

CONTRACT FOR "One (1) Lot Repair and Maintenance of Cottages 7 and 8 at the DAP Conference Center, Tagaytay City"

Invitation to Bid No. IB25-419890-06

THIS CONTRACT executed on the _____ day of 06 MAR 2020 between:

DEVELOPMENT ACADEMY OF THE PHILIPPINES, a government agency of the Republic of the Philippines, hereinafter called "the Entity";

-and-

ARCANUM CONSTRUCTION, INC., a corporation duly organized and existing under the laws of Republic of the Philippines, with principal office at Unit 3-A & 3-B Place One Building 205 Katipunan Ave., Milagrosa, Quezon City, hereinafter called "the Contractor".

WHEREAS, the Entity invited Bids for works, particularly "*One (1) Lot Repair and Maintenance of Cottages 7 and 8 at the DAP Conference Center, Tagaytay City*";

WHEREAS, the Contractor submitted a responsive bid and was awarded the contract for the procurement in the total amount of **SEVEN MILLION NINE HUNDRED SIXTY-SEVEN THOUSAND NINE HUNDRED SEVENTY-NINE PESOS AND 14/100 (₱ 7,967,979.14) inclusive of all applicable government taxes**, 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 be deemed to form and be read and construed as integral part of this Contract, viz.:
 - a) Philippine Bidding Documents (PBD);
 - i. Drawings/Plans;
 - ii. Scope of Work;
 - iii. Invitation to Bid;
 - iv. Instructions 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 corrections to the bid, if any, resulting from the Procuring Entity'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 the Entity.
 - b) Winning bidder's bid, including the Eligibility Requirements, Technical and Financial Proposals, and all other documents or statements submitted;
 - c) Performance Security (**attached as "Annex A"**);
 - d) Notice of Award of Contract; and the Bidder's Conforme thereto (**attached as "Annex B"**); and
 - e) Other contract documents that may be required by existing laws and/or the Procuring Entity concerned in the PBD, such as but not limited to the Notice to Proceed and Warranty Security.

A Certificate of Availability of Funds (CAF) duly signed by the Department Manager of the Finance Department of the Entity is attached hereto as "**Annex C**" and made an integral part of this Agreement.

- 3) In consideration of the Contract Price of **SEVEN MILLION NINE HUNDRED SIXTY-SEVEN THOUSAND NINE HUNDRED SEVENTY-NINE PESOS AND 14/100 (P 7,967,979.14) inclusive of all applicable government taxes**, 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 "*One (1) Lot Repair and Maintenance of Cottages 7 and 8 at the DAP Conference Center, Tagaytay City*" described herein in accordance with the terms and conditions specified in the Contract and its annexed documents.
- 4) The **DEVELOPMENT ACADEMY OF THE PHILIPPINES** 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 (RA) No. 9285 (Alternative Dispute Resolution Act of 2004) or Executive Order No 1008, series 1985 (Construction Industry Arbitration Law).

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.

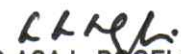
for the **DEVELOPMENT ACADEMY OF THE PHILIPPINES** ("ENTITY"):


LEOCADIO S. SEBASTIAN, PhD, CESO I
Acting President & Chief Executive Officer

for the **ARCANUM CONSTRUCTION, INC**
("CONTRACTOR"):


JOHN JOSEPH M. GOCO
President

witnesses


PAG-ASA L. DOGELIO
Acting Department Manager II,
DAP Conference Center


DANILO C. FILARCA
Head,
DAPCC – Engineering and Maintenance Services


DIANE V. BALOGBOG
Administrative Head


DOMINIC ANN B. FEDERIS
Administrative Generalist

DANILO C. FILARCA
Head, DAPCC-EMS

ACKNOWLEDGMENT

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

BEFORE ME, on this _____ day of 06 MAR 2026, _____ at QUEZON CITY,
personally appeared the following persons:

JOHN JOSEPH M. GOCO President Arcanum Construction, Inc.	For the Supplier - Type of ID _____ - ID No. _____ - Issued in _____ - Valid until _____
LEOCADIO S. SEBASTIAN, PhD, CESO I Acting President and CEO Development Academy of the Philippines	For the Entity - Type of ID _____ - ID No. _____ - Issued in _____ - Valid until _____

who are known to me to be the same persons who executed the foregoing instrument and have both acknowledged to me that the same is their free and voluntary act and deed and that of the government agency and organization they represent therein.

