

CONSTRUCTION CONTRACT

KNOW ALL MEN BY THESE PRESENTS:

This Construction Contract (Contract) made and entered into by and between:

The **PHILIPPINE RICE RESEARCH INSTITUTE**, a government-owned and controlled corporation created by virtue of Executive Order No. 1061, with its Central Experiment Station at Maligaya, Science City of Muñoz, Nueva Ecija, represented herein by its DED for Admin Service and Finance, **ABNER T. MONTECALVO**, hereinafter referred to as "PHILRICE";
- and -

The **AERAKA Construction & Supply Corp**, a duly licensed construction firm with office address, Zone 1, Abar 1st, Maharlika Highway, San Jose City, Nueva Ecija, represented, herein by its President, **ENRICO A. DUCOLAN**, herein after referred to as "CONTRACTOR".

WITNESSETH:

WHEREAS, a public bidding was held on **03 March 2021**, at **PhilRice Maligaya, Science City of Muñoz, Nueva Ecija**, for the project: "**Repair and Improvement of Rockefeller Unit 2&3 and Old Guest House**" at **PhilRice Central Experiment Station under Public Bidding No. PB Infra 21-01-01**";

WHEREAS, the **Bids and Awards Committee for Civil Works** recommended to the **Executive Director** that the project shall be awarded to the CONTRACTOR, its offer being the most advantageous to the Philippine Government;

NOW, THEREFORE, for and in consideration of the foregoing premises, the parties hereto agree as follows:

1. The CONTRACTOR, in consideration of the sum **ONE MILLION SEVEN HUNDRED SIXTY THREE THOUSAND EIGHT HUNDRED EIGHTY FIVE PESOS AND 50/100 Only (PhP1,763,885.50)**, payable based on monthly progress billing for actual work completed and approved by the Owner's Representative/s, shall pursue and deliver to PHILRICE the project entitled "**at PhilRice Central Experiment Station under Public Bidding No. PB Infra 21-01-01**" located at **PhilRice Maligaya, Science City of Muñoz, Nueva Ecija**, as described in the BID DOCUMENTS and summarized in Annex "A", within **Ninety Calendar Days (90 CD)**.
2. The minimum facilities required by the Building Code, the Fire Code, the Sanitation Code and other relevant Codes which have not been properly reflected in the Bid Documents, shall nevertheless, be provided by the CONTRACTOR at no additional cost to PHILRICE.
3. In the implementation of the project, the CONTRACTOR shall perform his obligations as an independent contractor with sufficient tools, equipment, and workers. This Contract does not establish an employer-employee relationship between PHILRICE and the CONTRACTOR and his workers.
4. The provisions of RA 9184 and its IRR, shall govern and are deemed written into this Contract. In addition to any of the causes for termination of this Contract as provided for in RA 9184 and its Implementing Rules and Regulations, and the Bid Documents, any of the following shall also constitute as sufficient ground for the termination of this Contract by PHILRICE:
 - a) Failure to comply and strictly observe the Labor Code and the Social Security System requirements.
 - b) Failure to submit to PHILRICE a bio-data of each of the Contractor's personnel complete with their pictures and their usual signatures and

fingerprints before deployment, and failure of his workers to wear identification cards at all times while inside the PHILRICE premises.

- c) Giving or promising to give any money or gift to any official or employee of PHILRICE to secure and implement this Contract.
 - d) Non-compliance or non-conformance with the Integrated Management System (IMS) and Intellectual Property Policies of PHILRICE.
 - e) Conduct or behavior constituting infractions, offenses, felonies or other crimes by the Contractor or his workers, against PHILRICE and its employees, and third parties while inside the PHILRICE Compound, such as but not limited to taking out any materials, supplies, utilities, or garbage.
5. Disbursement of funds under this Contract shall be in accordance with the existing government accounting and auditing rules and regulations.
6. The exclusive venue of any action arising from this Contract shall be the **Regional Trial Court of Baloc, Sto. Domingo, Nueva Ecija**, or the **Municipal Trial Court in Cities (MTCC)** of the **Science City of Muñoz, Nueva Ecija**.


