveles Bataan, Philippines 2105



Main Office:
[+632] 8789 7662
Industrial Park:
[+6347] 244 5884 and 633 4175



Main Office:
information@pnoc.com.ph
Industrial Park:
pnocindustrialpark@gmail.com

Execution Copy
FCE No. 072126-2571

**CONTRACT FOR THE EXTERIOR AND INTERIOR RENOVATION OF
TAGAYTAY PROPERTY**

This **CONTRACT** executed on the _____ day of JUL 27 2026 2026 by and 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 "**COMPANY**";

-and-

JAYTERKIEL BUILDERS, a partnership duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with office at B3-A L30 Adelfa St., Milflora Homes, Sabang, Baliwag, Bulacan, represented herein by its Owner/ Sole Proprietor, **DEEJAY A. PASCUAL**, duly authorized for this purpose and hereinafter referred to as "**CONTRACTOR**";

WHEREAS, the Entity invited Bids for its Infrastructure Project, particularly the exterior and interior renovation of its Tagaytay property;

WHEREAS, the Contractor submitted a responsive bid and was awarded the contract for the procurement in the total amount of **TWO MILLION TWO HUNDRED NINE THOUSAND EIGHT HUNDRED EIGHTY-EIGHT PESOS and 80/100 (Php2,209,888.80)**, hereinafter referred to as the "Contract Price."

NOW, THEREFORE, for and in consideration of the foregoing premises, the parties hereby 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, if applicable, shall form part and be read and construed as integral parts of this Contract, viz.:
 - a) Philippine Bidding Document (PBD);

- i) General and Special Conditions of Contract;
 - ii) Terms of Reference;
 - iii) Invitation to Bid;
 - iv) Bid Data Sheet;
 - v) Supplemental Bid Bulletins, if any;
 - vi) 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; and
 - vii) Other contract documents that may be required by existing laws and/or the Entity.
- b) Winning bidder's bid, including the Technical and Financial Proposals, and all other documents or statements submitted;
- 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 PBD, such as but not limited to the Notice to Proceed and Warranty Security.
- 3) In consideration of the Contract Price of *Two Million Two Hundred Nine Thousand Eight Hundred Eighty-Eight Pesos and 80/100 (Php2,209,888.80)*, 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 exterior and interior renovation of the Company's Tagaytay property described herein in accordance with the terms and conditions specified in the Contract and its annexed documents.
- 4) The Company 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).

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.

Company

Contractor


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


DEEJAY A. PASCUAL
Owner/
Sole Proprietor

Signed in the presence of:



ATTY. AROLF E. SYON



GUIDERIO BERNADMO, JR.



ACKNOWLEDGMENT

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

BEFORE ME, a Notary Public for and in the above jurisdiction, this JUL 27 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 No. P0868007C	11 July 2022/ DFA Manila
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JAYTERKIEL BUILDERS

by:

DEEJAY A. PASCUAL	National ID No. 5896-4810-2479-4609
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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 Infrastructure Project, specifically for the exterior and interior renovation of PNOC's Tagaytay property.

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

Doc. No. 305
Page No. 10
Book No. 6516
Series of 2026.

ATTY. BRYAN C. PEKAS
NOTARY PUBLIC FOR QUEZON CITY
ADM. MATR. NO. 19-171 VALID UNTIL DEC. 31, 2026
ROLL OF ATTORNEY NO. 66393/TIN 289-467-753
IBP NO. 576897 DECEMBER 30, 2025, QUEZON CITY
MCLE NO. VIII-0013054, VALID UNTIL 14/APR/2028
PTR NO. 10430501, JANUARY 3, 2020, MARIKINA CITY
603 EDSA DIAMOND FINANCE, AURAO, Q.C.