This instrument consisting of Ten (10) pages, including this page where Acknowledgment is written, signed by the Parties together with their instrumental witnesses on the left-hand margin of each page thereof, and the attached Annexes "A", "B" and "C", refers to Contract Agreement executed for the purpose(s) therein set forth.

WITNESS MY SIGNATURE AND NOTARIAL SEAL on the date and place first above written.

NOTARY PUBLIC:

Doc No.: 87
Page No.: 17
Book No.: VI-b
Series of: 2026

ATTY. MA. JESSICA ABAYON
NOTARY PUBLIC
Admin Matter No. NP233 (2025-2028)
PTR No. 7473354/ 1.6.2026/Valid Until December 2026
IBP OR No. 577526 / Dec 30, 2025/ Q.C.
Roll No. 84156
MCLE Compliance No. VIII-0004212, April 14, 2028
Rm312 ACRE Bldg 137 Malakas St., Brgy Central, Quezon City

LEOCADIO S. SEBASTIAN, PhD, CESO I
Acting President and CEO, DAP

JOHN JOSEPH M. GOCO
President, ACI

DIANE V. BALOGBOG
Admin Head, ACI

DOMINIC ANN B. FEDERIS
Admin Generalist, ACI



BETHEL
GENERAL INSURANCE
AND SURETY CORPORATION
Unit 200 Valero Plaza, 124 Valero St. Salcedo Village, Makati City
VAT- Reg TIN.: 000-745-041-00000

SERVICE INVOICE

NAME : ARCANIUM CONSTRUCTION INC.

DATE : January 26, 2026

ADDRESS : UNIT 3-A & 3-B PLACE ONE BUILDING 205 KATIPUNAN AVENUE, MLAGROSA, QUEZON CITY, METRO MANILA

TIN :

POLICY NO. : G(13)-B19-008F563

QTY	UNIT COST	DESCRIPTION	TOTAL AMOUNT
		Period of Insurance: From: <u>January 26, 2026</u>	13,147.17
		To: <u>January 26, 2027</u>	
		Total Sum Insured : Php. <u>2,390,393.74</u>	
			Vatable Sales <u>0.00</u>
			Vat-Exempt Sales <u></u>
			Zero-Rated Sales <u>13,147.17</u>
			Total Sales <u>1,577.86</u>
			VAT <u>0.00</u>
			DST <u>26.29</u>
			FST <u>800.00</u>
			LGT <u>17,194.52</u>
		B19-0021	OTHERS <u>0.00</u>
		NEW	TOTAL SALES <u>17,194.52</u>
			Less: Withholding Tax <u></u>
			Total Amount Due <u>17,194.52</u>
			By: <u>PSUS OSMENA MONTENEGRO</u>
			Authorized Signature

Payment should be made in favor of:
Bethel General Insurance and Surety Corporation



BETHEL GENERAL INSURANCE AND SURETY CORPORATION

Unit 200 Valero Plaza 124 Valero Street, Salcedo Village, Makati City
 Marketing: (0929)3130246 * Bonds: (0923)2332871 * Tel. Nos. (02) 8817-2002 - 2005
 E-mail Address: info@bethelgen.com
 VAT Reg. TIN: 000-745-041-000

CUBAO QC / G(13)-B19-0096663

Premium : _____
 Doc. Stamp : _____
 Evat : _____
 LGT : _____
 Others : _____
 Total : _____

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, **ARCANUM CONSTRUCTION INC.**-UNIT 3-A & 3-B PLACE ONE BUILDING, 205 KATIPUNAN AVENUE, MILAGROSA, QUEZON CITY, METRO MANILA as Principal, and **BETHEL GENERAL INSURANCE AND SURETY CORP.**, a corporation duly organized and existing under and by virtue of the laws of the Philippines, as Surety, are held and firmly bound unto the **DEVELOPMENT ACADEMY OF THE PHILIPPINES**, as obligee in the sum of **PESOS: TWO MILLION THREE HUNDRED NINETY THOUSAND THREE HUNDRED NINETY-THREE & 74/100 (PHP 2,390,393.74)** Only, Philippine Currency, for the payment of which sum, well and truly be made, we bind ourselves, our heirs, executors, administrators, successor, and assigns, jointly and severally firmly by these presents.

