



# Capability Statement

JCV & Associates Project Management & Development, Inc.



**\$2.2+  
BILLION**

worth of projects  
handled



**2M  
SQMS**

of sites handled



**250+  
PROJECTS**

delivered in total



**100%  
FILIPINO**

owned company



**150+  
CLIENTS**

served in total



**75%  
OF PROJECTS**

from repeat clients

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**JCVA** delivers bespoke solutions that will **lead** your project to **success.**

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JCV & Associates Project Management and Development, Inc. (JCVA) is a homegrown, 100% Filipino-owned enterprise and recognized provider of high-quality construction project management services that was established in 2014 by a team of seasoned industry professionals with over 150 years of combined experience.

Our extensive range of services encompasses project planning and development, cost consultancy, as well as WELL, EDGE, LEED, and BERDE consultancy.

Our core competency lies in creating bespoke construction consultancy service tailored to meet your specific business objectives. JCVA is dedicated to supporting you at every stage of your project, right from its inception up to completion.

Driven by your vision and our mission to build better businesses, we take great pride in our commitment to providing you exceptional service and ensuring the highest levels of proficiency in all that we do.

Here at JCVA, we hold quality assurance, risk management, and timely and cost-effective project delivery as our top priorities, regardless of project size or complexity.

We are licensed by the Philippine Contractors Accreditation Board (PCAB) and certified by QAS in accordance with the ISO 9001:2015 Standard for Management Systems and ISO 45001:2018, providing you with confidence in our capabilities and the quality of our work.



# Nationwide Footprint

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Nationwide Footprint

# 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 the 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.



**Engr. Jason Romeo C. Valderrama,**  
RCE, MBA, PMP, LEED AP, WELL AP, MPM, REB, CBP, CDCP  
President & CEO, Founder

Jason is a well-rounded real estate professional with 18 years of solid experience in project development, project & construction management, asset management, property investment advisory, and facilities & property management. He has vast exposure to the commercial, hospitality, and residential sectors, from conceptualization to operations. Before establishing JCVA, Jason held leadership positions with Gimenez, Olanday & Las Development (GOLD) Group, Kepwealth Property Philippines, Colliers International Philippines, Mediaquest Holdings (a unit of PLDT Group), JLL Philippines and AECOM Philippines.

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

Jason placed 10th in the November 2006 Civil Engineering Licensure Exam in the Philippines with a 95.45% rating. Jason is regarded as one of the top project managers in the country and is well known in the local real estate scene. He has successfully managed more than 900,000 sqms and PHP 30 billion worth of construction projects all over the Philippines.



**Pam Mangosing-Valderrama, MBA**  
Director & COO

Pam is a highly skilled marketing professional with a proven record of success in the real estate and finance industries. As the Director & COO of JCVA, she has demonstrated expertise in strategic planning, marketing communications, digital marketing, and strategic HR, contributing to the company's growth and success.

With over 10 years of corporate experience, Pam brings a wealth of knowledge and expertise to her role, having worked with industry leaders such as Banco de Oro, SCG Paper, and AIG Philippines. She graduated cum laude from UP Diliman with a degree in BS Business Economics and holds an MBA from De La Salle University.

Pam's passion for marketing is evident in her ability to develop impactful campaigns and strategies, and her unorthodox management style, combined with her passion for people and deep industry knowledge, make her a valuable asset to the JCVA leadership team.





**Engr. Edmund L. Mediavillo, REE, BERDE**  
Head of Operations

Engr. Edmund's expertise spans residential, commercial, institutional, hospitality, and industrial developments. He brings nearly 30 years of experience in facilities, property management, and the construction industry to JCVA—specializing in Project Management, Construction Management, Cost Consultancy, and Green Building.