SPECIAL CONDITIONS OF CONTRACT

GCC Clause	
1.1	The Intended Completion Date is <i>within sixty (60) calendar days</i>. <i>NOTE: The contract duration shall be reckoned from the start date and not from contract effectivity date.</i>
1.2	The Procuring Entity is: <i>Philippine National Oil Company</i> <i>PNOC Bldg. 6, Energy Center, Rizal Drive, BGC, Taguig City</i>
1.3	The Site is located at <i>PNOC Tagaytay Property, the Verandas, Tagaytay Highlands</i>
1.4	<i>The start date shall be the date of receipt of the Notice to Proceed.</i>
1.5	The Works consist of: A. General Requirements 1. Mobilization and Demobilization- Preparation and relocation of manpower, equipment, and materials to and from the project site. 2. Construction Safety and Health Compliance – Ensure all work is carried out in accordance with safety regulations, including provision of safety equipment and signage. 3. Provision of Scaffoldings – Supply, erection, and dismantling of scaffoldings for all works requiring elevated access. 4. Temporary Facilities and Barracks Rental – Provide temporary storage, site office, and

worker accommodations as needed.

5. Provision of As-Built Plans of the 2-storey residential house (Tagaytay Property)– Prepare and submit signed and sealed as-built plans including floor plans (3 copies of A3 and DWG/PDF Files)

6. Hauling and Disposal of Debris – Proper removal and disposal of all demolition waste and construction debris in accordance with local regulations.

B. Architectural and Civil Works

1. Supply and installation of roof gutters and repair of existing gutters and downspouts with chain.

2. Replacement of roof eaves with pre-painted metal spandrel including vents and accessories.

3. Cleaning and application of sealant on all sliding glass doors and windows

4. Application of PU clear waterproofing on balcony areas.

5. Dismantling of existing shower glass enclosure, and supply and installation of new shower glass enclosure, door, stainless steel tower rack and all necessary fixing accessories at master bedroom CR (shower area and existing Jacuzzi

area).

C. Mechanical Works

1. Supply and installation of new gas line for countertop stove.
2. Replacement of the existing island range hood, including the supply and installation of a new island range hood with all necessary fixing accessories.
3. Supply and installation of 8" ceiling exhaust fans in comfort rooms.
4. Dismantling of existing Jacuzzi and rectification of the area for the extension of shower area.
5. Dismantling of existing shower head, and supply and installation of a new shower head including all necessary fixing accessories.
6. Dismantling of existing water closet, and supply and installation of new water closet including all necessary fixing accessories and installation of existing bidet.
7. Dismantling of existing wash basin and faucet, and supply and installation of new wash basin with faucet and complete fixing accessories.

D. Electrical Works

1. Supply and installation of LED lighting fixtures

	on each post at the main entrance of the property 2. Replacement of the electrical panel board and circuit breakers, including the provision of name tags.								
2.2	<i>Refer to Specifications/ Scope of Works</i>								
5.1	The Procuring Entity shall give possession of all parts of the Site to the Contractor <i>[insert date]</i> .								
6.5	The Contractor shall employ the following Key Personnel: <table> <tr> <th>Key Personnel</th><th>Relevant Experience</th></tr> <tr> <td><i>One (1) Project Engineer</i></td><td><i>Minimum 2 years of experience as a Project Engineer in general construction</i></td></tr> <tr> <td><i>One (1) Safety Officer</i></td><td><i>Minimum 2 years of experience as a Safety Officer in general construction.</i></td></tr> <tr> <td><i>One (1) Foreman</i></td><td><i>Minimum of 2 years of experience as a Foreman in general construction.</i></td></tr> </table>	Key Personnel	Relevant Experience	<i>One (1) Project Engineer</i>	<i>Minimum 2 years of experience as a Project Engineer in general construction</i>	<i>One (1) Safety Officer</i>	<i>Minimum 2 years of experience as a Safety Officer in general construction.</i>	<i>One (1) Foreman</i>	<i>Minimum of 2 years of experience as a Foreman in general construction.</i>
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<i>One (1) Foreman</i>	<i>Minimum of 2 years of experience as a Foreman in general construction.</i>								
7.1	No further instructions.								
9.1	Materials and equipment delivered onsite but not yet incorporated in the Works shall be included for payment.								
12.7	No further instructions.								
13.1	The site investigation reports are: <i>[list here or state none]</i>								
15.3	No further instructions.								
15.5	<i>Select one, delete the others.</i> <i>In case of permanent structures, such as buildings of types 4 and 5 as classified under the National Building Code of the Philippines and other structures made of steel, iron, or concrete</i>								