WHEREAS, THE CONDITIONS OF THIS OBLIGATIONS ARE AS FOLLOWS:

*WHEREAS, this bond is issued to guarantee the above named Principal shall undertake the award of contract for the **ONE (1) LOT REPAIR AND MAINTENANCE OF COTTAGES 7 AND 8 AT THE DAP CONFERENCE CENTER TAGAYTAY CITY.***

WHEREAS, that the liability of the Surety Company under this bond shall be proportionately decreased by the percentage of completion of the work and the materials used in this job.

*PROVIDED, HOWEVER that the liability of the herein company under this bond shall in no case exceed the sum of **PESOS: TWO MILLION THREE HUNDRED NINETY THOUSAND THREE HUNDRED NINETY THREE & 74/100 ONLY (Php 2,390,393.74), Philippine Currency.***

WHEREAS, this bond is callable on demand.

WHEREAS, said **DEVELOPMENT ACADEMY OF THE PHILIPPINES** requires the Principal to give a good and sufficient bond in the above-stated sum to secure the full and faithful performance on its/his part of said contract;

WHEREAS, The Insurance Company shall require the **PRINCIPAL** to put up a collateral as a condition precedent for the issuance of this Bond.

NOW THEREFORE, if the Principal shall well and truly perform and fulfill all the undertakings, covenants, terms, conditions and agreements stipulated in said contract, then, this obligation shall be null and void; otherwise it shall remain in full force and effect.

The liability of the surety company under this bond will expire on **January 26, 2027** and the SURETY does not assume any responsibility for any liability incurred or created after said date; notice of claims against the SURETY must be given not later than **Ten (10)** days from said expiration date and any action against the SURETY under this must be filed within **One (1)** year from the date the cause of action accrues and failure to do so shall release the SURETY from all liabilities under this bond and shall be a bar to any action against it.

IN WITNESS WHEREOF, we have set our hands and signed our names at **QUEZON CITY** this 26th day of **January, 2026**.

ARCANUM CONSTRUCTION INC.

By:

JOHN JOSEPH M. GOCO
 PRESIDENT
 (Principal)

BETHEL GENERAL INSURANCE AND SURETY CORP.
 TIN NO -000-745-041-000-

By:

AGNES G. PALADIN
 AVP - Surety
 (Surety)

SIGNED IN THE PRESENCE OF:

EMILIO A. FEDERIS
 Witness

DIANE V. BALOGBOG
 Witness

Principal's Copy

ACKNOWLEDGEMENT

Republic of the Philippines }
QUEZON CITY}S.S.

G(13)-B19-0096663

This is to certify that on this 26th day of January, 2026 before me, the undersigned authority, personally appeared

Name	Representing	ID	Issued at	On
JOHN JOSEPH M. GOCO				
AGNES G. PALADIN		SSS# 03-9611796-6	Quezon City	07/01/89

and AGNES G. PALADIN exhibiting Community Certificate No. issued at on representing the **BETHEL GENERAL INSURANCE AND SURETY CORP.** known to me and to me known to be the same individuals who execute the foregoing document and acknowledge to me that they executed the same as their free and voluntary act and deed for the company which they represent for the uses and purposes therein mentioned.

In WITNESS Whereof, I have hereunto set my hand and affixed my notarial seal this 26th day of January, 2026

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Page No. 36
Book No. 1
Series of 2026

ATTY. DYANDELL G. MENDOZA
NOTARY PUBLIC FOR MAKATI CITY
UNTIL DECEMBER 31, 2027
COMMISSION NO. M-019
ROLL NO. 89886 / IBP INV. NO. 891848 QC CHAPTER
PTR NO. 10764126 / MAKATI CITY / 01-05-2026
MCLE COMPLIANCE NO. VIII-0021321
17TH FLOOR, SECURITY BANK CENTER
8776 AYALA AVENUE, MAKATI CITY

Republic of the Philippines }
QUEZON CITY}S.S.

