

**GENERAL REPAIR AND RENOVATION AGREEMENT**  
**(Repair and Renovation of Elias B. Lopez Hall Student Dormitory)**

This Agreement is made and entered into by and between:

The **UNIVERSITY OF THE PHILIPPINES**, the national university of the Philippines, created by virtue of Act No. 1870, as amended and re-organized and operating by virtue of Republic Act No. 9500, through its constituent unit, the **UNIVERSITY OF THE PHILIPPINES MINDANAO** referred to as "**UNIVERSITY**" established by virtue of Republic Act No. 7889, with office address at Administration Building, Mintal, Tugbok District, Davao City, represented herein by its Chancellor, **Sylvia B. Concepcion, Ph. D.**

and

**ASM Francisco Construction and Development Corporation**, an entity duly organized and existing under the laws of the Republic of the Philippines, with address at Costalina Street, Dolores, Taytay Rizal, represented herein by its President and General Manager, **Alfredo SM. Francisco**, hereinafter referred to as the "**CONTRACTOR**".

**RECITALS:**

1. The UNIVERSITY needs to undertake the Repair and Renovation of the Elias B. Lopez Hall Student Dormitory ("PROJECT") with an approved budget of Twelve Million Five Hundred Five Thousand Four Hundred twelve and 83/100 (P 12,505,412.83).


2. The UNIVERSITY, through its Bids and Awards Committee, published the Invitation to Bid for the Repair and Renovation of Elias B. Lopez Hall Student Dormitory and, posted the same in the PhilGEPS website, the UP Mindanao website and in a conspicuous place in the premises of the University of the Philippines Mindanao continuously for 7 days.

3. As a result of such publication and postings, only one (1) bidder, ASM Francisco Construction and Development Corporation, was submitted and received upon the deadline for submission of bids on 21 March 2016.

4. Upon a thorough evaluation and post qualification of the eligibility, technical and financial documents submitted by the bidder, ASM Francisco Construction and Development Corporation, its bid was found to be compliant and responsive to the technical specifications.

5. On April 29, 2016, the members of the Bids and Awards Committee resolved to declare ASM Francisco Construction and Development Corporation the lowest calculated and responsive bid and recommended the award of the Repair and Renovation of Elias B. Lopez Hall Student Dormitory contract to it in the amount of twelve Million Four Hundred Ninety Eight Thousand Five and 89/100 Pesos Only (P12, 498,005.89).

6. A Notice of Award dated 10 May 2016 was issued to the CONTRACTOR, who has accepted the PROJECT under set terms and conditions, representing itself to be

 1

*SM*



*Alfredo*

especially competent, skilled, and fully equipped with the necessary materials, manpower and equipment necessary for undertaking the PROJECT;

NOW, THEREFORE, the parties agree as follows:

**ARTICLE I  
SCOPE OF WORK**

1.1 The CONTRACTOR shall:

- a. Supply and provide all labor, materials, tools and equipment, including power and water, transportation and other facilities, services, and all related work for the PROJECT, in accordance with the issued plans, drawings, schedule, technical specifications and other related contract documents, necessary to prosecute the work to completion, as called for in the Plans/Scope of Works.
- b. At its own expense, be responsible for the unloading, unpacking, and inspection of all materials, machinery, and equipment delivered to the construction site, and shall also be responsible for the storage, control, transportation, safekeeping, and any other necessary arrangement for such materials, machinery, and equipment within the site.
- c. Ensure adequate protection at all times of all materials machinery, and equipment in the construction site against damage, robbery, and pilferage, and shall be responsible for any damage or loss.
- d. Render warranty services on all work performed in accordance with the provisions of this Agreement and the Contract Documents incorporated hereto.

1.2 The detailed tasks involved for each individual item of work set forth in the immediately preceding paragraph are enumerated in the Scope of Work and Technical Specifications attached with related papers, which form part of this Agreement.

**ARTICLE II  
CONTRACT DOCUMENTS**

2.1 The following Contract Documents are made an integral part of this Agreement:

- a. Invitation to Apply for Eligibility and to Bid (Annex "A");
- b. Bidding Documents including any Addenda or Supplemental/Bid Bulletins (Annex "B");
- c. Specifications (Annex "C");
- d. Eligibility requirements, documents, and statements (Annex "D");
- e. Bid Form including all documents/statements contained in the winning bidder's two bidding envelopes (Annex "E");
- f. Notice of Award with the Contractor's acceptance (Annex "F");
- g. Contractor's Performance Bond (Annex "G");
- h. Contractor's Credit Line (Annex "H");
- i. Working Drawings consisting of seven (7) sheets (Annex "I"); and

j. Bill of Quantities (Annex "J").

