

CONTRACT FOR THE IMPROVEMENT OF THE JHMC OFFICE BUILDING AT THE FORMER IHG BUILDING

This **CONTRACT** executed on the ____ day of **NOV 24 2025**, 20____, by and between:

JOHN HAY MANAGEMENT CORPORATION, a government-owned and controlled corporation, operating by virtue of the laws of the Republic of the Philippines, with office address at the John Hay Special Economic Zone, Camp John Hay, Loakan Road, Baguio City, hereinafter called "**JHMC**";

-and-

RST-827 CONSTRUCTION., a company duly organized and existing under the laws of the Republic of the Philippines, with principal office at MA-198 Puguis, La Trinidad, Benguet, hereinafter called "**CONTRACTOR**";

WHEREAS, JHMC invited Bids for certain goods and works, particularly the procurement of the Improvement of the JHMC Office Building at the Former IHG Office;

WHEREAS, the CONTRACTOR submitted a responsive bid and was awarded the contract for the procurement in the total amount of **One Million Four Hundred Twenty Four Thousand Nine Hundred Four Pesos (PhP1,424,904.00)**, 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 shall form part and be read and construed as integral parts of this Contract, viz:
 - a. Philippine Bidding Documents (PBD);
 - i. Drawings/Plans;
 - ii. Scope of Work;
 - iii. Invitation to Bid;
 - iv. Instruction to Bidders;
 - v. Bid Data Sheet;
 - 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

ROLDAN S. TAN

LUZVIMINDA VILLASOR PANGANIBAN
PM Manager, JHMC

RST-827 CONSTRUCTION
RODIL S. TAN
Sole Proprietor

JOHN HAY MANAGEMENT CORPORATION
MANJIT T. SINGH REANDI
President and CEO

- corrections to the bid if any, resulting from **JHMC's** bid evaluation;
- vii. Bill of Quantities;
 - viii. General and Special Conditions of Contract;
 - ix. Supplemental Bid Bulletins, if any; and
 - x. Other contract documents that may be required by existing laws and/or **JHMC**.
- b. Winning bidder's bid, including the Eligibility Requirements, 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 **JHMC**, such as but not limited to the Notice to Proceed and Warranty Security.
3. In consideration of the Contract Price of **One Million Four Hundred Twenty Four Thousand Nine Hundred Four Pesos (PhP1,424,904.00)**, 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 Improvement of the JHMC Office Building at the Former IHG Office described herein in accordance with the terms and conditions specified in the Contract and its annexed documents.
4. **JHMC** 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. To ensure continuing compliance with tax laws pursuant to Executive Order No. 398;
- a. The **CONTRACTOR** shall pay taxes in full and on time, failure to do so will entitle **JHMC** to suspend payment.
 - b. The **CONTRACTOR** is likewise required to submit, prior to the execution the Agreement, a tax clearance from the Bureau of Internal Revenue (BIR) as well as a copy of its income and


business tax returns duly stamped and received by the BIR and duly validated with the tax payments made thereon.

7. **Employment Relations.** There shall be no employer-employee relationship between **JHMC** and the **CONTRACTOR**.

The **CONTRACTOR** represents and acknowledges that the Services being engaged and offered to **JHMC** are strictly for and in relation to the specified Project of **JHMC**.

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.

For **JHMC**
Head of the Procuring Entity



MANJIT T. SINGH REANDI
President and CEO
Date:


For **CONTRACTOR**
Duly authorized to sign the Contract
for and behalf of **RST-827**

CONSTRUCTION

ROD S. TAN
Sole Proprietor
Date:

Signed in the presence of:


LUZVIMINDA M. NICOS-PANGINIBAN
PM Manager, JHMC


ROLDAN S. TAN

Certified Availability of Funds:

CAF No.: CAF 25 -11-181

BUR No. 02-2025-11-1106


JOSEPHINE Q. TECAN
Accountant, JHMC

ACKNOWLEDGEMENT

Republic of the Philippines)
Baguio City) ss.

