

**CONTRACT FOR THE CONSTRUCTION OF SITE DEVELOPMENT WORKS  
(EXTERIOR FIRE PROTECTION, EXTERIOR ELECTRICAL, DETENTION  
CHANNEL, BASKETBALL COURT)**

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THE PUBLIC IS INFORMED:

This **Contract** is executed between:

**BASES CONVERSION AND DEVELOPMENT AUTHORITY (BCDA)**, a government instrumentality vested with corporate powers, created by virtue of Republic Act No. 7227, as amended, with principal office address at the BCDA Corporate Center, 2nd Floor Bonifacio Technology Center, 31<sup>st</sup> Street corner 2nd Avenue, Bonifacio Global City, Taguig City, represented herein by its President and CEO, **JOSHUA M. BINGCANG**, who is duly authorized for this purpose as evidenced by the Secretary Certificate dated 28 March 2025, a copy of which is hereto attached as **Annex "A"** and made an integral part hereof;

- and -

**ZUIWIN ENTERPRISES AND CONTRACTOR**, (the Contractor) with principal place of business at 270 J.P. Rizal St., Sala Cabuyao, Laguna represented by its Proprietress, Ms. **SUSAN P. LABANON**, who is duly authorized for this purpose as evidenced by an Affidavit of Undertaking dated 18 July 2025, a copy of which is hereto attached as Annex "B".

Individually referred to as "Party" and collectively as "Parties".

**ANTECEDENTS**

**WHEREAS**, BCDA has determined that Negotiated Procurement under emergency cases is the most suitable mode to address the urgent need for the Construction of Site Development Works (Exterior Fire Protection, Exterior Electrical, Detention Channel, Basketball Court) (hereinafter called "the Works"), in compliance with the provisions of the Implementing Rules and Regulations (IRR) of Republic Act (RA) No. 9184; and, after thorough evaluation, validation, and verification, it was found that the Contractor is competent and qualified to construct the Works required by BCDA.

BCDA is desirous that the Contractor execute the Construction of Site Development Works (Exterior Fire Protection, Exterior Electrical, Detention Channel, Basketball Court) (hereinafter called "the Works") and BCDA has accepted the Proposal in **PESOS: One Hundred Forty-Six Million Three Hundred Thousand Two Hundred Sixty-Two and 2/100 (Php 146,300,262.02)** by the Contractor for the execution and completion of such Works and the remedying of any defects therein.

ACCORDINGLY, the Parties agree as follows:

1. In this Contract, 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 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 Contract, viz:

[Redacted signature area]

- a. General and Special Conditions of the Contract;
- b. Drawings/ Plans;
- c. Bill of Quantities;
- d. Technical Specifications;
- e. Contractor's proposal accepted by the BCDA, including the Eligibility requirements, Technical and Financial Proposals, and all other documents or statements submitted;
- f. Performance Security;
- g. Notice of Award of Contract and the Bidder's conforme thereto; and
- h. 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 for the sum of PESOS: **One Hundred Forty-Six Million Three Hundred Thousand Two Hundred Sixty-Two and 2/100 (Php 146,300,262.02)** or such other sums as may be ascertained, the Contractor agrees to execute the Construction of Site Development Works (Exterior Fire Protection, Exterior Electrical, Detention Channel, Basketball Court) in accordance with his/her/its Bid.
4. The BCDA agrees to pay the above-mentioned sum in accordance with the Technical Specifications.

SIGNED BY THE PARTIES on SEP 10 2025 in Taguig City, Philippines.

**BASES CONVERSION AND  
DEVELOPMENT AUTHORITY**

By:

[REDACTED]

**JOSHUA M. BINGCAN**  
President and CEO

**ZUIWIN ENTERPRISES AND  
CONTRACTOR**

By:

[REDACTED]

**SUSAN P. LABANON**  
Proprietress

Signed in the presence of:

[REDACTED]  
**GISELA Z. KALALO**  
Executive Vice President





ACKNOWLEDGMENT

Republic of the Philippines)  
Taguig City ) ss.  
TRECE MARTIRES CITY

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

Name	Government Issued ID	Date/Place Issued
JOSHUA M. BINGCANG		
SUSAN P. LABANON		

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 SEP 10 2025 TRECE MARTIRES CITY in Taguig City, Philippines

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Series of 2025

ATTY. ELPIDIO M. PALIGUTAN  
Notary Public Cities of Trece Martires and Taguig City, Cavite  
Commission No. 14357-01-24  
Until December 31, 2024  
Roll No. 69220, May 31, 2017  
I.B.P. No. 511748, Jan 3, 2025  
PTR No. 1352459, Jan 6, 2025  
MCLE Compliance No. VII-0027522  
No. 3 Trece Indang Road Brgy. Lumbani Trece Martires City in the back of 7/11-infront of BKK