



## Award Notice Abstract (Ref No.: 5895438)

Status: Updated

<b>Control Number:</b> PR No. 2025-10-0153  <b>Approved Budget:</b> Php102,000.00  <b>Procurement Mode:</b> Negotiated Procurement - Lease of Real Property (Sec. 53.10)  <b>Classification:</b> Goods  <b>Category:</b> Lease and Rental of Property or Building  <b>Applicable Procurement Rules:</b> Implementing Rules and Regulations  <b>Funding Source:</b> Government of the Philippines (GOP)  <b>Funding Instrument:</b> General Appropriations Act  <b>Delivery Period:</b> 1Day/s  <b>Contact Person:</b> Anabel Magalona  <b>Created By:</b> Anabel Magalona	<p><b>DEPARTMENT OF EDUCATION - DIVISION OF BATANGAS</b> Provincial Sports Complex Compound, Bolbok Batangas City Batangas, Region IV-A, Philippines</p> <p><b>PR No. 2025-10-0153 Lease of Venue to be used for the conduct of ALS Year-End ALS Program Implementation Review on November 18, 2025</b></p> <p><b>Awardee :</b> MR COMMONWEALTH PROPERTIES INC. <b>Address :</b> National Highway, Brgy. Quilib Rosario Batangas, Region IV-A, Philippines</p> <p><b>Contact Person :</b> MENDEL NOCHE <b>Designation :</b> GENERAL MANAGER</p> <table border="1"> <thead> <tr> <th data-bbox="383 638 412 659">#</th><th data-bbox="412 638 1032 659">Product/Service/Project Name</th><th data-bbox="1032 638 1243 659">Budget</th></tr> </thead> <tbody> <tr> <td data-bbox="383 743 412 764">1</td><td data-bbox="412 690 1032 827">PR No. 2025-10-0153 Lease of Venue to be used for , PR No. 2025-10-0153 Lease of Venue to be used for the conduct of ALS Year-End ALS Program Implementation Review on November 18, 2025, 90110000, 1, Lot</td><td data-bbox="1032 743 1243 764">Php102,000.00</td></tr> </tbody> </table> <p><b>Reason for Award :</b> Lowest Calculated Responsive Bid</p>	#	Product/Service/Project Name	Budget	1	PR No. 2025-10-0153 Lease of Venue to be used for , PR No. 2025-10-0153 Lease of Venue to be used for the conduct of ALS Year-End ALS Program Implementation Review on November 18, 2025, 90110000, 1, Lot	Php102,000.00	<b>Award Type:</b> Award Notice  <b>Contract Amount:</b> Php102,000.00  <b>Award Date:</b> 29-Oct-2025  <b>Publish Date:</b> 18-Dec-2025  <b>Date Last Updated:</b> 18-Dec-2025  <b>Contract Number:</b> PR No. 2025-10-0153  <b>Proceed Date:</b> 12-Nov-2025  <b>Contract Effectivity Date:</b> 18-Nov-2025  <b>Contract End Date:</b> 18-Nov-2025  <b>Created By:</b> Anabel E. Magalona  <b>Date Created:</b> 18-Dec-2025  <b>Approver:</b> Anabel E. Magalona  <b>View Documents:</b> 3
#	Product/Service/Project Name	Budget						
1	PR No. 2025-10-0153 Lease of Venue to be used for , PR No. 2025-10-0153 Lease of Venue to be used for the conduct of ALS Year-End ALS Program Implementation Review on November 18, 2025, 90110000, 1, Lot	Php102,000.00						



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

**BAC Resolution Recommending the Use of Alternative Method of Procurement  
Resolution No. 2025-10-0153-A**

**WHEREAS**, there is an approved Purchase Request (PR) No. 2025-10-0153 with an Approved Budget for the Contract (ABC) of One Hundred Two Thousand Pesos (Php 102,000.00) only for the Procurement of **Lease of Venue to be used for the conduct of ALS Year-End ALS Program Implementation Review on November 18, 2025;**

**WHEREAS**, it is preferred that government agencies lease publicly-owned real property or venue from other government agencies will be used instead of privately-owned real property for lease of venue;

**WHEREAS**, if there is an available publicly-owned real property or venue that complies with the requirements of the Procuring Entity, it may enter into a contract of lease with the government-agency owner;

**WHEREAS**, the end user/program proponent requested the Bids and Awards Committee (BAC) to use a privately owned venue based on the following considerations:

- The National Educator's Academy of the Philippines (NEAP) Malvar as a publicly-owned venue is unavailable due to ongoing renovation.
- The preferred location is within Batangas as it is more economical and efficient alternative for the government and the target participants;
- In addition to accessibility, the proposed venue offers a strategic advantage as most of the participants are personnel from the Schools Division Office. Holding the activity nearby will not only minimize travel time and expenses but will also help ensure the continuity of essential office services during the training period.
- The quality of facilities, amenities, and accommodation available in private venues is expected to foster a more productive, engaging, and collaborative environment, ultimately contributing to the overall success of the program.
- Lastly, the anticipated costs to be incurred for participants' travel is economical and the venue lease remains within the allowable threshold set for lease of venue expenses.
- Furthermore, the venue's rating factor assessment meets or exceeds the required 85% passing rate, and the costs fall within the government procurement guidelines and will not be incurred any additional incidental expenses;

