

**CONTRACT FOR THE CONSTRUCTION MANAGEMENT AND SUPERVISION
(CMS) FOR THE CONSTRUCTION OF RESIDENTIAL COMPLEX
AT BNS LOT 1**

This AGREEMENT, made and entered into this APR 02 2025 day of _____ 2024 between the **BASES CONVERSION AND DEVELOPMENT AUTHORITY (BCDA)**, a government instrumentality vested with corporate powers created by virtue of Republic Act (RA) No. 7227, as amended, with office address at the BCDA Corporate Center, 2nd Floor Bonifacio Technology Center, 31st Street corner 2nd Avenue, Bonifacio Global City, Taguig City, represented by its President and CEO, **JOSHUA M. BINGCANG**, who is duly authorized for this purpose as evidenced by the BCDA Manual of Approval dated 22 November 2017, a copy of which is hereto attached as **Annex "A"**

and

ASYANA CONSTRUCTION AND CONSULTANCY TRADING. (the Consultant) with principal place of business at Unit 201 Anaheim, The Levels, Pacific Rim Road, Filinvest, Alabang, Muntinlupa, represented by its General Manager, Mr. **FERNANDO L. BALLASIO**, who is duly authorized for this purpose as evidenced by Special Power of Attorney, dated 23 January 2025, a copy of which is hereto attached as **Annex "B"**;

WHEREAS, the Entity is desirous that the Consultant execute **Consulting Services for the Construction Management and Supervision (CMS) for the Construction of Residential Complex at BNS Lot 1** (hereinafter called "the Works") and the Entity has accepted the bid for amount of **Pesos: Sixteen Million Six Hundred Sixty Thousand Four Hundred Thirty-Nine and 91/100 (PhP 16,660,439.91)** by the Consultant for the execution and completion of such Consulting Services and the remedying of any defects therein.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. In this Agreement, words and expressions shall have the same meanings as are respectively assigned to them in the Conditions of Contract hereinafter referred to.
2. The following documents shall be attached, deemed to form, and be read and construed as part of this Agreement, to wit:
 - (a) General and Special Conditions of Contract;
 - (b) Terms of Reference
 - (c) Request for Expression of Interest;
 - (d) Instructions to Bidders;
 - (e) Bid Data Sheet;
 - (f) Addenda and/or Supplemental/Bid Bulletins, if any;
 - (g) Bid forms, including all the documents/statements contained in the Bidder's bidding envelopes, as annexes, and all other documents/statements 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;

- (h) Eligibility requirements, documents and/or statements;
- (i) Performance Security;
- (j) Notice of Award of Contract and the Bidder's conforme thereto;
- (k) Other contract documents that may be required by existing laws and/or the Entity. The Consultant agrees that additional contract documents or information prescribed by the GPPB that are subsequently required for execution of 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 payments to be made by the Entity to the Consultant as hereinafter mentioned, the Consultant hereby covenants with the Entity to execute and complete the Consulting Services and remedy any defects therein in conformity with the provisions of this Consultant in all respects.
4. The Entity hereby covenants to pay the Consultant in consideration of the execution and completion of the Consulting Services, the Contract Price or such other sum as may become payable under the provisions of this Contract at the times and in the manner prescribed by this Contract.

[Redacted signature]

[Redacted signature]

[Redacted signature]

[Redacted signature]

[Redacted signature]

IN WITNESS whereof the parties thereto have caused this Agreement to be executed the day and year first before written.

**BASES CONVERSION AND
DEVELOPMENT AUTHORITY**

**ASYANA CONSTRUCTION
AND CONSULTANCY
TRADING**

By:

By:


JOSHUA M. BINGCANG
President and CEO 


FERNANDO L. BALLASIO
General Manager

Signed in the presence of:


GISELA Z. KALALO
Executive Vice President 


BALLASIO, FERNANDO L.



ACKNOWLEDGMENT

Republic of the Philippines)
Taguig City) ss.

BEFORE ME, a Notary Public, for and in Taguig City, personally appeared the following:

Name	Government Issued ID	Date/Place Issued
JOSHUA M. BINGCANG	[REDACTED]	08 Feb 2024/ [REDACTED]
FERNANDO L. BALLASIO	Driver's License No. 12-12-12-12-12-12	

known to me to be the same persons who executed the foregoing instrument and they acknowledge to me that their signatures confirm their own free acts and the entities they represent.

SIGNED AND SEALED on APR 02 2025 in Taguig City, Philippines.