	<i>which comply with relevant structural codes (e.g., DPWH Standard Specifications), such as, but not limited to, steel/concrete bridges, flyovers, aircraft movement areas, ports, dams, tunnels, filtration and treatment plants, sewerage systems, power plants, transmission and communication towers, railway system, and other similar permanent structures: Fifteen (15) years.</i> <i>In case of semi-permanent structures, such as buildings of types 1, 2, and 3 as classified under the National Building Code of the Philippines, concrete or asphalt roads, concrete river control, drainage, irrigation lined canals, river landing, deep wells, rock causeway, pedestrian overpass, and other similar semi-permanent structures: Five (5) years.</i> <i>In case of other structures, such as Bailey and wooden bridges, shallow wells, spring developments, and other similar structures: Two (2) years.</i>
20	No additional provision.
25(a)	No further instructions.
27.2	<i>[indicate violations which will warrant suspension which may include, but is not limited to the following violations below]</i> a) Failure of the Contractor, due solely to its fault or negligence, to mobilize and start work or performance within the specified period in the Notice to Proceed ("NTP"); b) Failure by the Contractor to fully and faithfully comply with its contractual obligations without valid cause, or failure by the Contractor to comply with any written lawful instruction of the Procuring Entity or its representative(s) pursuant to the implementation of the contract. For the procurement of infrastructure projects or consultancy contracts, lawful instructions include but are not limited to the following: i) Employment of competent technical personnel, competent engineers and/or work supervisors; ii) Provision of warning signs and barricades in accordance with approved plans and specifications and contract provisions;

	iii) Stockpiling in proper places of all materials and removal from the project site of waste and excess materials, including broken pavement and excavated debris in accordance with approved plans and specifications and contract provisions; iv) Deployment of committed equipment, facilities, support staff and manpower; and v) Renewal of the effectivity dates of the performance security after its expiration during the course of contract implementation. c) Assignment and subcontracting of the contract or any part thereof or substitution of key personnel named in the proposal without prior written approval by the Procuring Entity. d) Poor performance by the Contractor or unsatisfactory quality and/or progress of work arising from its fault or negligence as reflected in the CPES rating sheet. In the absence of the CPES rating sheet, the existing performance monitoring system of the Procuring Entity shall be applied. Any of the following acts by the Contractor shall be construed as poor performance: i) Negative slippage of fifteen (15%) and above within the critical path of the project due entirely to the fault or negligence of the Contractor; and ii) Quality of materials and workmanship not complying with the approved specifications arising from the Contractor's fault or negligence. e) Willful or deliberate abandonment or non-performance of the project or contract by the Contractor resulting to substantial breach thereof without lawful and/or just cause. In addition to the penalty of suspension, the performance security posted by the Contractor shall also be forfeited.
31.1	No dayworks are applicable to the contract.
33.1	The Contractor shall submit the Program of Work to the Procuring Entity within <i>fifteen (15) calendar</i> days of delivery from the Notice of Award.

33.3	The period between Program of Work updates is <i>thirty (30)</i> days. The amount to be withheld for late submission of an updated Program of Work is <i>(1%) of the contract amount.</i>
36.3	The Funding Source is the <i>Government of the Philippines.</i>
43.1	The percentage to apply to the value of the work not completed is <i>0.10% of the contract amount.</i>
44.5	<i>Refer to Specifications/ Scope of Works</i>
48.1	The date by which "as built" drawings are required is <i>fifteen (15) days upon completion of the project.</i>
48.2	The amount to be withheld for failing to produce "as built" drawings and/or operating and maintenance manuals by the date required is <i>0.1% of the contract amount.</i>