2.2 The terms, conditions, stipulations, and warranties under the Contract Documents are deemed part of this Agreement. In case of doubt or conflict between and among any items or provisions and the Contract Documents, the CONTRACTOR shall refer the same in writing to the UNIVERSITY for clarification and guidance. The clarification or determination made by the UNIVERSITY shall be binding and conclusive upon the parties.

2.3 The CONTRACTOR shall not make any change or alteration in the plans, conditions, and specifications of the PROJECT without prior written approval by the UNIVERSITY.

2.4 The parties may, in writing, agree to any revision, alteration, or addition to the terms and conditions of this Agreement or the Contract Documents.

### ARTICLE III CONTRACT PRICE

3.1 For and in consideration of the performance and accomplishment of the PROJECT, the UNIVERSITY shall pay the CONTRACTOR the total amount of Twelve Million Four Hundred Ninety Eight Thousand Five and 89/100 Pesos Only (P12, 498,005.89).

3.2 The Contract Price is inclusive of all duties, taxes, license premiums, fees and charges which may accrue by virtue of the PROJECT, such as but not limited to permit and registration fees, municipal and personal property taxes, fees for storage or consumption, employment taxes, payments and contributions imposed by law and insurance. All such fees shall be for the account of the CONTRACTOR. Any exemption in the payment of the foregoing shall be credited to the UNIVERSITY. The CONTRACTOR is obligated to inform the UNIVERSITY in writing of any exemptions obtained by or granted to it with respect to taxes, licenses, and other fees. The CONTRACTOR shall pay all costs incurred in the preparation of this Agreement, including notarial fees.

3.3 No changes shall be made on the Contract Price by reason of escalation in currency, the price of materials, tolls, equipment, or labor supervening during the course of the PROJECT, except under conditions specified by law. Any adjustments in the Contract Price shall be done in accordance with guidance provided by law.

3.4 The payment of escalation costs shall be subject to the unilateral and written approval of the UNIVERSITY and to availability of funds.

3.5 Should the UNIVERSITY require the CONTRACTOR to perform any variation order in the form of a change order, or extra work order, the additional costs of such work shall be added to the Contract Price, provided that the cumulative amount of the variation order does not exceed ten percent (10%). In exceptional cases, where it is urgently necessary to complete the original scope of work, the UNIVERSITY may require the CONTRACTOR to perform a variation order beyond ten percent (10%) but not more than twenty percent (20%).

3.6 The cost of variation orders shall be subject to prior written agreement by both parties, upon recommendation of the office of the Campus Architect before execution or implementation.

3.7 Any amount payable to the CONTRACTOR may be compensated against

liquidated damages payable to the UNIVERSITY under this Agreement.

#### ARTICLE IV TIME OF COMPLETION AND LIQUIDATED DAMAGES

4.1 The CONTRACTOR shall perform and complete the PROJECT to the satisfaction of the UNIVERSITY within ONE HUNDRED FIFTY (150) CALENDAR DAYS starting Seven (7) Calendar Days from issuance of Notice to Proceed.

4.2 Time being of the essence of the PROJECT, delay in the completion of the PROJECT may be excusable only if the same is due to force majeure, additional work approved by the UNIVERSITY, or for any other circumstance as may be determined by the UNIVERSITY.

4.3 Force Majeure is defined as any circumstance beyond the control of the parties, which directly prevent the parties from performing their obligations such as but not limited to extraordinary weather conditions, fires, earthquakes or other natural calamities, valid work stoppage or orders of competent authority, civil disorder, war or other hostilities.

4.4 Should there arise any circumstance provided in 4.2 above which affects the performance of its obligations, the party concerned shall notify the other in writing setting forth such facts and circumstances within five (5) days of its occurrence. Should there be need to extend the period of compliance with its obligations, both parties shall agree on a reasonable period within which to comply with the undertaking. Any other request for extension by the CONTRACTOR may be granted or denied by the UNIVERSITY at its sole discretion.