I, AGNES G. PALADIN of **BETHEL GENERAL INSURANCE AND SURETY CORP.**, having been duly sworn, states and deposes that the **BETHEL GENERAL INSURANCE AND SURETY CORP.** is a corporation duly organized and existing under and by virtue of the laws of the Philippines, with its principal office at Makati City and is duly authorized to execute and furnish surety bonds for all purposes within the Philippines; and that is actually worth the amount specified in the foregoing undertaking to wit: **TWO MILLION THREE HUNDRED NINETY THOUSAND THREE HUNDRED NINETY-THREE & 74/100 Pesos, (P 2,390,393.74)** Philippine Currency, over and above all your debts and obligations and property exempt from execution.

BETHEL GENERAL INSURANCE AND SURETY CORP.

Company CTC. 00491940
Issued at: City of Makati
Issued on: January 19, 2026

By: 
AGNES G. PALADIN
AVP - Surety

Subscribed and sworn to before me this 26th day of January, 2026 at QUEZON CITY, Philippines. Affiant exhibit to me his Comm. Tax Certificate and that the Corporation, as above mentioned.

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Page No. 36
Book No. 1
Series of 2026

ATTY. DYANDELL G. MENDOZA
NOTARY PUBLIC FOR MAKATI CITY
UNTIL DECEMBER 31, 2027
COMMISSION NO. M-019
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MCLE COMPLIANCE NO. VIII-0021321
17TH FLOOR, SECURITY BANK CENTER
8776 AYALA AVENUE, MAKATI CITY

CERTIFIED TRUE / PHOTO COPY
LICENSING DIVISION
INSURANCE COMMISSION

10/10/2025

By: ATTY. JUAN FRANCIS D.C. CASTRO
Division Manager



Big. 2025/07-R
(No.) 2025-07-01

Republika ng Pilipinas
Republic of the Philippines
Kagawaran ng Pantalanap
Department of Finance
FISCAL SERVICE COMMISSION

ITO AY PATUNAY na ang
(This is to certify that)

**BETHEL GENERAL INSURANCE AND
SURETY CORPORATION**

NG LUNGSOD NG MAKATI, PILIPINAS

DI-BUHAY

NON LIFE

(FIRE, MARINE, CASUALTY & SURETY)

na kompanya ng seguro ay nakatugon sa lahat ng mga kailangang tinakda ng batas
(Insurance company has complied with all requirements of law)

ng Pilipinas kaugnay sa gayong mga kompanya ng seguro, kung kaya pinagkakalooban
of the Philippines relative to such insurance companies, and it is hereby granted

nitong **KATIBAYAN NG PAGKAMAYKAPANGYARIHAN** upang makipagnegosyo ng
this **CERTIFICATE OF AUTHORITY** to transact

uri ng seguro na tinakda sa itaas hanggang ikalabingdalawa ng hatinggabi, ng katatampuhan isang
the class of insurance business which set forth still further a class of night, on the thirty day

araw ng Disyembre, taong dalawang libo't dalawampung pito
day of December 2025

maliban kung agad na bawalan o pigilin ng may makatuwang dahilan.
(Unless sooner suspended or suspended for cause)



Bilang **KATUNAYAN NITO**, inilagda ko ang akong pangalan
As, by this **Certificate of Authority**, I have hereunto subscribed my name

sa Lungsod ng Maynila, Pilipinas. Ito ay may bisa
in the City of Manila, Philippines. This document

simula ika-isa ng Enero 2025
effective on the first day of January 2025



*Issued with Administrative Order No.33
Issued on 11 December 1962

REYNALDO A. REGALADO
Insurance Commissioner

Date Issued



09 January 2026

Mr. JOHN JOSEPH M. GOCO
President
ARCANUM CONSTRUCTION INC.
Unit 3-A & 3-B Place One Building
205 Katipunan Ave., Milagrosa, Quezon City
Email: admin@arcanumgpc.com
Contact No.: (02) 7005 9079

NOTICE OF AWARD

PROJECT TITLE:
ONE (1) LOT REPAIR AND MAINTENANCE OF COTTAGES 7 AND 8 AT
THE DAP CONFERENCE CENTER, TAGAYTAY CITY

IB No.: IB25-419890-06 | ABC of ₱8,089,024.86

Dear Mr. Goco:

Greetings from the Academy!

