

Capability Statement



\$3B
WORTH OF
PROJECTS
HANDLED

2M
SQMS
OF SITES
HANDLED

410+
TOTAL
PROJECTS

65%
INCREASE
IN CLIENTS

100%
FILIPINO-OWNED

175
CLIENTS
SERVICED

75%
PROJECTS FROM
REPEAT CLIENTS

120M
SAFE
MAN-HOURS



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ABOUT JCVA

Building Better Businesses through Smart Construction Solutions



JCV & Associates Project Management and Development, Inc. (JCVA) is a proudly 100% Filipino-owned firm that has grown to become one of the industry leaders in project and construction management in the Philippines.

Founded in 2014 by seasoned professionals with over 150 years of combined industry experience, JCVA has handled more than 410 projects—both ongoing and completed—across the Philippines, earning the trust of over 175 clients from a diverse range of industries.

We specialize in a comprehensive suite of services, including:

- Construction & Project Management
- Design & Build Solutions
- Cost Consultancy & Quantity Surveying
- Environment, Health & Safety (EH&S) Consultancy
- Sustainability Certifications (WELL, EDGE, LEED, BERDE)

Driven by purpose and performance, JCVA offers tailored, end-to-end solutions that align with your business objectives, from vision to execution.

As an accredited PCAB contractor and ISO 9001:2015 and 45001:2018 certified firm, we uphold the highest standards in quality, safety, and delivery.

At JCVA, we're more than project managers, we're strategic partners who help you build on time, on budget, and beyond expectations.

From dream to done, we bring your vision to life — flawlessly executed and built for lasting value.

60

Projects
in North Luzon

67

Projects
in South Luzon

204

Projects
in Metro Manila

35

Projects
in Visayas

49

Projects
in Mindanao



Nationwide Footprint

The Leadership Team



Luis Enrique "Eric" T. Mangosing

Chairman Emeritus

Eric Mangosing is one of the pillars of the Philippine real estate industry, with over 40 years of leadership experience in corporate real estate, property development, and general management. He has held senior executive roles including President and COO of Moldex Realty, as well as key positions at San Miguel Properties, Regatta Properties, Landev Corporation, Philam Properties, BDO Unibank, and Myspace Properties.

Eric is a respected thought leader, serving as a Panel Judge for the Philippine Property Awards since 2016 and an active member of the Rotary Club of Makati South. He holds a degree in Economics from University of Santo Tomas and pursued postgraduate studies in Business Management and Economic Research at De La Salle University and the Center for Research and Communication (CRC), respectively.



Engr. Jason Romeo C. Valderrama

MBA, PMP®, LEED AP, WELL AP, MPM, REB, CBP, CDCP

President & CEO, Founder

Jason Valderrama is a recognized leader in the Philippine real estate and construction industry, with two decades of experience spanning project development, construction and project management, asset management, and advisory services across commercial, hospitality, residential, and mixed-use sectors.

He has held leadership roles in key firms including AECOM, Colliers, JLL Philippines, and PLDT's MediaQuest Holdings before founding JCVA. Under his direction, the company has successfully managed over 2M square meters and more than P150 billion worth of construction projects nationwide.

He graduated with a degree in Civil Engineering from the University of the Philippines – Diliman, earned his MBA through the Ateneo-Regis MBA Program, and completed the Chief Executive Officer Programme at Singapore Management University. He also completed a Commercial Real Estate Program at Cornell University. He is a member of the Management Association of the Philippines and Rotary Club of Manila.

His strategic vision and operational depth continue to shape JCVA into one of the most trusted consultancy firms in the country.



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 20 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.



Arch. Butch Nera, CBP, LEED AP, EDGE Expert

Managing Director - JCVA Terra

Butch Dariel Nera is a Sustainability Consultant with over a decade of experience in sustainable design, green building certification, and environmental performance strategies for the built environment. He has worked with a wide range of corporate clients on projects spanning horizontal developments to complex high-rise buildings. His expertise includes guiding project teams through international sustainability frameworks and certification systems while integrating energy efficiency and responsible resource management into development strategies. As a U.S. Green Building Council (USGBC) Scholar, he is recognized for advancing sustainability leadership in the building industry. Through his work, he helps organizations deliver environmentally responsible, high-performing, and future-ready developments.