4.5 Upon the occurrence of any circumstance of force majeure, the CONTRACTOR shall endeavor to continue in the performance of its obligations so far as reasonably practicable. In such cases, the CONTRACTOR shall give the UNIVERSITY written notice of the steps it proposes to take, including any reasonable alternative means for the performance of its obligations. The CONTRACTOR shall not take any such steps unless authorized in writing by the UNIVERSITY.

4.6 In no case shall extension of time for completion be granted in any of the following circumstances:

- a. Ordinary unfavorable weather conditions
- b. Labor problems or disputes involving the Contractor's employees, workers or personnel or those of its sub-contractor's, agents or suppliers
- c. When the reason given for the request for extension has already been considered in the determination of the original completion time

4.7 Should delay or default be due to any cause attributable to the CONTRACTOR, the CONTRACTOR shall be liable to pay liquidated damages in accordance with the provisions of Annex "E" (8) of the Implementing Rules and Regulations of R.A. No. 9184. The UNIVERSITY shall have the option to demand payment of, or deduct such damages from any amounts due to the CONTRACTOR. The UNIVERSITY shall notify the CONTRACTOR in writing of its choice of action under this section.

4.8 The provisions on liquidated damages notwithstanding, the UNIVERSITY has the right to take all necessary and appropriate steps to effect an immediate takeover of the construction work either by itself or by another contractor, and to forfeit the Performance Bond and charge against the CONTRACTOR and its sureties any excess cost occasioned thereby in finishing the PROJECT, together with any liquidated

damages that may be due to the UNIVERSITY under any of the following circumstances;

- a. If the progress of the work is delayed by at least twenty percent (20%) of the contract period plus any extension duly granted, or does not conform with the work schedule such that from all indications the CONTRACTOR may not be able to complete the PROJECT within the stipulated time; or
- b. If the CONTRACTOR violates any of the conditions, warranties, or covenants under this Agreement.

4.9 In the event of takeover, whatever contracts entered into by the CONTRACTOR in the pursuit of its obligations under this Agreement which the UNIVERSITY may want to assume are hereby deemed assigned to the UNIVERSITY, provided, that the UNIVERSITY shall not be liable for unpaid obligations previously incurred by the CONTRACTOR prior to the takeover. The right of the UNIVERSITY to take over the PROJECT shall be without prejudice to other rights and legal remedies it may be entitled to.

4.10 The lawful occupation by the UNIVERSITY of any portion of the PROJECT shall not be deemed a waiver of any of its rights nor shall it diminish any liability of the CONTRACTOR for liquidated damages for delays in other portions of the PROJECT.

#### **ARTICLE V PERFORMANCE BOND**

5.1 The Performance Bond submitted by the CONTRACTOR in the amount of Three Million Seven Hundred Forty-Nine Thousand Four Hundred One and 77/100 (P3, 749,401.77), in Milestone Guarantee and Assurance Corp. shall be coterminous with the date of final acceptance of the PROJECT by the UNIVERSITY.

5.2 If the PROJECT cannot be completed within the period prescribed under Section 4.1 to the satisfaction of the UNIVERSITY for final acceptance, the CONTRACTOR shall post a substitute Performance Bond or effect an extension of the original Performance Bond to cover the period of extension until final acceptance of the PROJECT is made.

5.3 The CONTRACTOR shall post the substitute Performance Bond immediately upon determination of the UNIVERSITY of the inability of the CONTRACTOR to complete the Project for final acceptance. This determination shall be made by the UNIVERSITY within ten (10) working days immediately preceding the expiration date of the Performance Bond.

5.4 The CONTRACTOR shall post an additional performance security to cover any cumulative increase of more than ten percent (10%) over the original value of the contract as a result of amendments to order or change orders, extra work orders, and supplemental agreements.

5.5 Until and unless the CONTRACTOR shall have complied with Sections 5.3 and 5.4, the UNIVERSITY shall withhold all payments due to the CONTRACTOR.

#### **ARTICLE VI PAYMENTS**

6.1 The UNIVERSITY shall, upon a written request of the CONTRACTOR which shall be submitted as a contract document, make an advance payment to the CONTRACTOR in an amount not to exceed twelve percent (12%) of the total contract

price, to be made in lump sum or at the most two (2) installments according to a schedule specified in the Instructions to Bidders and other relevant Tender Documents.