IN WITNESS HEREOF, the parties have set their hands this _____ at Science City of Muñoz, Nueva Ecija.

PHILIPPINE RICE RESEARCH INSTITUTE

AERAKA CONSTRUCTION & SUPPLY CORP.


BY:

Contractor


ABNER T. MONTECALVO
DED for Admin Service and Finance
PhilRice Employment ID No. 95-0702
Issued on July 3, 1995
Issued at Science City of Muñoz, Nueva Ecija


ENRICO A. DUCOLAN
President

SIGNED IN THE PRESENCE OF:


RENATO B. BAJIT
Head, Implementing Unit

Owner's Representative

CERTIFIED FUNDS AVAILABLE:



MARY GRACE D. CORPUZ
Division Head, FMD

Republic of the Philippines)
Province of Nueva Ecija) S.S.
Science City of Muñoz)

ACKNOWLEDGMENT

Before me this JUL 06 2021, appeared the above-mentioned persons with PhilRice ID and Valid IDs. indicated below their respective names and known to me to be the same persons who executed the foregoing Construction Contract signed by them and their instrumental witnesses and acknowledged the same to be their free voluntary act and deed and the corporations herein presented.

Doc. No. 070 ;
Page No. 75 ;
Book No. 11 ;
Series of 2021.


MARCELO F. SORIANO
Notary Public
for the City of San Jose, Municipalities of Lupat, Carranglan, and Pantabangan all within the Province of Nueva Ecija
S.P. NO. 1375 / Expires on Dec. 31, 2022
PTR No. 1273866/ JAN. 04, 2021/ San Jose City
A.O. Pascual Street, San Jose City
ISP Member ID 91-367230
MCLE Compliance No. VI-0004490
Issued on: November 23, 2017





ANNEX "A"
Summary of Expected Outputs in the Project

"Repair and Improvement of Rockefeller Unit 2&3 and Old Guest House at PhilRice CES (PB Infra 21-01-01)"

I. GENERAL

The facilities shall present itself as beautiful and sturdy structures with excellent finishing and high-quality workmanship, fully functional, useful and free from any defect or substandard materials.

II. SITEWORK

All materials, equipment and other facilities necessary to be used in the site work shall be prepared before starting the work. All obstructions and hindrances shall be removed from the project site.

III. CIVIL WORKS

The work includes, but is not limited to, the following:

A. ROCKEFELLER #2 (Regalado)

Carpentry Works

- Remove and Replace ALL dilapidated and termite infested jambs at doors and windows
- Repair Kitchen Cabinet (counter and hanging) and Built-in Cabinets in Bedrooms
- Installation of self-closing hinges (All Cabinets)
- Installation of 16" double rail drawer guide (All Drawers)
- Remove Existing and Installation of 6" stick design S/S puller (ALL)

Plumbing Works

- Install new fixtures (S/S Lavatory Faucet, S/S Sanitary Bidet, Odor Interceptor Floor Drain and Consumables)
- Replace water closet, Lavatory, Telephone Shower, Faucet, Sanitary Bidet and Odor Interceptor Floor Drain
- Replace Kitchen Sink (Deep S/S Sink) incl. P-Trap, Goose Neck Faucet and miscellaneous.

Painting Works

- Scrape and repaint
- Roof Deck Slab (Conren Rooftex; 3mm thk coating)
- Kitchen Cabinet (QDE White)
- Bedroom Closets (QDE White)
- Ceiling / Slab (Interior and Exterior) with Flat Latex
- Walls (Interior and Exterior) (Semi-gloss Latex)
- Flush Door (Semi Duco Finish) and Main Panel Doors (Natural Varnish)
- Window Frames (Acrylic for Frames) , Jamb (QDE White) and Grills (QDE White)

Note: All paint colors to be approved by PPD's project in-charge or PPD architect.