Engr. Edmund L. Mediavillo, **BERDE AP**

Integrated Services Delivery - Fit-Out

Engr. Edmund Mediavillo brings over 30 years of experience in construction, facilities management, and property development across commercial, residential, hospitality, and institutional sectors. His technical focus includes project management, construction supervision, cost consultancy, and green building compliance.

He has held senior roles with JP Morgan Chase, ICCP Land, and Monocrete Construction, and has led projects for Ayala Land, Coca-Cola, TV5/MediaQuest, and more. Edmund is a Registered Electrical Engineer, Certified BERDE Professional, and Certified Security Management Specialist.

His contributions include major achievements like the MediaQuest TV5 Media Center and other high-performing built environments designed with occupant health and efficiency in mind.



Engr. Edwin G. Hernandez

Integrated Services Delivery - Ground-Up

Engr. Edwin Hernandez has over 3 decades of specialized experience in managing complex, large-scale developments across industries including healthcare, commercial, residential, telco, and industrial sectors.

He has led projects for firms like ESCA, PH1 World Developers, and PS Bank, and has overseen landmark developments such as Philam Life Tower, RCBC Plaza, One Legazpi Park, and multiple hospital builds including Davao Doctors Hospital and The Medical City.

A licensed Civil Engineer, Edwin is known for his pragmatic leadership and on-the-ground expertise, ensuring that projects are executed to precision, safety, and sustainability standards.



Arch. Diana Ruth R. Romero

Integrated Services Delivery - Ground-Up

Architect Diana Romero is a licensed professional with over 17 years of experience in project planning, design coordination, and construction management. She has successfully delivered large-scale residential, commercial, and mixed-use developments, leading multidisciplinary teams and streamlining operational workflows.

Diana is known for implementing quality control systems, risk management protocols, and delivering projects with a focus on efficiency, resilience, and user well-being. Her portfolio includes leadership of up to 80 team members across sectors including land development, mass housing, and joint venture projects.



Angelica C. Valeña

Integrated Services Delivery - Hospitality and F&B

Ms. Angelica C. Valeña is a seasoned Architect and Project Manager with over two decades of experience leading major hospitality, residential, commercial, and F&B developments nationwide. She has managed end-to-end project delivery for landmark properties such as Marriott Hotel, Lanson Place Mall of Asia, Kasara Urban Resort Residences, Radisson Blu Cebu, The Shang Grand Tower, and The Residences at Greenbelt. Her work also spans nationwide retail rollouts and high-end interior fit-outs, where she consistently delivers projects with precision, quality, and efficiency.

Today, she heads the Hospitality and F&B Group at JCVA, overseeing large-scale programs for Jollibee Foods Corporation and other key clients. Her proven leadership and technical mastery make her a reliable partner for developers, architects, investors, and contractors seeking robust, high-performance project execution.



Kathleen Mae Lee, **PIID**

Integrated Services Department - Design and Build

With over a decade of experience in interior design, project management, and construction coordination across the hospitality, commercial, and residential sectors, Kathleen Mae Lee is well-positioned to lead the Design and Build service of JCVA. Prior to this role, she served as Senior Interior Designer at Motif Studio and worked as Project Manager at OYO Philippines, where she managed hotel transformation projects, vendor coordination, and brand standard implementation across the country. Her career also includes experience in lighting design with Meralco Energy Inc. (MServ) and worked as an interior designer with HBO+EMTB, giving her a strong foundation in design development, cost management, site coordination, and client collaboration throughout the full project lifecycle.



