Republic of the Philippines
PHILIPPINE PORTS AUTHORITY
PPA Building, Bonifacio Drive, South Harbor,
Port Area, Manila, Philippines

CONTRACT AGREEMENT
FOR THE CONVERSION OF EXISTING TRANSIT SHED INTO PASSENGER TERMINAL BUILDING, PORT OF LUCENA, QUEZON

This Agreement made and entered into this FEB 24 2025 day of _____ 2025, in Manila, Philippines, by and between:

PHILIPPINE PORTS AUTHORITY (PPA), herein referred to as the PROCURING ENTITY and/or ENTITY, a government instrumentality created under Presidential Decree No. 857, as amended, with principal office at PPA Building, Bonifacio Drive, South Harbor, Port Area, Manila, represented herein by its General Manager, **JAY DANIEL R. SANTIAGO**, duly authorized for this purpose under Board Resolution No. 3317, as contained in Secretary's Certificate dated 11 September 2024, copy of which is hereto attached as **Annex A.**

- and -

PERSAN CONSTRUCTION, INC./4VC BUILDERS AND DEVELOPMENT CORPORATION/JOINT VENTURE, herein referred to as the CONTRACTOR and/or WINNING BIDDER, duly organized and existing in accordance with Philippine laws, with principal office address at 19 Armstrong St., Doña Faustina Village 1, Brgy. Culiat, Quezon City, represented herein by its Authorized Managing Officer, **CONSUELO C. CASTILLO**, duly authorized for this purpose as shown in Joint Venture Agreement dated 27 December 2024, attached herein as **Annex B.**

WHEREAS, the Entity is desirous that the Contractor execute the Conversion of Existing Transit Shed into Passenger Terminal Building, Port of Lucena, Quezon, (hereinafter called "the Works"), with an approved Budget for the Contract (ABC) of Php **153,433,415.76** and the Entity has accepted the Bid for **ONE HUNDRED FIFTY THREE MILLION ONE HUNDRED THIRTY ONE THOUSAND NINETY NINE PESOS AND 83/100 (Php 153,131,099.83)** by the Contractor for the execution and completion of such Works and the remedying of any defects therein.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. In this Agreement, words and expressions shall have the same meaning 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;
      v. Supplemental or Bid Bulletins, if any

PERSAN CONSTRUCTION, INC./4VC BUILDERS AND DEVELOPMENT CORPORATION/JV
BY:
CONSUELO C. CASTILLO
Authorized Managing Officer

Witness:
GENEVIEVE ALCOSEBA
Administrative Staff

Witness:
MARK JON S. PALOMAR
Chairperson, HOBAC-EP

PHILIPPINE PORTS AUTHORITY
BY:
JAY DANIEL R. SANTIAGO
General Manager

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 of the sum of **ONE HUNDRED FIFTY THREE MILLION ONE HUNDRED THIRTY ONE THOUSAND NINETY NINE PESOS AND 83/100 (Php 153,131,099.83)** or such other sums as may be ascertained, **PERSAN CONSTRUCTION, INC./4VC BUILDERS AND DEVELOPMENT CORPORATION/JOINT VENTURE** agrees to execute the Conversion of Existing Transit Shed into Passenger Terminal Building, Port of Lucena, Quezon, in accordance with its Bid.

4. The Philippine Ports Authority agrees to pay the above-mentioned sum in accordance with the terms of the Bidding.

5. In execution of its Works, **PERSAN CONSTRUCTION, INC./4VC BUILDERS AND DEVELOPMENT CORPORATION/JOINT VENTURE** shall likewise hold PPA free and harmless from any liability due to actions, damages, or accident it may cause in the course thereof.

6. The failure of PPA to insist upon a strict performance of any of the terms, conditions and covenants hereof shall not be deemed a relinquishment or waiver of any of the rights or remedies that it may have, nor shall it be construed as a waiver of any subsequent breach or default of its terms, conditions and covenants which shall continue to be in full force and effect. Silence on the part of PPA shall not be considered as condonation or waiver of any breach or default by **PERSAN CONSTRUCTION, INC./4VC BUILDERS AND DEVELOPMENT CORPORATION/JOINT VENTURE** of any covenant or condition herein provided. No waiver by PPA of its rights under this Contract shall be deemed to have been made unless expressly made in writing and signed by its duly authorized representative.

IN WITNESS whereof, the Parties have hereto caused this Agreement to be executed in accordance with the laws of the Republic of the Philippines, on the day and year first above written.

PERSAN CONSTRUCTION, INC./4VC BUILDERS AND DEVELOPMENT CORPORATION/JV
BY :
CONSUELO O. CASTILLO
Authorized Managing Officer

Witness :
GENEVIEVE ALCOSEBA
Administrative Staff

PHILIPPINE PORTS AUTHORITY
BY :
JAY DANIEL R. SANTIAGO
General Manager

Witness :
MARK JON S. PALOMAR
Chairperson, HOBAC-EP

PHILIPPINE PORTS AUTHORITY
TIN No. 000-352-232-000
By:

JAY DANIEL R. SANTIAGO
General Manager

PERSAN CONSTRUCTION, INC. TIN No. 103-977-081-000/**4VC BUILDERS AND DEVELOPMENT CORPORATION** TIN No. 008-873-276-000/**JOINT VENTURE**
By:

CONSUELO C. CASTILLO
Authorized Managing Officer

WITNESSES

MARK JON S. PALOMAR
Chairperson, PIO-BAC-EP

GENEVIEVE ALCOSEBA
Administrative Staff

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
City of Manila) S.S.

BEFORE ME, a Notary Public for and in the City of Manila, this QUEZON CITY FEB 24 2025 day of _____, 2025, personally appeared the following :

NAME	COMPETENT EVIDENCE OF IDENTITY	DATE OF ISSUE OR EXPIRY DATE	PLACE OF ISSUE
Jay Daniel R. Santiago	PPA ID No. 00792022		
Consuelo C. Castillo	PRC ID No. 0038197		

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 act and deed as well as the free and voluntary act of the entities they represent.

POSITION	COMPANY	CTC No.	DATE	PLACE
General Manager	Phil. Ports Authority	00135169	1-21-25	Manila
Authorized Managing Officer	Persan Const., Inc./4VC Builders & Dev't. Corp./JV			

The foregoing instrument is a Contract Agreement for the Conversion of Existing Transit Shed into Passenger Terminal Building, Port of Lucena, Quezon, consisting of three (3) pages, including this page on which this Acknowledgment is written, signed by the parties and their instrumental witnesses on each and every page hereof.

IN WITNESS WHEREOF, I have hereunto affixed my hand and notarial seal on these presents at the place and on the date first above written

Doc. No. 82;
Page No. 17;
Book No. IV;
Series of 2025

ATTY. WILLIAM M. AY-AY, CPA
Attorney-at-Law/Notary Public
Roll No. 84630
PTR No. 7010107/01-02 202[illegible] Quezon City
IBP No. 482121/12-10-2024/Quezon City
MCLE Compliance VIII until April 2025/Admitted 2023
Admin Matter No. NP-197/2025-2026