



Award Notice Abstract (Ref No.: 5801416)

Status: Updated

Reference Number: 12384525 Control Number: PR No. 2025-09-0132 Bid Notice Title: PR No. 2025-09-0132- Lease of Venue to be used for the conduct of Strengthening Legal Ownership: Orientation for School Sites Titling in Batangas Province on October 20-24, 2025 Approved Budget: Php1,363,600.00 Procurement Mode: Public Bidding Classification: Goods Category: Lease and Rental of Property or Building Applicable Procurement Rules: Implementing Rules and Regulations Funding Source: Government of the Philippines (GOP) Funding Instrument: General Appropriations Act Area of Delivery: Batangas Delivery Period: 5 Day/s Contact Person: Anabel Magalona Created By: Anabel Magalona	DEPARTMENT OF EDUCATION - DIVISION OF BATANGAS Provincial Sports Complex Compound, Bolbok Batangas City Batangas, Region IV-A, Philippines PR No. 2025-09-0132 Lease of Venue to be used for Awardee : MR COMMONWEALTH PROPERTIES INC. Contact Person : MENDEL ALDAY NOCHE Address : National Highway, Brgy. Quilib Rosario Batangas, Region IV-A, Philippines Designation : GENERAL MANAGER <table border="1"> <thead> <tr> <th data-bbox="386 590 418 611">#</th><th data-bbox="418 590 1027 611">Product/Service/Project Name</th><th data-bbox="1027 590 1234 611">Budget</th></tr> </thead> <tbody> <tr> <td data-bbox="386 688 418 709">1</td><td data-bbox="418 638 1027 768">PR No. 2025-09-0132 Lease of Venue to be used for, PR No. 2025-09-0132 Lease of Venue to be used for the conduct of Strengthening Legal Ownership: Orientation for School Sites Titling in Batangas Province on October 20-24, 2025, 90110000, 1, Lot</td><td data-bbox="1027 688 1234 720">Php1,363,600.00</td></tr> </tbody> </table> Reason for Award : Lowest Calculated Responsive Bid	#	Product/Service/Project Name	Budget	1	PR No. 2025-09-0132 Lease of Venue to be used for, PR No. 2025-09-0132 Lease of Venue to be used for the conduct of Strengthening Legal Ownership: Orientation for School Sites Titling in Batangas Province on October 20-24, 2025, 90110000, 1, Lot	Php1,363,600.00	Award Type: Award Notice Contract Amount: Php1,348,850.00 Award Date: 10-Oct-2025 Publish Date: 23-Oct-2025 Date Last Updated: 23-Oct-2025 Contract Number: PR No. 2025-09-0132 Proceed Date: 16-Oct-2025 Contract Effectivity Date: 20-Oct-2025 Contract End Date: 24-Oct-2025 Created By: Anabel E. Magalona Date Created: 23-Oct-2025 Approver: Anabel E. Magalona View Documents: 4
#	Product/Service/Project Name	Budget						
1	PR No. 2025-09-0132 Lease of Venue to be used for, PR No. 2025-09-0132 Lease of Venue to be used for the conduct of Strengthening Legal Ownership: Orientation for School Sites Titling in Batangas Province on October 20-24, 2025, 90110000, 1, Lot	Php1,363,600.00						



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SCHOOLS DIVISION OF BATANGAS

**BAC RESOLUTION DECLARING LCRB AND RECOMMENDING APPROVAL
RESOLUTION NO. 40, s. 2025**

WHEREAS, on September 10, 2025, DepEd Division of Batangas thru the Bids and Awards Committee (BAC) Secretariat posted the Invitation to Bid for the **PR No. 2025-09-00132- Lease of Venue to be used for the conduct of Strengthening Legal Ownership: Orientation for School Sites Titling in Batangas Province on October 20-24, 2025** with an Approved Budget for the Contract of One Million Three Hundred Sixty-Three Thousand Six Hundred Pesos (P 1,363,600.00) only, at the websites of PhilGEPS and Procuring Entity and SDO Batangas Bulletin Board continuously for 20 calendar days;