6.2 The advance payment shall be made only upon the submission to and acceptance by the UNIVERSITY of a irrevocable standby letter of credit of equivalent value from a commercial bank or a guarantee payment bond, callable in demand, issued by a surety or insurance company duly licensed by the Office of the Insurance Commissioner and confirmed by the implementing agency.

6.3 The advance payment shall be repaid by the CONTRACTOR by deducting a percentage equal to that used for the advance payment from the periodic progress payments to be made to the Contractor.

6.4 The UNIVERSITY shall pay the CONTRACTOR progress payments based on billings for actual works accomplished as certified by the Office of the Campus Architect of the UNIVERSITY. In no case shall progress billings be made more than once every thirty (30) calendar days. Materials or equipment delivered on the site but not completely put in place or used in the PROJECT shall not be included for payment.

6.5 All progress payments shall be subject to a retention fee of ten percent (10%). Such retention shall be based on the amount due to the CONTRACTOR prior to deductions and shall be retained from every progress payment until fifty percent (50%) of the value of the works, as determined by the UNIVERSITY, is completed. If, after fifty percent (50%) completion, the work is satisfactorily done and on schedule, no additional retention shall be made, otherwise, the 10% retention shall be imposed. The CONTRACTOR may, however, request for its release/substitution prior to Final Acceptance subject to the guidelines set forth in R.A. No. 9184 and its Implementing Rules and Regulations.

6.6 In addition to the 10% retention mentioned above, the UNIVERSITY reserves the right to deduct from the progress billing of the CONTRACTOR such amount as may be necessary to cover third party liabilities, as well as uncorrected discovered defects in the project in the event that the costs of such liabilities as well as uncorrected discovered defects in the project exceed the 10% already retained by the UNIVERSITY.

6.7 The UNIVERSITY shall issue a Certificate of Final Acceptance to the CONTRACTOR upon satisfactory completion of the PROJECT. Before such Certificate is issued, the CONTRACTOR shall submit a sworn statement certifying that all taxes due from it, and all obligations for materials used and labor employed in connection with the PROJECT have been duly paid. Final payment shall be made within the reasonable period upon the Final Acceptance by the UNIVERSITY.

6.8 No payments made by the UNIVERSITY shall be construed as a waiver of any claim for defects in the work materials, or breach of obligations under this Agreement. Acceptance by the CONTRACTOR of final payment shall be deemed a waiver of all its claims except those previously made in writing which remain unsettled at the time of Final Acceptance.

**ARTICLE VII  
WARRANTIES AND RESPONSIBILITIES OF THE CONTRACTOR**

7.1 The CONTRACTOR shall secure all pertinent permits required by any government office or agency in connection with the PROJECT.

7.2 The CONTRACTOR shall comply with all laws, rules and regulations promulgated by the government of the Republic of the Philippines, including those on labor, environment, safety and sanitation, those regulating the construction industry and other pertinent laws. The CONTRACTOR shall be solely liable for any violation of the same.

7.3 Should the CONTRACTOR find that any portion of this Agreement or part of the Contract Documents are contrary to any law, rule or regulation, the CONTRACTOR shall immediately notify the UNIVERSITY in writing and comply with the instructions to be given by the UNIVERSITY.

7.4 The CONTRACTOR shall take all precautionary measures to ensure the safety and convenience of the workers and the general public, and to take all appropriate steps to prevent damage or injury to persons or property in or about or adjacent to the premises where the work is being performed.

7.5 The CONTRACTOR warrants and guarantees that all materials to be used for the PROJECT are new, free from hidden defects, fully complies in every respect with the specifications, approved samples, other requirements of the Contract Documents. The CONTRACTOR shall make no substitution of materials required to be furnished by it unless prior written approval is obtained from the UNIVERSITY. The CONTRACTOR hereby holds the UNIVERSITY free and harmless from any liability arising out of claims or liens on materials supplied. In case of any substitution with inferior materials without the prior written consent of the UNIVERSITY and the same cannot be removed and replaced, the CONTRACTOR shall credit the UNIVERSITY an amount equivalent to the difference in cost plus one hundred percent (100%) of the credit amount as liquidated damages.