Engr. Joseph C. Federizo, **PMP®**

Project Governance Office

Engr. Joseph C. Federizo is a licensed Civil Engineer and PMP with strong experience in project, program, and portfolio management across major consultancy environments. He has led multidisciplinary teams on complex projects spanning hospitality, commercial and residential developments, industrial facilities, infrastructure, utilities, and data centers. He specializes in strategic planning, stakeholder management, risk governance, and contractor oversight, serving as a key liaison among clients, consultants, and contractors. Known for combining technical rigor with commercial and operational focus, he consistently drives high-quality, on-time project delivery supported by strong digital PM and BIM expertise.



Arch. Neil M. Aniciete

Integrated Services Delivery - Engineering Services

Ar. Neil M. Aniciete is a licensed and registered Architect in both the Philippines and Qatar, with over 20 years of experience in architectural design, project management, and construction supervision across Southeast Asia and the Middle East. His expertise covers large-scale hospitality, mixed-use, residential, commercial, mall, and infrastructure developments, including high-rise and multidisciplinary projects that demand strong technical depth and rigorous coordination. With nearly a decade of experience in the MENA region, he has held senior roles in international firms such as AECOM and Parsons. Known for his leadership and technical proficiency, he works closely with clients, consultants, and contractors to consistently deliver high-quality and cost-efficient developments.



Mark Anthony L. Espiritu, **MBA, CPA, CrFA, CPP, CTT, MRITax**

Finance & Accounting

Mr. Mark Anthony L. Espiritu is a CPA and MBA with strong leadership experience in ERP implementation and financial systems transformation. He has led end-to-end rollouts of platforms such as Odoo and Acumatica, managing cross-functional teams, aligning finance processes with system capabilities, and ensuring smooth transitions from legacy systems to fully optimized digital environments. His expertise covers financial operations, internal controls, and reporting automation, helping organizations enhance data accuracy, improve visibility, and drive operational efficiency while maintaining strict compliance. Known for his analytical rigor and systems-driven approach, he continues to support businesses in building robust and future-ready finance functions.



Crystal Aura A. Mendoza, **CHRP®, CHRA, CSE Professional**

People Support & Culture

Crystal Mendoza leads JCVA's People Support & Culture division, bringing over 15 years of experience in high-volume talent acquisition and strategic human capital management across APAC, EMEA, and the US. Before joining JCVA, she held senior leadership roles at Robert Walters and Alexander Mann Solutions, where she led large-scale hiring programs, managing up to 15,000 candidates annually for global financial clients. Through data-driven decision-making and strong stakeholder alignment, she has played a key role in supporting JCVA's growth. A people-centric leader, Crystal fosters a culture of empowerment and accountability, believing that investing in people is the foundation of long-term, sustainable success.



Arch. Kirk M. Roa, **EMBA**

Strategic Acquisition & Growth

Kirk Roa leads JCVA's commercial strategy across all service lines, steering business development, revenue growth, and market positioning. With 10+ years in architecture, project management, and APAC transformation programs, he blends technical depth with commercial judgment to shape winning pursuits and durable client partnerships. He aligns growth objectives with delivery capacity, translating complex requirements into feasible, profitable solutions, and champions a metrics-driven, high-performance culture that brings clarity, rigor, and measurable value to every engagement.

OUR MISSION AND VISION

At JCVA, we believe every project is more than a build... it's a business, a community, a future in the making. That's why we align our work not only with project goals, but with a bigger purpose.

Our Vision defines where we're going.
Our Mission is our reason for being.

<h1>Mission</h1>																												
		 Build businesses to succeed through responsive construction consultancy solutions.																										
				<h1>Vision</h1>																								
				 Become one of the Top 3 construction consultancy firms in the Philippines by 2030.																								

**Grounded in Purpose
Driven by Possibility**

CORE VALUES

The Principles that Guide every Project, every Partnership

At JCVA, we don't just work, we work with purpose. Our values shape how we lead, build, and succeed together.



CLIENT-FOCUSED

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



INNOVATION

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

The Confidence to Build Boldly with the Team to Deliver Exceptionally

At JCVA, we don't just manage projects, we help businesses succeed.

Clients choose us because we blend deep industry expertise with a human-first, hands-on approach. Whether it's a flagship tower or a fit-out for growth, we bring clarity, speed, and strategy to every stage of your project.

