

Capability Statement



#buildingbetterbusinesses

www.jcvassociates.ph



**5.5M
SQ. FT.**

of completed
projects



**US\$450
MILLION**

worth of capital
expenditures



**100+
PROJECTS**

across all industries





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About JCVA



Founded in 2014, JCV & Associates Project Management and Development, Inc. (JCVA) is ran by a leadership and project team with over 120 years of combined industry experience. Regardless of project scale, quality assurance and risk management remain our priority, and our commitment to on-time and within-budget delivery stands firm.

JCVA provides services that range from project planning & development and cost consultancy to WELL, LEED, and BERDE consultancy. We specialize in providing tailor-fit project management solutions to businesses in need of expeditious and cost-effective means to achieve business goals. JCVA is with you at every point — from the very beginning of the project to when we hand you your keys.

We consider your success to be our own. Guided by your vision and our mission to build better businesses, JCVA delivers bespoke solutions that will lead your project to success.

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The Leadership Team



Luis Enrique "Eric" T. Mangosing
Chairman Emeritus

One of the pillars of the real estate industry, Eric has over 30 years of solid experience in corporate real estate, property development, and general management.

Prior to heading JCVA, he held positions such as President and COO of Moldex Realty, as well as leadership roles with Regatta Properties, San Miguel Properties Philippines, Landev Corporation, Philam Properties Corporation, BDO Unibank, and Myspace Properties.

He is a member of the Panel of Judges for the Philippine Property Awards and the Rotary Club of Makati South Chapter. Eric has an undergraduate degree in Economics from University of Santo Tomas and took postgraduate studies in Business Management and Economic Research from De La Salle University and University of Asia and the Pacific, respectively.



Jason Romeo C. Valderrama
President & CEO, Founder

Jason is a well-rounded real estate executive with over 14 years of solid experience in project development, project & construction management, leasing & asset management, property investment advisory, and facilities & property management. He has a vast exposure in the commercial, hospitality, and residential sectors — from conceptualization to operations.

Before establishing JCVA, Jason held the following leadership positions:

- Managing Director & Board Member – Gimenez, Olanday & Las Development Group
- Director & Country Head of Project Management – Colliers International Philippines
- Senior Manager – Mediaquest Holdings (a unit of PLDT Group)
- Project Manager – JLL Philippines

Jason is a Registered Civil Engineer, Project Management Professional (PMP), LEED Accredited Professional (LEED AP), WELL Accredited Professional (WELL AP), Certified BERDE Professional, Master Project Manager, and Licensed Real Estate Broker. He holds Diplomas in Real Estate Management and Real Estate Finance. He graduated with a Civil Engineering degree from the University of the Philippines-Diliman and has an MBA from the Ateneo Graduate School of Business-Regis University. He recently completed his Commercial Real Estate Program at Cornell University in Ithaca, New York.

Jason placed 10th in the November 2006 Civil Engineering Licensure Exam in the Philippines with 95.45% rating. Jason is regarded as one of the top project managers in the country and is known in the local real estate scene. He has so far successfully managed more than 700,000 sqms and PHP 25 billion worth of construction projects.



Reynaldo M. dela Cruz
Co-Founder & Director

An industry veteran, Rey has over 40 years of solid experience in the construction industry. With experience spanning residential, commercial, institutional, hospitality, and industrial developments, he has delivered projects for listed real estate companies such as Ayala Land, SM Prime Holdings, Megaworld, Shang Properties, and Eton Properties Philippines.

Prior to co-founding JCVA, Rey previously held executive positions with local companies such as BF Corporation as General Manager, The Expert Advantage Group as President, and Jose Aliling Construction Management as Area Manager. Rey is a licensed Civil Engineer and Sanitary Engineer. He obtained his Civil Engineering degree from Mapua Institute of Technology.

Mission

JCVA is dedicated to help businesses succeed and elevate the quality of project and construction management services in the Philippines.

Vision

JCVA aims to become the leading project and construction management firm in the Philippines by providing best-in-class services to both our international and local clientele and continuously innovating and reinventing ourselves to meet the needs of a rapidly changing market.

Values



Aim for Excellence



Focus on the Client



Work Smart & Hard



Solve Problems



Have Initiative & Take Ownership



Innovate & Stay Ahead of the Change Curve



Be a Team Player



Above All, Act with Kindness & Integrity

“JCVA aims to become the leading project and construction management firm in the Philippines by providing best-in-class services to both our international and local clientele and continuously innovating and reinventing ourselves to meet the needs of a rapidly changing market.”



Why JCVA

Use of Technology JCVA utilizes technology to maximize the productivity of its team and to provide full transparency and visibility of clients to managed projects.

Robust Systems & Project Controls JCVA cautiously goes through a standard method of delivery — which incorporates iterative processes of measuring project status and applies a data-focused and highly detailed approach, thereby improving project status visibility and optimizing project costs.

Talented & Passionate People JCVA's strongest suit is our team. The entire team's growth and performance is always a priority along with client service. In cultivating our people, JCVA commits to continuously improving the quality of our services.

Responsive Consultancy Our team is composed of some of the best in the industry; and this is something we want you to take full advantage of every step of the way. Our professionals will be with you from planning and execution, up to project wrap-up and provide clear and honest advisory services to help you make the best decisions.

Flexible End-to-End Services JCVA strives to provide end-to-end services that are focused, flexible, and tailor-made for each client's needs. Our hands-on leadership style allows us to determine exactly how to deliver each service according to our client's business size and requirement.

Commitment to On-Time, On-Budget Delivery At JCVA, we understand the importance of delivering projects according to our client's goals. We know the real cost and strain on businesses when projects are delayed and budgets are exceeded. JCVA is committed to keeping your goals in mind, committing not only to design excellence but also to the promised delivery.