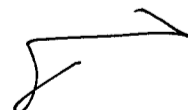
7.6 The CONTRACTOR warrants and guarantees that the works done under this Agreement, including those performed by sub-contractors, if any, shall be free from any defect, shrinkage, or other default due to defective or improper materials, planning or workmanship. If any such defect, shrinkage, or fault whether pertaining to that portion of the work performed by the CONTRACTOR or to a portion performed by any sub-contractor arises, the CONTRACTOR shall, at its own expense, promptly repair, correct, or make good such defect, or shrinkage, or fault to the satisfaction of the UNIVERSITY. In case deviations, defects, shrinkages, faults, or deficiencies in the work are not remedied to the satisfaction of the UNIVERSITY within a reasonable time, the UNIVERSITY shall, without prejudice to any other right or remedy, cause the repair or correction to be made for account of the CONTRACTOR. The CONTRACTOR shall be responsible for any loss, injury, or damage arising or resulting from any such deviation or defect, shrinkage or fault. Violation of the warranties under this section shall entitle the UNIVERSITY to pre-terminate this Agreement by mere written notice to the CONTRACTOR effective upon receipt thereof.

7.7 The CONTRACTOR shall leave the work in good order upon completion.

7.8 The CONTRACTOR shall be responsible for the storage and safekeeping of all UNIVERSITY-supplied materials, if any, fully turned over to its custody by the UNIVERSITY.

7.9 The CONTRACTOR assumes full responsibility for the acts, omissions, or negligence of its employees, workers, agents, and those of its sub-contractor's and their employees, as well as for all other persons doing work under this Agreement.

7.10 The CONTRACTOR shall hold the UNIVERSITY free and harmless from and binds and obligates itself to indemnify the UNIVERSITY for liabilities, losses, damages, injuries including death, claims, demands, suits, proceedings, judgments,



awards, fines, penalties, and all expenses of whatever kind and nature arising from and by reason of this Agreement, due to its negligence, act, omission, delay, conduct, breach of trust of, or non-observance or violation of this Agreement, or those of its employees, agents, representatives, or sub-contractor's.

7.11 The warranties required under the Contract Documents are incorporated hereto and the CONTRACTOR agrees to comply with all such provisions.

### ARTICLE VIII GUARANTEE BOND

8. The CONTRACTOR shall furnish the UNIVERSITY with a Guarantee Bond in an amount equal to ten percent (10%) of the Contract Price, effective for a period of one (1) year reckoned from the date of Final Acceptance. Said Guarantee Bond is to answer for any loss, damage, injury, or expense which the UNIVERSITY may incur to make good defects in workmanship or materials that may become evident within one (1) year from the date of Final Acceptance.

### ARTICLE IX INSURANCE

9. If the UNIVERSITY so requires, the CONTRACTOR shall submit an insurance contract to protect the UNIVERSITY against all claims of damages for personal injury or death, and claims for damages of the UNIVERSITY's property and adjoining property which may arise from operations pursuant to this Agreement. The adequacy of protection and reliability of the insurance company shall be subject to the approval of the UNIVERSITY. The cost of such insurance shall be borne by the CONTRACTOR and the policy therefore shall be delivered to the UNIVERSITY as beneficiary.

### ARTICLE X CERTIFICATE OF FINAL ACCEPTANCE

10.1 The UNIVERSITY shall issue to the CONTRACTOR a Certificate of Final Acceptance upon satisfactory completion of the PROJECT. Acceptance shall not be implied from any other act of the UNIVERSITY.

10.2 Minor defects discovered in the final inspection must be corrected by the CONTRACTOR within sixty (60) days from the date of Certificate of Final Acceptance. Otherwise, the Guarantee Bond shall be forfeited.

10.3 Within one (1) year from the issuance of Certificate of Final Acceptance, in case of damage to infrastructure on account of the use of materials of inferior quality, the CONTRACTOR shall undertake the repair works, at his own expense, within ninety (90) days from the time the UNIVERSITY has issued an order to undertake the repair.

10.4 Before issuance of the Certificate of the Final Acceptance, the CONTRACTOR must submit a sworn statement that all payrolls, materials, bills and other indebtedness and obligations for the PROJECT have been fully and duly paid. Any claim submitted to the UNIVERSITY at any time by any party arising from this Agreement shall be sufficient reason for the UNIVERSITY to withhold any payment due to the CONTRACTOR.