Here's why clients trust us... and keep coming back:

EXPERTISE THAT RUNS DEEP

Our team brings decades of local and international experience across real estate, construction, sustainability, and design. You get the benefit of world-class knowledge, applied with regional insight.

SYSTEMS THAT WORK SMARTER

We combine robust methodologies with real-time digital tools, giving you visibility, control, and peace of mind from day one to turnover.

FOCUSED ON WHAT MATTERS MOST

Timelines. Budgets. Outcomes. We know what's at stake in every project, and we're relentlessly committed to helping you deliver on all fronts.

CONSULTANCY THAT'S ACTUALLY RESPONSIVE

We listen, adapt, and act with intention. Our leaders stay accessible, our strategies stay flexible, and our advice stays honest—every step of the way.

END-TO-END SERVICES THAT SCALE WITH YOU

From planning to construction, EH&S, and design & build, our full-suite service model is tailored to your project's size, sector, and success metrics.

OUR VALUE PROPOSITIONS

Built-In Value Delivered with Every Project



**PRECISION WITH PURPOSE**

We don't believe in one-size-fits-all. Our solutions are tailored to your goals, designed to optimize cost, quality, and delivery timelines.

**RESPONSIVE, EXPERT TEAMS**

Our seasoned professionals are not only technically strong, they're highly adaptable and client-focused. We bring clarity to complexity, and action to ambition.

**TOTAL TRANSPARENCY THROUGH TECHNOLOGY**

Our digital and AI tools and proprietary project management platform gives you full visibility, real-time updates, clear reporting, and no surprises.

**END-TO-END CUSTOMIZATION**

Whether you need a strategic advisory, construction partner, or design-build specialist, we scale and adapt services to match your project's scope and phase.

**HANDS-ON LEADERSHIP, ALWAYS WITHIN REACH**

You work directly with decision-makers and domain experts who stay engaged, not just during kickoff, but all the way to completion.

**SHARED SUCCESS MINDSET**

Your goals are our blueprint. We build with the end in mind, ensuring project success reflects business success, for you and your stakeholders.

OUR SERVICES

JCVA delivers a comprehensive suite of project and construction consultancy services that are tailored, scalable, and grounded in industry-leading expertise.



PROJECT & CONSTRUCTION MANAGEMENT

Structured execution with uncompromising clarity and control. From feasibility to completion, we implement a curated management approach that strengthens decision-making and drives project certainty. Our services encompass strategy development, design coordination, procurement oversight, budget management, scheduling, and risk mitigation.



PROJECT DEVELOPMENT

Strategic development approach built on rigor and foresight. We offer end-to-end development guidance across commercial, hospitality, healthcare, retail, and residential sectors. JCVA defines opportunities, validates feasibility, and supports concept-to-execution strategies that deliver both immediate viability and long-term value.