He is a Certified BERDE Professional (CBP), Certified Security Management Specialist (CSMS), and a Registered Electrical Engineer (REE) with prior leadership positions as Vice President for Global Real Estate at JP Morgan Chase and Co, Vice President and General Manager at ICCP Land Management Inc., Director, and Head of Planning and Facilities at Monocrete Construction Philippines Inc., among others. He has also managed sites and projects for esteemed companies, including Ayala Land Inc., The Coca-Cola Export Corporation, MediaQuest/TV 5, and JP Morgan Chase. Engr. Edmund's notable achievements also include MediaQuest TV5 Media Center, office fit-outs for various companies, and Indoor Air Quality Management Processes.



**Engr. Edwin G. Hernandez, RCE**  
Operations & Technical Director for Ground-Up

Engr. Edwin brings in over 26 years of experience in the construction and real estate sectors. He is an experienced project and construction manager with expertise in handling projects across all industries including medical, healthcare, commercial, residential, industrial, hospitality, retail, and telco infrastructure.

Engr. Edwin held prior significant roles for ESCA, PH1 World Developers, and PS Bank. Some of his notable hospital and medical facility projects in the past include the Davao Doctors Hospital, Manila GT Medical Center, National Kidney and Transplant Institute, and the New Medical City. Some of the other significant projects he handled in the past include Philam Life Tower, RCBC Plaza, and One Legazpi Park in Makati; World Commerce Place in Bonifacio Global City; Filinvest EDSA Cyberzone and Filinvest EDSA Bonifacio in Mandaluyong.



**DIANA RUTH R. ROMERO, RA**  
Operations and Technical Director

Ar. Diana Ruth Romero is a licensed architect with over 15 years of experience in construction, engineering, and project management. She has a proven track record of leading multidisciplinary teams in delivering large-scale residential, commercial, and mixed-use developments. Her expertise includes project planning, design coordination, cost control, quality assurance, and risk management, ensuring efficient and high-quality project delivery.

She has successfully established quality control systems, streamlined workflows, and optimized project execution processes to deliver impactful results. Her leadership roles have included managing teams of up to 80 personnel and overseeing critical initiatives in land development, mass housing, and joint ventures.



**Oliver F. Modesto, CPA, JD, CLSSBB, CSP**  
Head of Legal, Finance & Accounting

Oliver is a Certified Public Accountant with a Juris Doctor Degree and a Professional Diploma in Leadership and Management. He also has received training and certifications in areas such as chief finance officer leadership, financial analysis, strategic planning, internal controls, lean management, project management, six-sigma, and total customer satisfaction.

His comprehensive professional career for over thirty years includes having been in executive and senior management roles in finance; corporate administration, tax and compliance, accounting, and internal and external audit. He was also a CPA practitioner as well as tax, business, and financial management consultant. His career includes roles in construction companies both domestically and in the Middle East, and he has previously held the position of finance manager at a Saudi company under the Balfour Beatty Kilpatrick group.

## Vision

Become one of the Top 5 construction consultancy firms in the Philippines by 2030.

## Mission

Build businesses to succeed through responsive construction consultancy solutions.

## Core Values



### Client-Focused

We put our clients' needs and best interests first and leave our egos out the door.



### Innovative

We solve problems by innovating and staying ahead of the change curve. We keep our ears on the ground and our eyes on the horizon.



### Collective Ownership

Our team's successes and failures are shared. Each member has to step up, become a leader, and contribute wholeheartedly.



### Kindness & Integrity

We choose to always treat others with kindness and respect. We speak the truth and do the right thing even when it's hard and even when no one is looking.



### Excellence

We work with passion and drive to succeed. We give only our best and our work speaks for itself. Mediocrity is a sin.

# 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 you with 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.

## Nationwide Presence

JCVA has projects across the entire Philippines. Wherever you are, we can reach you and help deliver your project goals and objectives.