[REDACTED]

[REDACTED]

[REDACTED]

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Book No. 321
Series of 2025

DOCUMENTARY STAMP
HAS BEEN ATTACHED ON THE ORIGINAL
DOCUMENT IN POSSESSION OF THE
DECLARANT(S) AND HAS BEEN
CANCELLED TO PREVENT
01610374

PATRICIO L. BONCAYAO, JR.
Notary Public
2nd Floor, KLC Bldg., Rotonda,
Alabang, Muntinlupa City
MCLE Compliance No. VII-0015578
Issued on 04-13-22; Valid until 4-14-2025
IBP Lifetime No. 019651; 11-06-15; Pasay City
PTR No. 4763638; 01-02-25; Muntinlupa City
NC-24-016; Muntinlupa City until 12-31-25
TIN: 137-734-581
Roll No. 33796
Tel. No. 8800-70-16
patricio_boncayao_lawoffice@yahoo.com.ph

[REDACTED]

Annex A

	BASES CONVERSION AND DEVELOPMENT AUTHORITY	Page No. Page 25
	Manual of Approval	Issue No. 002
		BOD Approval Date 22 Nov. 2017

No.	Item	Upon Recommendation of, thru EVP/COO
	c. Training Program d. Physical Fitness Program e. 5S Program f. Values and Attitude Re-orientation Program	
148	Foreign and Local Study Leave funded by BCDA P1 Million and below	PDC
149	Foreign and Local Study Leave without BCDA funding	Concerned Group Head
150	Termination/Resignation/Retirement of personnel	Department Head
151	Authority to travel abroad (personal)	Department Head
152	Authority to practice profession	Department Head
153	Clearance from Money & Property Accountabilities	Concerned Department Heads
154	Authority to pay/release regular BCDA benefits/incentives and benefits/incentives authorized by regulatory authorities/agencies	CSG Head
155	Contracts of Service/Project Employment Contracts	CSG Head
156	Expenses in excess of the maximum allowable limit incurred (i.e. telephone, post-paid line, meals)	Concerned Department Heads
157	Monetization of more than 50% of accumulated leave credits	CSG Head
158	Designation/Appointment of the Members of the Bids and Awards Committee and other Task Force Committees	ManCom
159	Procurement covered by R.A. 9184 and its revised IRR for Goods, Consulting Services and Infrastructure with an ABC of above P10 Million to P50 Million: <ul style="list-style-type: none"> a. Authority to procure b. Approved budget for the contract (ABC) c. Terms of Reference (TOR) d. Award of Contract e. BAC Resolution on the use of alternative methods of procurement and delegation of authority to concerned end-user to process procurement using the allowed alternative methods of procurement, if applicable f. Contract g. Cancellation/termination of procurement, award, or contract h. Variation Order or Amendment to Order above P10 Million to P50 Million 	Group Head of end-user (a, b, c, f, g, and h) BAC (d, e, and g)
160	BAC Resolution on the ranking of shortlisted bidder/s and declaration of highest rated bid (HRB) for the procurement	BAC-C

CERTIFIED TRUE COPY


RAUL G. BUENSALIDA
Chief Administrative Officer
BCDA Records Office

Annex B

AUTHORITY OF SIGNATORY: SOLE PROPRIETORSHIP SPECIAL POWER OF ATTORNEY

I, **Fernando L. Ballasio**, Filipino, of legal age, Married, Filipino with residence at Unit PHH, Bryant Tower, East Bay Residence, Sucat, Km 21 ESR, Muntinlupa City after being sworn in accordance with the law, do hereby depose and say that:

1. That I am the Proprietor of of Asyana Construction Consultancy and Trading a firm duly licensed, organized and existing by virtue of the laws of the Republic of the Philippines, with office address Unit 201 Anaheim The Levels, Pacific Rim Road, Filinvest Alabang, Muntinlupa City;
2. That I hereby authorize Elyssa Danielle S. Cayco, Admin Staff on behalf of the said firm, to transact business with the Maritime Industry Authority and other government offices concerned, sign relevant documents, as well as to make representations / clarifications and bind the corporation regarding the submitted bid, and / or sign for the bidder firm/corporation on documents incidental to the bidding process such as but not limited to Bid Abstracts, formal queries/follow-up, checklist of bid documents, etc., in connection with the **Consulting Services for the Construction Management and Supervision (CMS) for the Construction of Residential Complex at BNS Lot 1.**


Fernando L. Ballasio
General Manager


REPUBLIC OF THE PHILIPPINES)
CITY OF QUEZON CITY) S.S.


SUBSCRIBED AND SWORN to before me this 23 JAN 2025 day of QUEZON CITY at QUEZON CITY Philippines. Affiant/s is/are personally known to me and was/were identified by me through competent evidence of identity as defined in the 2004 Rules on Notarial Practice (A.M. No. 02-8-13-SC). Affiant/s exhibited to me his/her [insert type of government identification card used], with his/her photograph and signature appearing thereon, with no. _____ and his/her Community Tax Certificate No. _____ issued on _____ at _____.

Witness my hand and seal this 23 JAN 2025 day of _____.

NAME OF NOTARY PUBLIC
Serial No. of Commission
Notary Public for _____ until
Roll of Attorneys No.
PTR No. _____, [date issued], [place issued]
IBP No. _____, [date issued], [place issued]

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ATTY. CONCEPCION P. VILLARENA
NOTARY PUBLIC FOR QUEZON CITY
ADM. MATR. NO. NP-021 (2024-2025)
UNTIL DECEMBER 31, 2026
ROLL NO. 30457 / 05-00-1580
IBP NO. 481867 / 10-29-20 / Q.C.
PTR NO. 6989624 / 01-02-25 / Q.C.
MCLE NO. VII-0006894 / 09-21-2021
TIN NO. 131-942-754


CERTIFIED TRUE COPY
OF THE OWNER'S
ORIGINAL COPY