



**PAMBANSANG MUSEO NG PILIPINAS**  
**NATIONAL MUSEUM OF THE PHILIPPINES**

**NOTICE OF AWARD**

9 July 2025

**ENGR. JESSIE I. CERVATOS**

Authorize Representative

**401 DEVELOPMENT AND**

**CONSTRUCTION CORPORATION**

182 Sunset Dr., Brookside Hills Subd.,

Cainta, Rizal

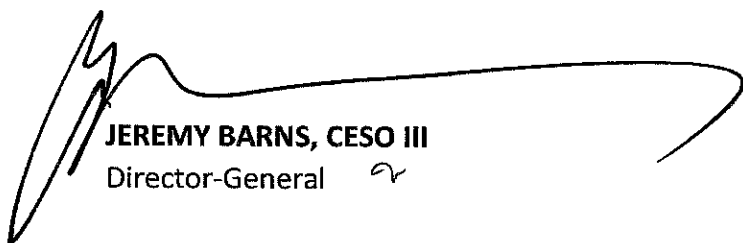
Dear Engr. Cervatos:

The National Museum of the Philippines is pleased to inform you that the project **"RESTORATION AND DEVELOPMENT OF NMP MUSEUMS AND DECLARED/ASSOCIATED HERITAGE SITES IN THE VISAYAS (RESTORATION AND SITE DEVELOPMENT OF THE WATCHTOWER – BELFRY OF THE CATHEDRAL OF STA. CATALINA DE ALEJANDRIA IN DUMAGUETE CITY, NEGROS ORIENTAL, PHASE II)** through Negotiated Procurement – Adjacent or Contiguous is hereby awarded to **401 DEVELOPMENT AND CONSTRUCTION CORPORATION**, with a contract amount of **Five Million Nine Hundred Twenty-Four Thousand Eight Hundred Eighty-Eight Pesos and 26/100 (PHP 5,924,888.26)**.

Please submit this advice with your confirmation of acceptance and submit within ten (10) calendar days the Performance Security that should be valid until project completion.


Failure to enter a Contract or to provide the documents within the above-mentioned timeframe shall constitute a sufficient ground for cancellation of this Award and forfeiture of your Bid Security.

Thank you.



**JEREMY BARNS, CESO III**  
Director-General

Conforme:



**ENGR. JESSIE I. CERVATOS**  
Authorize Representative  
**401 DEVELOPMENT AND**  
**CONSTRUCTION CORPORATION**  
Date: July 11, 2025

ENCL: NONE

CC: NONE

BACSEC/AGCAOILI/pgg



**PAMBANSANG MUSEO NG PILIPINAS**  
**NATIONAL MUSEUM OF THE PHILIPPINES**

**RESOLUTION No. 2025-054**

**Resolution Recommending Award for the Project Restoration and Development of NMP Museums and Declared/Associated Heritage Sites in the Visayas (Restoration and Site Development of the Watchtower – Belfry of the Cathedral of Sta. Catalina De Alejandria in Dumaguete City, Negros Oriental, Phase II)**

**WHEREAS**, the National Museum of the Philippines (NMP), through the Bids and Awards Committee (BAC), intends to acquire service of a bonafide contractor with technical and financial capability, by means of Negotiated Procurement under NMP **Resolution No. 2025-039** (please see copy attached) in accordance with Section 53.4 of the Implementing Rules and Regulations, R.A. 9184 (Adjacent or Contiguous) to undertake the above-mentioned project;

**WHEREAS**, the Approved Budget for the Contract (ABC) is **Six Million Pesos (PHP6,000,000.00)** chargeable against Continuing Fund of F.Y. 2024 under Capital Outlay (CO) – Buildings Outlays;

**WHEREAS**, the Bids and Awards Committee commenced the negotiations for this project through a letter to **401 DEVELOPMENT AND CONSTRUCTION CORP.** dated **11 June 2025**;

**WHEREAS**, the NMPBAC conducted a thorough evaluation and review on the documents submitted by **401 DEVELOPMENT AND CONSTRUCTION CORP.**, including the conditions provided for in paragraph 4, (Annex “H”) of the *2016 Revised IRR of RA 9184* as follows:

- i. Original contract is the result of a Competitive Bidding;
- ii. Subject contract to be negotiated has similar or related scopes of work;
- iii. It is within the contracting capacity of the contractor/consultant considering the legal, technical (e.g., PCAB license, SLCC) and financial (e.g., NFCC for the contiguous project) requirements for eligibility;
- iv. In determining the SLCC, NFCC and PCAB license, the sum of the value of the remaining works for the existing contract and the ABC of the contiguous or adjacent work shall be considered;
- v. The contractor/consultant uses the same prices or lower unit prices as in the original contract less mobilization cost;
- vi. The ABC of the contiguous or adjacent work involved does not exceed the contract amount of the ongoing project;
- vii. The contractor/consultant has no negative slippage/delay in the original contract during the time of negotiation; and
- viii. Negotiations for the procurement are commenced before the expiry of the original contract. (emphasis supplied)

**WHEREAS**, upon evaluation, the BAC found that the proposal submitted by **401 DEVELOPMENT AND CONSTRUCTION CORP.** to be in compliance with the requirements pertaining to all matters related thereto as stated in the **Justification** with all its supporting documents of the end-user herein attached as **Annex “A”** of this Resolution;

**NOW, THEREFORE, WE**, the members of the Bids and Awards Committee hereby recommend as we hereby **RECOMMEND** that the project, **Project Restoration and Development of NMP Museums and Declared/Associated Heritage Sites in the Visayas (Restoration and Site Development of the Watchtower – Belfry of the Cathedral of Sta. Catalina De Alejandria in**

Dumaguete City, Negros Oriental, Phase II) be awarded to 401 DEVELOPMENT AND CONSTRUCTION CORP. with a contract amount of Five Million Nine Hundred Twenty-Four Thousand Eight Hundred Eighty-eight Pesos 26/100 (PHP 5,924,888.26).

Done this day 09 of MAY 2025, 2025 at the City of Manila, Philippines.

National Museum of the Philippines Bids and Awards Committee

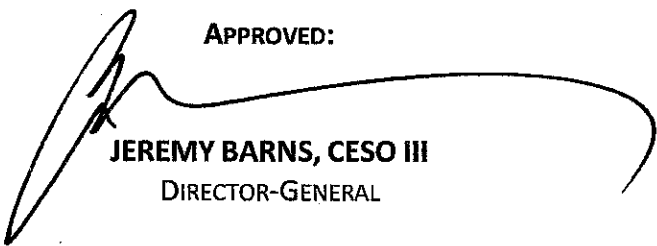
  
ATTY. MA. ROSENNE M. FLORES-AVILA  
CHAIRPERSON

  
LAURO B. INOVERO  
VICE CHAIRPERSON

  
DIR. MICHAEL ARMAND P. CANILAO, PhD.  
MEMBER

  
MARIANATHE KAY F. MISA  
MEMBER

  
AR. BENJAMIN CONCEPCION EMPLEO  
END-USER

APPROVED:  
  
JEREMY BARNS, CESO III  
DIRECTOR-GENERAL