Doors and Window Works

- Replace ALL doorknobs with Lever type Lock set
- Replace Missing Blades (See Existing Blades)
- Removing, Dismantling and Installation of Window
- Replace Screen Door (Main Entry)
- Replace ALL Fine Insect Screen at windows

Tile Works

- Removal of Existing Tile for Kitchen Counter and Service Area and Install 60cm x 60cm Ceramic Granite Tiles)
- Polishing of Existing Marble Tiles at T&B

Note: All tile colors to be approved by PPD's project in-charge or PPD architect.

Electrical Works

- Remove/Replaced ALL Lighting Fixtures by New 11watts LED Bulb
- Remove /Replace ALL Switches and Outlets

Note: All Electrical brands to be approved by PPD's project in-charge or PPD architect.

Others

- Excavate and Spray Termite control insecticide
- Site cleaning / clearing
- Demolition / Site Works

B. OLD GUEST HOUSE (MANIGBAS' HOUSING UNIT)**Carpentry Works**

- Removal of existing wall panels (interior) and replacement with 1/4" thk hardiflex
- Repair of ceiling (interior and exterior) ($\pm 120\text{sqm}$)
- Removal of existing ceiling panels and replacement with 1/4" thk hardilight

Notes: all woods to be install should applied with wood preservative

Tile works

- Removal of existing vinyl tiles and replace with 60cm x 60cm ceramic granite tiles (ground floor)
- New tiles for comfort rooms (floor and walls)

Kitchen Counter

- Repair of kitchen counter
- Removal of existing tiles and replace with 60cm x 60cm ceramic tiles (black)
- Replacement of kitchen sink s/s (sus304)
- Replacement of faucet
- With s/s goose neck faucet with extender

Doors

- Removal and replacement of all lockset w/ s/s lever type lockset (heavy duty)
- And all hinges w/ hd hinges
- Replacement of damage jambs and doors
- Scrape and repaint
- Provide new screen door on main entrance

Windows

- Replacement of all window jambs
- Replacement of jalousie windows to analog framed jalousie
- W/ 6mm gray glass and grills and window insect screen in alum. Framing
- Repainting of steel casement windows

Repair of cabinets (all)

- Replace dilapidated/broken panels
- Replace all handle with 6" stick design pullers
- Replace all hinges with hydraulic hinges
- Replace all drawer guides with 16" double rail guides
- Repaint with semi-duco finish

Painting works:

- Repainting of exterior and interior walls
- Painting of ceiling (interior and exterior)
- Repainting of roofing, flashing and fascia cover
- Repainting of doors and jambs (jalousie windows)
- Repainting of cabinets (Semi-Duco)

Roofing works:

- Repainting of roofing with roof guard paint
- Repair leaks and replacement of damaged / rusted corrugated roofing
- Removal and replacement of all fascia and replace with 12mm thk Hardi-Sanepa
- Removal and replacement of all Fascia Cover with 0.50mm thk p/p fascia cover

Plumbing works:

- Replacement of all plumbing fixtures (see plan)
- Replacement of waterline into 1/2" and 3/4" ppr pipe pn-20
- Replacement of sewer line / drainage line with 2" and 4" pvc pipe s-1000

Electrical works:

- Replacement of all lighting fixtures with 9watts led light
- Replacement of switches with slim art wide series switch
- Replacement of universal duplex outlet

Others:

- Excavation and pouring of soil guard at the perimeter of housing unit
- Fence and signages including PPE

General

1. Cleaning and clearing of site. Upon completion, the right of way, borrow pits, and all ground occupied by the contractor in connection with the Work shall be cleaned of all excess materials, operation of the building ready for occupancy; and
2. Compliance to the Integrated Management System (IMS) Policy of PhilRice.

----- nothing follows -----