WHEREAS, invitations to observers for the pre-bid conference and opening of bids were sent to Commission on Audit (COA) DepEd Batangas, Bauan Technical High School Multi-Purpose Cooperative and Bolo Multi-Purpose Cooperative;

WHEREAS, on September 17, 2025 at 2:00 p.m., pre-bid conference was conducted at SDO Conference Room Music and Arts Building, Provincial Sports Complex, Bolbok, Batangas City;

WHEREAS, in response to the said advertisements, there were four (4) interested bidders who logged in the Documents Request List of PhilGEPS;

WHEREAS, MR Commonwealth Properties, Inc. (Rosario Resort and Hotel) availed the bidding documents and submitted its bid manually on October 6, 2025 at 9:41 a.m. at SDO Batangas, Music and Arts Building, Provincial Sports Complex, Bolbok, Batangas City;

WHEREAS, on September 29, 2025 at 10:00 a.m. was supposed to be the opening of bids for the said project, however, SDO Batangas issued Division Memorandum No. 523, s. 2025 dated September 23, 2025 titled "SDO Batangas Centennial Cum Teachers' Day Celebration", Unveiling of Centennial Mark was held at SDO Batangas Façade;

WHEREAS, opening of bids started right after the event at 11:58 a.m., representatives from MR Commonwealth Properties, Inc. (Rosario Resort and Hotel) attended the said procurement activity at SDO Conference Room, Music and Arts Building, Provincial Sports Complex, Bolbok, Batangas City;

WHEREAS, the Bids and Awards Committee (BAC) opened the envelopes containing the bidder's technical and found the bidder complying with the document requirements;



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WHEREAS, the BAC opened the financial component envelopes of the bidder and found the following details below:

Name of Bidder	Bid Amount (As Read)	% Variance from ABC
MR Commonwealth Properties, Inc. (Rosario Resort and Hotel)	P 1,348,850.00	1.08%
XXXX	XXXX	XXXX

WHEREAS, the BAC declared MR Commonwealth Properties, Inc. (Rosario Resort and Hotel) as the Lone Bid as Read;

WHEREAS, on September 29, 2025 at 4:00 p.m., the detailed evaluation of bids of the lone bidder was conducted at the Division Office Conference Room, Music and Arts Building, Provincial Sports Complex, Bolbok, Batangas City and the bid amount as calculated is as follows:

Name of Bidder	Bid Amount (As Calculated)	% Variance from ABC
MR Commonwealth Properties, Inc. (Rosario Resort and Hotel)	P 1,348,850.00	1.08%
XXXX	XXXX	XXXX

WHEREAS, October 3, 2025, the BAC issued Notice To Conduct Post-qualification to MR Commonwealth Properties, Inc. (Rosario Resort and Hotel), stating that the BAC will conduct post-qualification of its technical, legal and financial documents and requirements specified in the bidding documents;

WHEREAS, on October 6, 2025, MR Commonwealth Properties, Inc. (Rosario Resort and Hotel) submitted its original eligibility, technical and financial documents to the BAC and TWG, immediately conducted the post-qualification;

WHEREAS, upon careful examination, validation and verification of the eligibility, technical and financial requirements, vis-à-vis technical specifications in the bidding documents, MR Commonwealth Properties, Inc. (Rosario Resort and Hotel) was found compliant with all the technical, financial and post-qualification requirements and conditions specified in the Bidding Documents;



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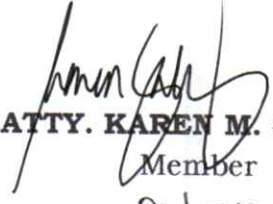
WHEREAS, the Bids and Awards Committee declared MR Commonwealth Properties, Inc. (Rosario Resort and Hotel) the Lowest Calculated Responsive Bid;

NOW, THEREFORE, We, the Members of the Bids and Awards Committee, hereby RESOLVE as it is hereby RESOLVED to award the project **PR No. 2025-09-00132- Lease of Venue to be used for the conduct of Strengthening Legal Ownership: Orientation for School Sites Titling in Batangas Province on October 20-24, 2025** to:

MR Commonwealth Properties, Inc. (Rosario Resort and Hotel)