10.5 The issuance of a Certificate of Final Acceptance by the UNIVERSITY shall not relieve the CONTRACTOR of any liability for any defect in the work or from Article 1723 of the New Civil Code.



**ARTICLE XI  
ASSIGNMENT AND SUB-CONTRACTING**

11.1 The CONTRACTOR cannot assign, transfer, pledge, sub-contract or otherwise dispose of this Agreement or any part or interest herein without the prior written approval of the UNIVERSITY. Any such approval shall not relieve the CONTRACTOR from any liability or obligation under the law or this Agreement, nor shall it create any contractual relation between the sub-contractor, pledgee, transferee, or assignee, and the UNIVERSITY.

11.2 In case of sub-contracting, the CONTRACTOR shall submit before Final Acceptance, a sworn statement executed by the sub-contractor attesting to the fact that the latter has been fully paid by the CONTRACTOR for the materials furnished and the labor performed under the sub-contract.

11.3 In case of sub-contracting, the CONTRACTOR shall incorporate or cause to be incorporated in any contract or Agreement with the sub-contractor or third parties a provision of its assignability to and assumption by the UNIVERSITY, at the option of the UNIVERSITY.

**ARTICLE XII  
NO EMPLOYER-EMPLOYEE RELATIONSHIP**

12. The relationship of the UNIVERSITY to the CONTRACTOR is that of an independent contractor. Nothing in this Agreement shall be construed as creating an employer-employee relationship between the UNIVERSITY and the CONTRACTOR, its sub-contractors, employees, agents, or workers.

**ARTICLE XIII  
INDEMNIFICATION**

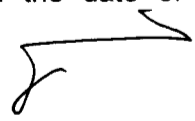
13. The CONTRACTOR shall indemnify, hold free and harmless, and defend at its own expense the UNIVERSITY and its officials, agents, employees, or workers, from and against all suits, claims, demands, and liabilities of any nature or kind, including costs and expenses associated therewith, arising out of acts or omissions of the CONTRACTOR, its employees, workers, or sub-contractors in the performance of any activity in connection with the PROJECT, including those that may be initiated by its employees, workers, agents, sub-contractors, or by any other entity or person against the UNIVERSITY by reason of or in connection with the PROJECT.

**ARTICLE XIV  
TERMINATION**

14.1 Any provision to the contrary notwithstanding, the UNIVERSITY has the right to terminate, cancel, or rescind this Agreement without need of judicial intervention by giving at least thirty (30) days prior written notice to the CONTRACTOR. This section shall not diminish or affect the immediate takeover provided in Section 4.8 above. Such notice shall be final and binding upon the parties.

14.2 Upon notice of termination, the UNIVERSITY may takeover and continue the PROJECT, and any contract or agreement of the CONTRACTOR with sub-contractors or third parties which the UNIVERSITY, in its discretion, may want to assume. In such eventuality, such sub-contracts or agreements are hereby assigned to the UNIVERSITY.

14.3 Within thirty (30) days after termination, cancellation, or rescission of this Agreement, the parties shall settle their respective obligations as of the date of



*Handwritten mark*

*Handwritten mark*

*Handwritten mark*

termination, cancellation, or rescission, including the refund of any and all advances made plus legal interest from the date of receipt of the amount so advanced.

## ARTICLE XV MISCELLANEOUS PROVISIONS

15.1 The Office of the Campus Architect of the UNIVERSITY shall have the following functions and responsibilities:

- a. Supervise all phases of the construction works covered under this Agreement. This provision shall not relieve the CONTRACTOR of its duties and responsibilities under Article I hereof.
- b. Conduct regular inspection of the ongoing construction works, its premises, including the inspection of the materials and supplies being used for construction.
- c. Recommend to the UNIVERSITY or its proper authorities, any work changes, suspension, or stoppage of the works.
- d. Certify as to percentage of completion of the construction works.

15.2 Failure of the UNIVERSITY to require performance by the CONTRACTOR of any provision hereof shall not affect the right of the UNIVERSITY to enforce the same.