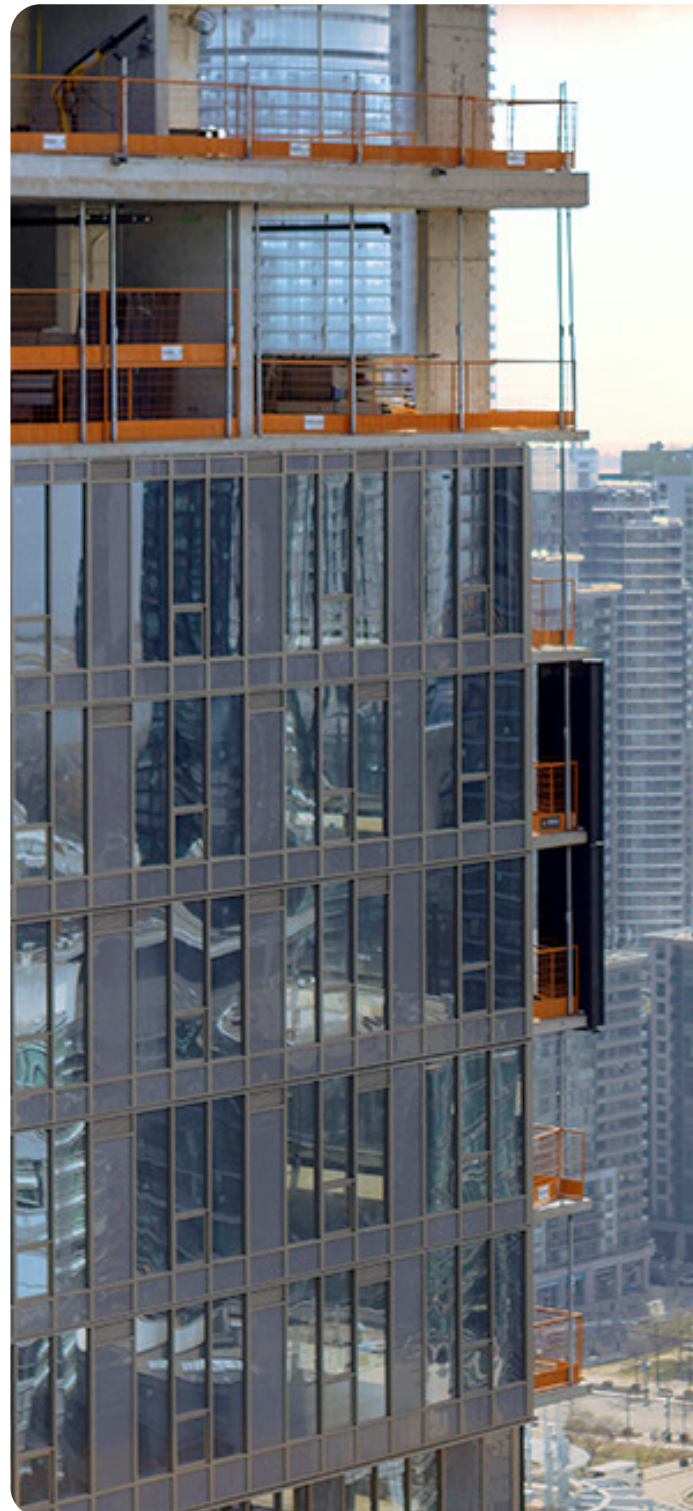
COST CONSULTANCY & QUANTITY SURVEYING

Maximize value, minimize risk, and protect your investment. Our cost consultancy services provide comprehensive cost planning, transparent budget control, value engineering, and lifecycle costing. We ensure financial discipline without compromising design vision – offering rigorous analysis, structured reporting, and proactive cost management.



ENVIRONMENT, HEALTH & SAFETY (EH&S) CONSULTANCY

Protecting people, places, and performance with proactive safety leadership. Our expert EH&S team develops and implements robust safety systems tailored to each project's unique risks and compliance requirements. We establish a safety-first culture through precise controls, continuous monitoring, and strategic risk prevention.





Integrated Solutions Delivered with Every Project



DESIGN & BUILD

A streamlined, single-point-of-contact model for faster, smarter delivery. JCVA delivers a unified Design & Build solution that seamlessly integrates creative design, technical expertise, procurement and construction. This consolidated approach accelerates timelines, enhances coordination, and reduces exposure to risk.



TECHNICAL & DEVELOPMENT ADVISORY

Independent oversight and consultancy that strengthens control and protects your interests. We provide:

- Technical Due Diligence
- Property Condition Assessment
- Development Monitoring
- Compliance Management
- Contract & Risk Advisory

We monitor your project's health across cost, timeline, and quality, helping you make informed,



SUSTAINABILITY THROUGH JCVA TERRA

As part of our commitment to responsible construction, JCVA offers specialized sustainability consultancy through JCVA Terra —our in-house green building and environmental advisory subsidiary.

Whether pursuing WELL, EDGE, LEED, or BERDE certifications, or implementing smart, resilient environmental strategies, JCVA Terra empowers clients in creating health-forward, energy-efficient, and future-ready spaces. From early assessment to full certification, we ensure sustainability becomes a strategic advantage and a defining element of each project's long-term success.