BAC RESOLUTION REQUESTING FOR ISSUANCE OF NOTICE TO AWARD
RESOLUTION NO. 40, s. 2025

October 8, 2025


ATTY. KAREN M. SALIMO

Member

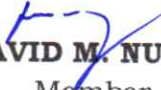
- On Leave-

MARIO B. MARAMOT, PhD

Member


LOU C. PANALIGAN

Member


DAVID M. NUAY

Member

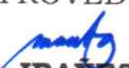

RHINA O. ILAGAN, CESE

Vice-Chairperson


JOFF P. DAYOC, CESE

Chairperson

APPROVED:


MARITES A. IBANEZ, CESO V

Head of Procuring Entity



Republic of the Philippines
Department of Education
REGION IV-A CALABARZON
SCHOOLS DIVISION OF BATANGAS

NOTICE OF AWARD
(Public Bidding)

October 9, 2025

MR. MENDEL A. NOCHE

General Manager
MR Commonwealth Properties, Inc.
Rosario Resort and Hotel
119 Gualberto Ave., Quilib
Rosario, Batangas

Name of Project: **PR No. 2025-09-00132- Lease of Venue to be used for the conduct of Strengthening Legal Ownership: Orientation for School Sites Titling in Batangas Province on October 20-24, 2025**

Dear **Mr. Noche**:

We are pleased to notify you that your bid for the Project is hereby accepted in the amount of **One Million Three Hundred Forty-Eight Thousand Eight Hundred Fifty Pesos (Php 1,348,850.00)** only.

Kindly affix your signature on the space provided below to indicate your acceptance of this notice and the bid price after having been evaluated in accordance with the issued Bidding Documents. You are hereby required to enter into a formal contract with us and submit a Performance Security in any of the following forms within ten (10) days from receipt of this notice:

Five percent (5%) of the total contract price in the form of cash; cashier's check, or manager's check issued by a universal or commercial bank; bank draft, bank guarantee or irrevocable letter of credit issued by a universal or commercial bank, provided, that it shall be confirmed or authenticated by a universal or commercial bank if issued by a foreign bank.

Thirty percent (30%) of the total contract price in the form of Surety Bond callable upon demand issued by a surety or insurance company duly certified by the Insurance Commission as authorized to issue such security.

Failure to enter into a contract with us or submit the Performance Security shall constitute a sufficient ground for cancellation of this notice, forfeiture of your bid security, and imposition of appropriate sanctions.



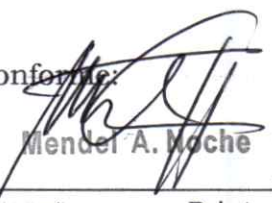
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Please return the original copy of this Notice to the DepEd Division Office of Batangas through the BAC Secretariat within two (2) days from the date of your receipt hereof pursuant to ITB 30.2 of the Bidding Documents.

Very truly yours,


MARITES A. IBANEZ, CESO V
Head of Procuring Entity 

Conformed:

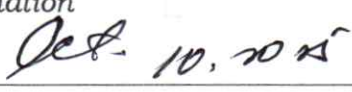

Mender A. Moche

Signature over Printed Name

General Manager

Designation

Date:


Oct 10, 2015



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Department of Education
REGION IV-A CALABARZON
SCHOOLS DIVISION OF BATANGAS

CONTRACT AGREEMENT

THIS AGREEMENT made this 14th day of October 2025 between Department of Education Division of Batangas, Provincial Sports Complex, Bolbok, Batangas City, Philippines (hereinafter called "the Entity") represented herein by its Schools Division Superintendent **DR. MARITES A. IBANEZ** of the one part and MR Commonwealth Properties, Inc. (Rosario Resort and Hotel) represented herein by its General Manager **MENDEL A. NOCHE** of 119 Gualberto Ave., Quilib, Rosario, Batangas (hereinafter called "the Supplier") of the other part;

WHEREAS, the Entity invited Bids for certain goods and ancillary services, particularly the **PR No. 2025-09-00132- Lease of Venue to be used for the conduct of Strengthening Legal Ownership: Orientation for School Sites Titling in Batangas Province on October 20-24, 2025** and has accepted a Bid by the Supplier for the supply of those goods and services in the sum of **One Million Three Hundred Forty-Eight Thousand Eight Hundred Fifty Pesos (Php 1,348,850.00)** only (hereinafter called "the Contract Price") and shall be completed within Five (5) calendar days. Below are the details of the project:

**Food, Venue and Accommodation - Live-in TWG for 5days for 16 pax
October 20 - 24, 2025**

Inclusions:

Breakfast - (Rice, 2 Viand, Coffee, Fruits, and Water
Lunch & Dinner -Rice, 2 Viand, Vegetables, Dessert, Juice, and Water
Afternoon Snacks-Snack, Juice and Water

Food and Venue for Live-Out Participants

Day 1 - October 20, 2025 - 198 pax
Day 2 - October 21, 2025 - 195 pax
Day 3 - October 22, 2025 - 196 pax
Day 4 - October 23, 2025 - 193 pax
Day 5 - October 24, 2025 - 221 pax

Inclusions:

Breakfast- Rice, 2 Viand, Coffee, Fruits, and Water
Lunch-Rice, 2 Viand, Vegetables, Dessert, Juice, and Water
Afternoon Snacks-Snack, Juice and Water

Additional Requirements:

Accommodation based on quadruple sharing room, 1 Plenary Room, physical set-up of the function halls, 7"x10" Welcome Tarpaulin, basic light and sounds, free-flowing coffee, purified drinking water. Dinner and accommodation for 5 advance party on day 0.

Provision of Medical Staff and common medicine



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NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. In this Agreement words and expressions shall have the same meanings as are respectively assigned to them in the Conditions of Contract referred to.
2. The following documents as required by the 2016 revised Implementing Rules and Regulations of Republic Act No. 9184 shall be deemed to form and be read and construed as integral part of this Agreement, *viz.*:
 - i. Philippine Bidding Documents (PBDs);
 - i. Schedule of Requirements;
 - ii. Technical Specifications;
 - iii. General and Special Conditions of Contract; and
 - iv. Supplemental or Bid Bulletins, if any
 - ii. Winning bidder's bid, including the Eligibility requirements, Technical and Financial Proposals, and all other documents or statements submitted;
Bid form, including all the documents/statements contained in the Bidder's bidding envelopes, as annexes, and all other documents submitted (e.g., Bidder's response to request for clarifications on the bid), including corrections to the bid, if any, resulting from the Procuring Entity's bid evaluation;
 - iii. Performance Security;
 - iv. Notice of Award of Contract; and the Bidder's conforme thereto; and
 - v. Other contract documents that may be required by existing laws and/or the Procuring Entity concerned in the PBDs. **Winning bidder agrees that additional contract documents or information prescribed by the GPPB that are subsequently required for submission after the contract execution, such as the Notice to Proceed, Variation Orders, and Warranty Security, shall likewise form part of the Contract.**
3. In consideration for the sum of One Million Three Hundred Forty-Eight Thousand Eight Hundred Fifty Pesos (Php 1,348,850.00) only or such other sums as may be ascertained, MR Commonwealth Properties, Inc. (Rosario Resort and Hotel) of 119 Gualberto Ave., Quilib, Rosario, Batangas agrees to deliver the project PR No. 2025-09-00132- Lease of Venue to be used for the conduct of Strengthening Legal Ownership: Orientation for School Sites Titling in Batangas Province on October 20-24, 2025 in accordance with its Bid.

Supplier's Witness

Supplier

BAC Chairperson

Schools Division Superintendent

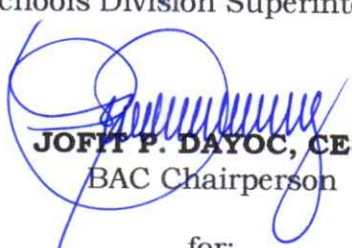


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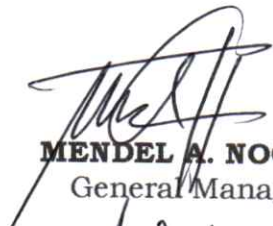
4. The Department of Education Division of Batangas agrees to pay the above-mentioned sum in accordance with the terms of the Bidding.