Global Best Practices, Local Industry Knowledge JCVA's combined industry experience, spanning both international and local market, assures clients that goals are met with high-quality standard of service and careful assessment of the local business context.

Value Propositions

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Unrivaled quality and level of service
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Highly flexible and responsive professionals providing expert services
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Experience and exposure of project team to all types of developments
- 

Clear and concise consultancy and advisory to support the best decision-making throughout the project timeline
- 

Strong consideration of client's goals in order to ensure everyone's success at project completion
- 

Use of technology including a proprietary project management platform to provide real-time updates to clients on projects
- 

Hands-on and accessible leadership team
- 

Customizable services built to suit client's requirements



Services

Project Management

At JCVA, we pride ourselves on our attention to detail and assure you that through regular consultations with you, we will bring your goals to fruition. Throughout the process, regular design and construction updates are provided along with proper documentation and tracking. Procurement services are provided via trusted suppliers, and you are assured that the leadership team will be there with you every step of the way.

As part of our project management services, JCVA delivers the following:

- Technical due diligence services
- Financial and technical feasibility studies
- Project execution plan
- Design management
- Budget estimation and cost control
- Strategic procurement
- Statutory compliance advisory
- Program management
- Value engineering
- Risk management

Construction Management

Through our hands-on approach and monitoring, clients can be confident that all details of the project are meticulously taken care of. From the early design stages, to materials procurement and project execution, we will ensure that every step is executed according to plan and issues are immediately addressed. Our leadership team will also be present at every phase of the process, providing expert input at all crucial stages, minimizing risk and increasing speed to market delivery.

Our construction management expertise includes providing:

- Value engineering
- Design coordination
- Procurement and vendor management
- Budget tracking and reporting
- Quality assurance and quality control
- Contract administration
- Environment, health & safety management
- Construction progress reporting
- Testing & commissioning management

Development Monitoring

JCVA will monitor and analyze your project's development at every crucial point. We oversee all tasks and metrics required to ensure that the project remains within scope, schedule, and budget in order to minimize risks on your behalf. Through the comparison of development plans and actual ongoing developments, JCVA would be able to effectively monitor all ongoing progress and pinpoint developing bottlenecks as soon as possible. This allows us to deal with any issues that may arise along the way in a timely and efficient manner.

Our development monitoring process includes:

- Technical, legal, and financial due diligence
- Statutory and regulatory compliance management
- Design management
- Sales and marketing advisory
- Programme control
- Cost and quality control
- Quality control
- Performance reporting
- Risk control
- Contract administration
- Turnover and transition plan
- Pre-operations assistance

Cost Consultancy & Quantity Surveying

At JCVA, we commit to finding the perfect synergy between quality and cost. Through full project detailing and clear layout of the scope of works, we provide thorough and effective cost management and quantity surveying services. With a detailed and direct cost plan, project design planning is made easier and design goals become realistic and attainable.

Our cost consultancy & quantity surveying services include:

- Cost planning
- Cost consulting
- Cost control and monitoring
- Cost reporting
- Feasibility studies and conceptual estimating
- Procurement, tendering, and contract advisory
- Functional cost analysis
- Value management
- Life cycle costing and sensitivity analysis
- Property condition reports

Project Development

JCVA can help with project development for the hospitality, healthcare, retail, industrial, residential, institutional, and telco sectors. With our experienced team, we prefer to be there from day one to assure you that your project gets off to the best start possible.

In order to provide you this, our project development services include:

- Highest and best use analysis
- Feasibility and market studies
- Conceptual and feasibility studies
- Budget development
- Design programme
- Construction programme development
- Pre-operations & transition programme
- Development positioning

WELL, LEED & BERDE Consulting

Today, a project's environmental, social, and ethical impact can no longer be ignored. For us, creating an environmentally sound and sustainable project is a high-priority and is just as important as making sure the client financials are sound. JCVA creates a new standard in the sustainability of our projects through keeping environment and sustainability planning in mind from the earliest stages, thus, adding value to our client as well as the community. Through our expertise in green developments and active participation in the Philippine and US Green Building Councils, we give you the latest advice on strategies and measures involved in making your development sustainable.

In order to ensure that your development contributes positively to the environment, we provide:

- WELL, LEED & BERDE consulting
- Strategic sustainability consulting and planning
- Property assessments
- Environmental management
- Development permitting
- Legal compliance and risk management
- Corporate social responsibility reporting

Environment, Health & Safety (EH&S) Consultancy

JCVA provides advice on construction site safety, including the design and execution of health and safety management systems. We have a team of qualified and experienced Environment, Health & Safety practitioners who are dedicated to construction site accident prevention and raising health and safety awareness.

Part of our EH&S services are the following:

- Safety Inspections and Audits
- Project Safety Management
- Safety Policy & Program Development
- Risk Assessments
- Safety Trainings

Turnkey Solutions

With JCVA'S end-to-end service offering, we can deliver your requirements from the early stages of conceptualization up until we hand you your keys to your brand new and ready-to-use site. With our detail-oriented and highly specialized team, we deliver construction solutions that meet a range of different business requirements, made specific to each industry. Through clear client consultations from the very beginning of the project, we define and work within your goals in order to deliver your site within the required timeframe and budget.

For the delivery of your new site, we will provide:

- Programming of requirements
- Concept design and spatial coordination
- Design documentation
- Statutory and regulatory compliance
- Construction management
- Site surveying and preparation
- Furniture, fixtures & equipment sourcing and selection
- Technology solutions planning and sourcing
- Management contracting
- Construction progress tracking and reporting
- Testing and commissioning





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