We are pleased to notify you that the above-cited project is hereby awarded to **ARCANUM CONSTRUCTION INC.** with a total amount equivalent to **SEVEN MILLION NINE HUNDRED SIXTY-SEVEN THOUSAND NINE HUNDRED SEVENTY-NINE PESOS AND 14/100 (₱7,967,979.14)** inclusive of all applicable government taxes, as the **Single Calculated and Responsive Bid (SCR)**.

As such, you are hereby required within ten (10) calendar days from the receipt of this Notice of Award (NOA), to formally enter into a contract with us, and to submit Performance Security in the form and the amount stipulated in Section III. Bid Data Sheet, ITB Clause 30.3, page 48 of the Official Bidding Documents as follows:

Form of Performance Security	AMOUNT of Performance Security (Not less than the Percentage of the Total Contract Price)
(a) Cash or Cashier's or Manager's check issued by a bank; <u>or</u>	Ten percent (10%) of the Contract Price or ₱796,797.91
(b) Surety bond callable upon demand issued by a surety or insurance company duly certified by the IC as authorized to issue	Thirty percent (30%) of the Contract Price or ₱2,390,393.74

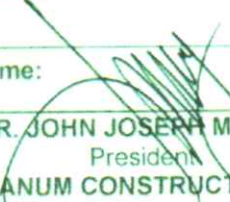
Form of Performance Security	AMOUNT of Performance Security (Not less than the Percentage of the Total Contract Price)
such security	
NOTE: The performance security shall be denominated in Philippine Peso and posted in favor of the Procuring Entity, which shall be forfeited in the event it is established that the ARCANUM CONSTRUCTION INC. is in default in any of its obligations under the contract. (Section 68.5 of the IRR of RA12009) The performance security shall remain valid until issuance by the Development Academy of the Philippines of the Certificate of Final Acceptance. In case the performance security issued is valid for a specific period shorter than the term of the contract, the same shall be renewed or extended as often as necessary and immediately submitted to the Procuring Entity. The performance security may be released by the Procuring Entity after the issuance of the Certificate of Final Acceptance; Provided, That the Procuring Entity has no claims filed against the performance security. (Section 68.6 of the IRR of RA12009)	

Failure to enter into the said contract or to provide Performance Security shall constitute sufficient grounds for cancellation of this Award and forfeiture of your Bid Security.

Very truly yours,


LEOCADIO S. SEBASTIAN, PhD., CESO I
Acting President and Chief Executive Officer

Conforme:


MR. JOHN JOSEPH M. GOCO
President
ARCANUM CONSTRUCTION INC.

Date: JAN 14 2026



Development academy of the philippines

CAF NO: 26013

DATE: 2/18/2026

CERTIFICATE AS TO AVAILABILITY OF FUNDS

This is to certify that there is an available source of funds for:

PAYEE	ARCANUM CONSTRUCTION, INC.
PARTICULARS	One (1) Lot Repair and Maintenance of Cottages 7 and 8 at the DAP Conference Center, Tagaytay City
PCODE	APGDG
CENTER	OSVPS
DURATION	6 Months or 180 Calendar Days
AMOUNT (In figures)	Php 7,967,979.14
AMOUNT (In words)	SEVEN MILLION NINE HUNDRED SIXTY-SEVEN THOUSAND NINE HUNDRED SEVENTY-NINE PESOS AND 14/100 ONLY.

This certification is being issued in compliance with Section 86 of PD 144 and LOI no. 968.


ANATALIA SD. BARAWIDAN

Department Manager, Finance Department