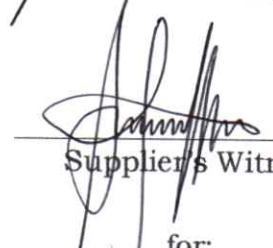
IN WITNESS whereof the parties hereto have caused this Agreement to be executed in accordance with the laws of the Republic of the Philippines on the day and year first above written.


MARITES A. IBANEZ, CESO V
Schools Division Superintendent


JOFF P. DAYOC, CESE
BAC Chairperson

for:
DepEd Division of Batangas


MENDEL A. NOCHE
General Manager


Supplier's Witness

for:
MR Commonwealth Properties, Inc.
Rosario Resort and Hotel

Certificate of Availability of Funds:

Amount: ₱1,348,850.00

Sub-Aro No: 0SEC-4A-25-02438


EDUARDA U. ALON
Accountant III



Republic of the Philippines
Department of Education
REGION IV-A CALABARZON
SCHOOLS DIVISION OF BATANGAS

REPUBLIC OF THE PHILIPPINES)
City/Municipality of ROSARIO, BATANGAS

ACKNOWLEDGMENT

BEFORE ME, a Notary Public in and for ROSARIO, BATANGAS,
Philippines, this _____ day of OCT 14 2025, personally appeared:

NAME

Number

Issued on

Issued at

1. **MARITES A. IBANEZ, CESO V**
Head of Procuring Entity
DepEd Batangas

PRC 0188341

PRC Manila

2. **MENDEL A. NOCHE**
General Manager
MR Commonwealth Properties, Inc.
Rosario Resort and Hotel
119 Gualberto Ave., Quilib,
Rosario, Batangas

SCR 1489-XB January 4, 2021 Rosario, Bats.

Known to me and to me known to be the same persons who executed the foregoing instrument and acknowledged to me that same is the free and voluntary act and deed of the entities which they respectively represent.

The foregoing instrument is a CONTRACT consisting of four (4) pages (exclusive of attachments), including this page on which this acknowledgment is written and signed by the parties hereto and their instrument witnesses on the left hand margin of each and every page hereof.

WITNESS MY HAND AND SEAL on the date and place first above written.

ROMEO T. REYES

Notary Public, Batangas City, Dec 31, 2025
PTR No. 36425170-1-2-25

IBP No. 1862-9-15-22 Roll No. 22823
Rosario, Batangas TIN-115-030-168
MCLE Compliance No. I-0017940

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Republic of the Philippines
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SCHOOLS DIVISION OF BATANGAS

NOTICE TO PROCEED
(Public Bidding)

MR. MENDEL A. NOCHE

General Manager
MR Commonwealth Properties, Inc.
Rosario Resort and Hotel
119 Gualberto Ave., Quilib
Rosario, Batangas

Name of Project: PR No. 2025-09-00132- Lease of Venue to be used for the conduct of Strengthening Legal Ownership: Orientation for School Sites Titling in Batangas Province on October 20-24, 2025

Dear **Mr. Noche:**

We wish to inform you that the Contract Agreement for PR No. 2025-09-00132- Lease of Venue to be used for the conduct of Strengthening Legal Ownership: Orientation for School Sites Titling in Batangas Province on October 20-24, 2025 amounting to One Million Three Hundred Forty-Eight Thousand Eight Hundred Fifty Pesos (Php 1,348,850.00) only has been approved.

You are now hereby notified to commence execution of Works and shall fully complete all of the works within five (5) calendar days after receipt of this notice.

Very truly yours,

MARITES A. IBANEZ, CESO V
Head of Procuring Entity

Receipt of NTP is hereby acknowledged:

Mendel A. Noche
Mendel A. Noche

(Signature over Printed Name)

General Manager

(Designation)

MR COMMONWEALTH PROP. INC
ROSARIO RESORT & HOTEL

(Name of Company)

Date: *Oct. 16, 2025*



Address: Provincial Sports Complex, Bolbok, 4200 Batangas City

Telephone: (043) 722-1840 / 722-1796

Email Address: deped.batangas@deped.gov.ph

Website: www.depedbatangas.com

Doc. Ref. Code	SDO-OSDS-F120	Rev	00
Effectivity	03.10.25	Page	1 of 1