SECTORS WE SERVE

Industry-Spanning Expertise Sector-Specific Solutions

JCVA delivers tailored consultancy across virtually every sector, adapting our methods, insights, and teams to meet the specific needs of each industry we work with.

We specialize in:



Commercial Offices & Mixed-Use Developments



Residential & High-Rise Projects



Healthcare & Medical Facilities



Hospitality & Leisure Developments



Institutional & Educational Buildings



Food & Beverage Retail Spaces



Industrial & Manufacturing Plants



Logistics Hub & Warehousing



Renewable Energy Facilities



Retail Mall & Fit-Outs



Hyperscale Data Centers



No matter the sector, JCVA brings industry-savvy strategies, cost-efficient planning, and precision-driven execution — built for your goals, your timelines, and your success.



FEATURED PROJECTS

How JCVA turns Vision into Built Reality across Industries and Geographies

As one of the industry leaders in project and construction consultancy, JCVA has delivered successful outcomes for a wide range of projects—across sectors, locations, and complexities. Here’s a snapshot of the value we bring to every build.





Urban Commercial Complex

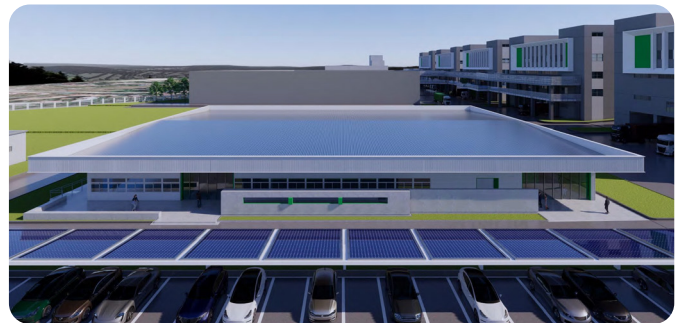
Metro Manila

Service: Construction Management

Oversight of a major mixed-use expansion including a new hotel, mall, and transit-integrated commercial space.

Scope: 123,000+ sqm total construction floor area with 3 basement levels and 8 podium floors

Highlight: Seamless coordination across consultants and contractors; opened 2023 on schedule.



Industrial Ecozone Facility

Central Luzon

Service: Construction Management & Quantity Surveying

Phase 1 includes a 4-storey factory, warehouses, utility buildings, and infrastructure across 42,000+ sqm

Highlight: Multi-phase delivery with joint oversight by international and local design teams. Completion target: 2027.



Retail Store Rollouts

Nationwide

Service: Project & Cost Management

Multi-branch expansion of international sports retail chain across 10+ key urban centers.

Highlight: Consistent delivery across multiple cities, from Cebu to Pampanga, since 2018.



F&B Brand Network

Philippines-Wide

Service: Construction Management

Nationwide fit-out and renovation of 150+ fast food and quick-service restaurant branches.

Highlight: JCVA appointed as the first third-party PM/CM partner for the client's store expansion program.



Office Fit-Out for Global Tech Firm

Batangas and Pampanga

Service: Design & Build

End-to-end delivery of an approximately 400-sqms workspace for a U.S.-based software company, including reception, training room, server room, and 78-seat operations floor.

Highlight: Delivered a future-ready, IT-enabled workspace tailored for performance and comfort.



LEED Gold-Certified Facility

Bulacan

Service: Sustainability Consultancy - LEED Certification

The newly built and certified center delivers end-to-end simulation and training programs designed to enhance employees' technical expertise.

Highlight: The facility achieved LEED Gold status by meeting key performance metrics, including reductions in energy consumption and potable water use, as well as additional energy savings.