# Value Propositions

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Unrivalled quality and level of service



Experience and exposure of project team to all types of developments



Highly flexible and responsive professionals providing expert services



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



Hands-on and accessible  
leadership team



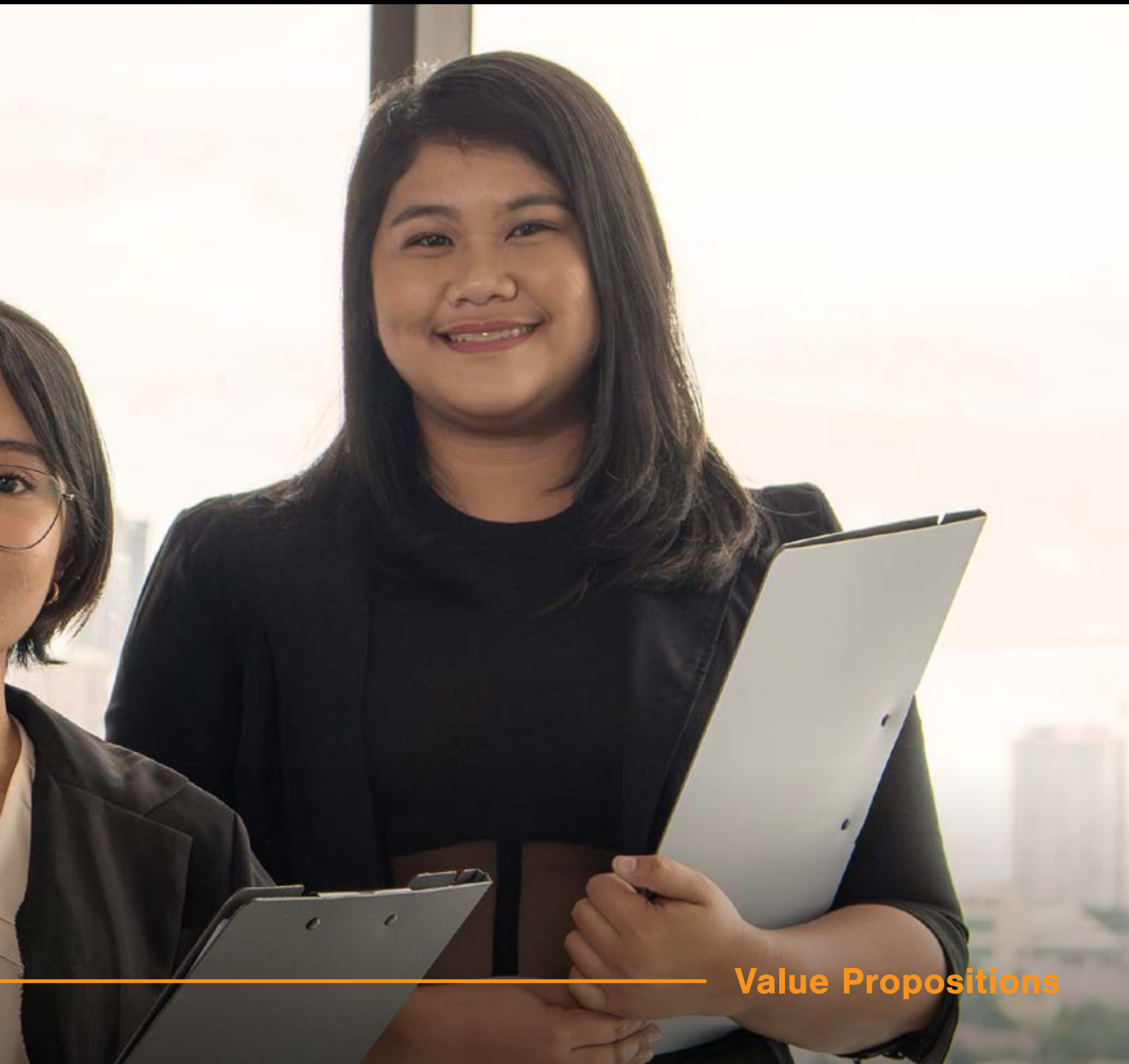
Customizable services  
built to suit client's  
requirements



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







# Services



**Project  
Management**



**Construction  
Management**



**Cost Consultancy &  
Quantity Surveying**



**Project  
Development**





**Development  
Monitoring**



**Design & Build**



**WELL, LEED, EDGE  
& BERDE Consulting**



**Environment,  
Health & Safety  
(EH&S) Consultancy**



# Services

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## Project Management

At JCVA, we are committed to delivering successful projects with precision and care. Our team is committed to providing regular consultations, comprehensive documentation, and thorough tracking of design and construction updates throughout the process to ensure your project's success. With dependable procurement and expert guidance from our dedicated team of professionals, you can bring your vision to life with us.