*off*  
15.3 All rights or remedies available to the UNIVERSITY under this Agreement or by law are separate and cumulative. No right or remedy whether or not exercised, shall exclude any other right or remedy. No failure or delay by the UNIVERSITY in exercising any such right or remedy shall be construed as a waiver of breach or default by the CONTRACTOR. Any waiver, permit, consent, or approval of any kind or character by the UNIVERSITY in connection with this Agreement shall be specified in writing and shall be effective only to the extent that such writing sets forth.

15.4 Should it be rendered necessary for the UNIVERSITY to institute any proceeding to enforce any provision of this Agreement, the CONTRACTOR shall be liable to pay ten percent (10%) of the Contract Price as liquidated damages. The damages provided under this section are in addition to those that may be adjudged as twenty five percent (25%) of the total amount of damages sought as attorney's fees.

15.5 The damages provided under the immediately preceding section are without prejudice to such other damages provided herein and under applicable laws.

*may*

## ARTICLE XVI SETTLEMENT OF DISPUTES

*W*  
16.1 Should there be any conflict with respect to the interpretation or operation of any of the provisions of this Agreement, the parties shall exert their best efforts to amicably settle such dispute. Should no settlement be reached within a reasonable period, the dispute shall be settled through arbitration or the courts in accordance with R.A. 9285 and the provisions hereunder.

16.2 Disputes with respect to the following matters shall be submitted to arbitration:

- a. Matters with respect to the Contract Documents and the incorporation of their provisions under Article II.
- b. Matters with respect to the payment of taxes and other fees referred to in section 3.2.
- c. Matters with respect to contract price adjustment under Articles III.

- d. Matters with respect to time of completion, liquidated damages for delay, and takeover under Article IV.
- e. Matters with respect to the Performance Bond under Article V.
- f. Matters with respect to the payments under Article VI.
- g. Matters under Article VII.
- h. Matters with respect to the Guarantee Bond under Article VIII.
- i. Matters with respect to acceptance under Article X
- j. Matters with respect to termination under Article XIV.
- k. Matters with respect to the duties of the Office of the Campus Architect under section 15.1.

16.3 Disputes with respect to any other legal matter shall be submitted to the jurisdiction of the courts of Davao City, to the exclusion of all others.

**IN WITNESS WHEREOF**, the parties have affixed their signatures this \_\_\_\_\_ day of \_\_\_\_\_ 2016 at Davao City, Philippines.

**University of the Philippines Mindanao**

**ASM Francisco Construction and Development Corporation**

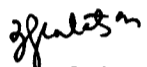
By:


By:

  
**Sylvia B. Concepcion, Ph. D.**  
 Chancellor

  
**Alfredo SM. Francisco**  
 President

Signed in the presence of:

  
**Zenaida G. Calatrava, CPA**  
 Chief, Accounting Office

  
**Antonio R. Obsioma**  
 Vice Chancellor for Administration

Republic of the Philippines)  
 DAVAO CITY ..... ss.  
 X-----X

**ACKNOWLEDGMENT**

**BEFORE ME**, a Notary Public for and in the City of Davao, personally appeared the following persons, to wit:


Name	Gov't Issued ID	Date Issued
1. Sylvia B. Concepcion, Ph. D.	<u>110-837-312-000</u>	<u>June 24, 1999</u>
2. Alfredo SM. Francisco	<u><del>PR# 007335</del></u>	<u>March 12, 2015</u> Valid until 02/09/18

known to me and to me known to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their free and voluntary act and deed and that it is within the authority of the entities they respectively represent in this instance.

This instrument consisting of ten (12) pages, including this page where the acknowledgment is written, refers to a GENERAL REPAIR AND RENOVATION AGREEMENT between the University of the Philippines Mindanao and ASM Francisco Construction and Development Corporation. It has been signed by the parties and their instrumental witnesses at every page.

**WITNESS MY HAND AND NOTARIAL SEAL** this \_\_\_\_\_ day of JUN 09 2016  
2016 at Davao City, Philippines.

Doc. No. 76 ;  
Page No. 14 ;  
Book No. LIX ;  
Series of 2016.

  
**ATTY. CHARMINE P. VALENTIN**  
Notary Public for Davao City  
Until December 31, 2016  
PTR No. 6544608; 12-21-2015; DC  
IBP No. 0989276; 12-21-2015; DC  
Commission Serial No. 074-2015  
Davao City  
Roll No. 62086

*Handwritten mark*

*Handwritten mark*

*Handwritten mark*

*Handwritten mark*