JCVA

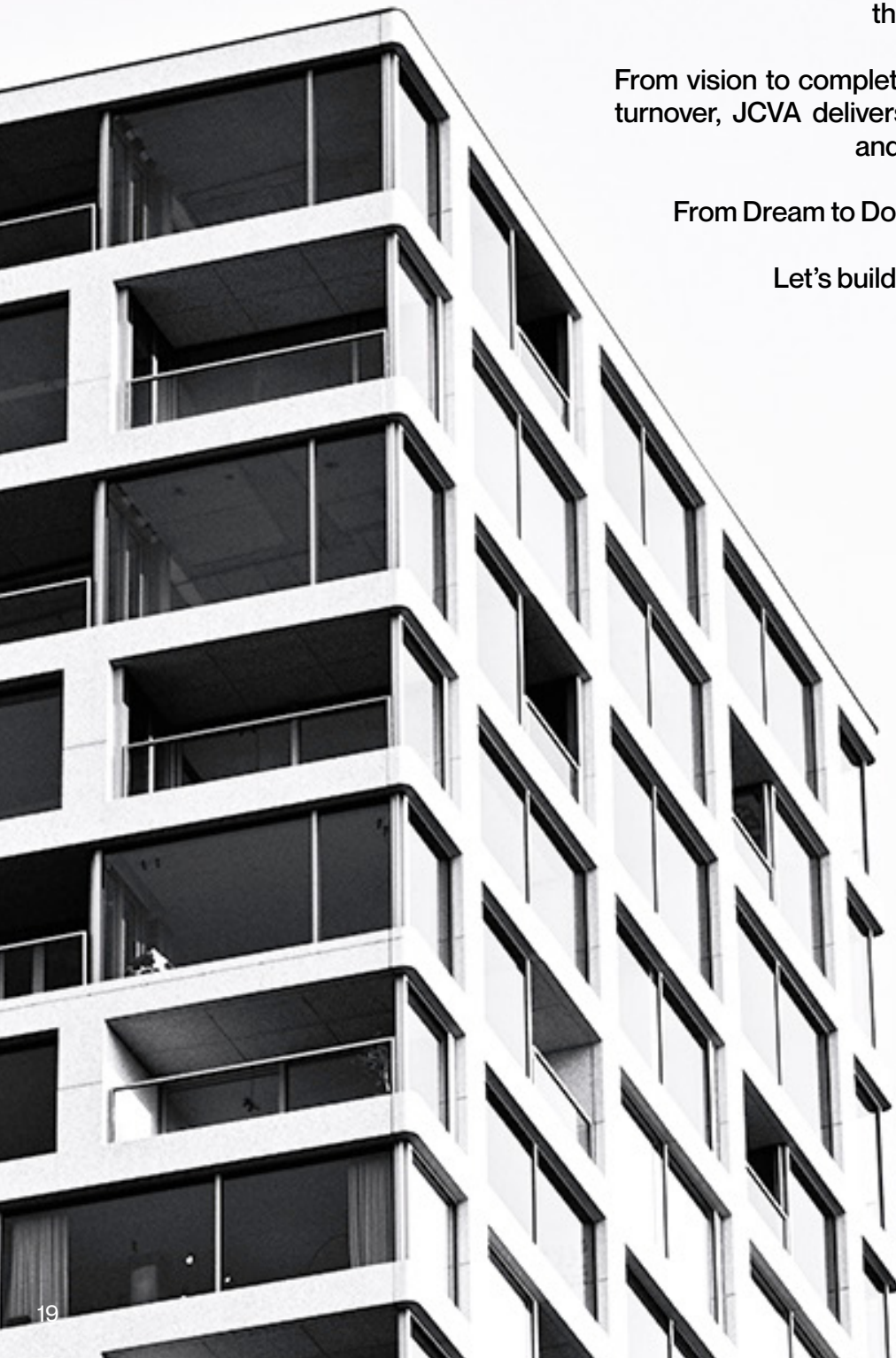
JCVA: Building Better Businesses

We don't just manage projects, we shape outcomes that move businesses forward.

From vision to completion, from first sketch to final turnover, JCVA delivers excellence, accountability, and value in every square meter.

From Dream to Done. That's the JCVA promise.

Let's build something better—together.




CONNECT WITH US

Schedule a consultation or learn more about how we can support your next build.

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