BEFORE ME, a Notary Public in and for ~~NOV 24 2025~~, personally
appeared the following persons:

| Name | Identification Document | Issued/Expiration Date |
|------------------------|---------------------------------------|-------------------------------|
| Manjit T. Singh Reandi | Driver's License No. A07-07-000863 | Baguio City |
| Rod S. Tan | Driver's License No. A05-18-006914 | Valid until 29 August 2032 |

They are known to me to be the same persons who executed the foregoing instrument and they acknowledged to me that the signatures they affixed confirms their own free act and the entities they represent.

This Contract consisting of four (4) pages including the pages where the separate Acknowledgments are stated, relates to the Contract for the Improvement of the JHMC Office Building at the Former IHG Office between John Hay Management Corporation and RST-827 Construction. The Parties and their witnesses signed in the proper spaces and the left margin of every page.

SIGNED AND SEALED on ~~NOV 24 2025~~ in Baguio City, Philippines.

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Book No. 11
Series of 2025.

ATTY. MARY ELLEN S. CABUAT
Notary Public for and in Baguio City
Notarial Commission valid until 31 December 2025
IBP No. 407458: 01/08/2024
PTR No. 6181437: 01/12/2024
Roll of Attorneys No. 55366
MCLE Compliance No. VII-0004316 valid until 04/14/2025

ROLDAN S. TAN
PM Manager, JHMC

LUZVIMINDA M. NOGOS-PANGANIBAN
PM Manager, JHMC

RST-827 CONSTRUCTION
ROD S. TAN
Sole Proprietor

JOHN HAY MANAGEMENT CORPORATION
MANJIT T. SINGH REANDI
President and CEO

SECRETARY'S CERTIFICATE

REPUBLIC OF THE PHILIPPINES) Sc.
BAGUIO CITY:)

I, **TEDDY ESTEBAN F. RIGOROSO**, of legal age, married, with office address in Rigoroso Galindez Rabino Laron & Maristela Law Offices, 901 Fil Garcia Tower, 140 Kalayaan Avenue, Diliman, Quezon City, Metro Manila, Philippines, being the Corporate Secretary of JHMC, after having been duly sworn in accordance with law, hereby CERTIFY, that during the 269th Regular Meeting of the JHMC Board of Directors held on 12 November 2025 via Google Meet Video Conferencing, where a quorum was present, upon motion made and duly seconded, the Board passed and approved the following resolution:

*John Hay Management Corporation
Board Resolution No. 2025-1112-250*

Resolve, as it is hereby resolved, that the John Hay Management Corporation ("JHMC") Board of Directors hereby:

- 1) **Approves** the Contract between JHMC and RST-827 CONSTRUCTION for the Improvement of the JHMC Office Building at the Former IHG Office, as the Contract is in accordance with the form and substance prescribed by the Government Procurement Policy Board and RST-827 CONSTRUCTION submitted the Single Calculated and Responsive Bid;
- 2) **Authorizes** the JHMC President and Chief Executive Officer, Manjit T. Singh Reandi, to sign the Contract for and on behalf of JHMC; and

Resolved, finally, that this Resolution shall take effect immediately on 12 November 2025 and shall supersede all prior JHMC resolutions, instructions, memoranda, circulars, or instruments inconsistent herewith.

This certification is being issued subject to the final approval of the Minutes of the 12 November 2025 JHMC Board Meeting.

IN WITNESS WHEREOF, I have set my hand this NOV 18 2025 day of NOV 18 2025 2025 in BAGUIO CITY

ATTY. TEDDY ESTEBAN F. RIGOROSO
Corporate Secretary

NOV 18 2025 BAGUIO CITY

SUBSCRIBED AND SWORN TO before me this NOV 18 2025 day of NOV 18 2025 2025 in BAGUIO CITY, affiant exhibiting to me his IBP Identification Card No. [REDACTED]

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GRAY S. TAMBIAK
Notary Public for Baguio City
Notarial Commission N.A.: 38-NC-25-R
My Commission Expires on December 31, 2025
Roll No.: 63487; 05-08-14; Manila
MCLE COMPLIANCE No.: VIII-0034390; 5-16-2
PTR No. 7619688; 01-02-2025; Baguio City
IBP O.R. No. 477774; 11-19-24 (2025)
Baguio-Benguet Chapter
Email: gray_tambiac@yahoo.com