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
- Programme management
- Value engineering
- Risk management

## Construction Management

We believe that a hands-on approach and thorough monitoring are essential for the success of your project. With meticulous attention to every detail, from the early design stages to materials procurement and project execution, we ensure that every step is executed according to plan, with any issues addressed immediately. Our experienced leadership team provides expert input at every stage to minimize risk and increase the speed of market delivery. You can trust JCVA to be your partner in success with our unwavering support and dedication to delivering results that exceed your expectations.

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, and safety management
- Construction progress reporting
- Testing & commissioning management

## Development Monitoring

At JCVA, we are committed to ensuring the success of your project with close monitoring and analysis. Our team oversees all tasks and metrics to ensure that your project remains within scope, schedule, and budget, reducing risks on your behalf. By comparing development plans to actual progress, we effectively monitor all stages and identify bottlenecks early on. Our proactive approach to project management enables us to deal with issues efficiently, ensuring timely delivery with precision and care.

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

## Design & Build

From the initial stages of conceptualization to the final handover of your fully operational site, JCVA provides comprehensive end-to-end service solutions that encompass the entire project lifecycle. Our detail-oriented and highly specialized team offers bespoke construction solutions catering to various industries' unique requirements. We prioritize clear and concise client consultations from the outset of the project to define your goals and deliver your project 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



# Services

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## Cost Consultancy & Quantity Surveying

We understand that striking the perfect balance between quality and cost is crucial for the success of your project. That's why we provide comprehensive cost management and quantity surveying services, achieved through detailed project outlining and a clear scope of work. Our direct cost plan simplifies project design planning, turning design goals into realistic and achievable objectives. With an unwavering commitment to your project's success, we are dedicated to ensuring that every project we manage is cost-effective without compromising on quality to deliver exceptional results that exceed your expectations.

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 is well-equipped to assist with project development in sectors such as hospitality, healthcare, retail, industrial, residential, institutional, and the telco industry. Our experienced team is committed to being there from day one, providing expert guidance and ensuring that your project gets off to the best possible start. We take a tailored approach to each project, working closely with you to understand your unique needs and goals, and delivering solutions that exceed your expectations.

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 program
- Construction programme development
- Pre-operations & transition programme
- Development positioning

## WELL, LEED, EDGE, & BERDE Consulting

We understand that a project's environmental, social, and ethical impact is of utmost importance. That's why we're committed to ensuring that our clients' projects are financially and environmentally sustainable. We believe in creating a new standard in sustainability by incorporating environmental and sustainability planning from the earliest stages of a project, thus adding value to our clients and the community. With our expertise in green developments and active participation in the Philippine and US Green Building Councils, we provide the latest advice on strategies and measures to make your development sustainable. Trust JCVA to be your partner in sustainability, delivering the precision and expertise you need to achieve your project goals with confidence.

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

- WELL, LEED, EDGE & 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

At JCVA, construction site safety is our top priority. That is why we have carefully chosen qualified and experienced Environment, Health & Safety practitioners for our team to provide expert advice on the design and execution of health and safety management systems. We offer comprehensive and customized solutions tailored to the unique requirements of your project, ensuring that your construction site is safe and secure from start to finish.

Part of our EH&S services are the following

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







Project Management & Development, Inc.

## **Your Trusted Partner In Construction**

At JCVA, your vision is our top priority. That is why we are dedicated to providing you with the highest quality construction services that exceed your expectations. With our experienced team and commitment to excellence, you can count on us to be your partner in success.



## JCV & Associates

### Project Management & Development, Inc.

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