**WHEREAS**, the use of publicly-owned real property and venue is not feasible;





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SCHOOLS DIVISION OF BATANGAS

**WHEREAS**, Section 48.1 of 2016 Revised IRR of RA 9184 (updated as of 19 July 2024) Subject to the prior approval of the HoPE, and whenever justified by the conditions provided in this Act, the Procuring Entity may, to promote economy and efficiency, resort to any of the alternative methods of procurement provided in this Rule. In all instances, the Procuring Entity shall ensure that the most advantageous price for the Government is obtained;

**WHEREAS**, the Bids and Awards Committee was authorized to resort to Alternative Methods of Procurement in accordance with the provisions of Section 53. Negotiated Procurement of the 2016 Revised IRR of RA 9184 (updated as of 19 July 2024)

**WHEREAS**, the Bids and Awards Committee recommends that the Procurement of **PR No. 2025-10-0153 – Lease of Venue to be used for the conduct of ALS Year-End ALS Program Implementation Review on November 18, 2025** will be conducted through “Negotiated Procurement-Lease of Real Property and Venue Section 53.10”;

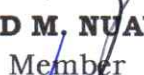
**NOW, THEREFORE**, We, the Members of the Bids and Awards Committee, hereby **RESOLVE** as it is hereby **RESOLVED** to conduct an Alternative Method of Procurement for this project.

**BAC RESOLUTION REQUESTING FOR THE APPROVAL ON  
THE USE OF ALTERNATIVE METHOD OF PROCUREMENT  
RESOLUTION NO. 2025-10-0153-A Date: October 13, 2025**

  
**ATTY. KAREN M. SALIMO**  
Member

  
**LOU C. PANALIGAN**  
Member

  
**MARIO B. MARAMOT, PhD**  
Member

  
**DAVID M. NUAY**  
Member

  
**RHINA O. ILAGAN, CESE**  
Vice-Chairperson

  
**JOFIT R. DAYOC, CESE**  
Chairperson

APPROVED:

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



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REGION IV-A CALABARZON  
SCHOOLS DIVISION OF BATANGAS

**BAC RESOLUTION DECLARING LCRB AND RECOMMENDING APPROVAL  
RESOLUTION NO. 2025-10-0153-B**

**WHEREAS**, on October 13, 2025, DepEd Division of Batangas thru the Bids and Awards Committee (BAC) Secretariat posted the Request for Quotation for the Procurement of **PR No. 2025-10-0153 – Lease of Venue to be used for the conduct of ALS Year-End ALS Program Implementation Review on November 18, 2025** with an Approved Budget for the Contract of One Hundred Two Thousand Pesos (Php 102,000.00) only in the Procuring Entity's website and at SDO Batangas Bulletin Board continuously for 5 calendar days;

**WHEREAS**, the BAC Secretariat sent the Request For Quotation to three (3) venues within the vicinity of Batangas of the pre-determined location of the End-User;

**WHEREAS**, on October 17, 2025, at 10:00 a.m. opening of quotations was conducted at SDO Batangas, Provincial Sports Complex, Bolbok, Batangas City;

**WHEREAS**, during the quotation opening, the BAC Secretariat informed the BAC that MR Commonwealth Properties, Inc. (Rosario Resort and Hotel) and PCK Trade and Realty Corporation submitted their quotations;

**WHEREAS**, the BAC opened the submitted technical documents and financial bid of the two (2) bidders and found the following details below:

No	NAME OF BIDDER	Bid Amount	BIR Registration	ITR	Tax Clearance	DTI/ SEC Registration	PhilGEPS Registration	Mayors Permit	OSS	Remarks
1	MR Commonwealth Properties, Inc. (Rosario Resort and Hotel)	P 102,000.00	/	/	/	/	/	/	/	Complying
2	PCK Trade and Realty Corporation	P 127,500.00	/	/	/	/	/	/	-	Non-Complying
XX	XXXX	XXXX	XX	XX	XX	XX	XX	XX	XX	XX

**WHEREAS**, the BAC declared MR Commonwealth Properties, Inc. (Rosario Resort and Hotel) the Lowest Bid as Read while PCK Trade and Realty Corporation was disqualified due to non-submission of notarized Omnibus Sworn Statement and its bid exceeds the ABC;

**WHEREAS**, on October 21, 2025 at 1:30 p.m., the TWG conducted bid evaluation and the bid amount as calculated is as follows:





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REGION IV-A CALABARZON  
SCHOOLS DIVISION OF BATANGAS

No	NAME OF BIDDER	Bid Amount	Remarks
1	MR Commonwealth Properties, Inc. (Rosario Resort and Hotel)	P 102,000.00	Complying
XX	XXXX	XXXX	XXXX

**WHEREAS**, upon post-qualification and careful examination, validation and verification of the eligibility, technical and financial requirements submitted to the BAC by MR Commonwealth Properties, Inc. (Rosario Resort and Hotel) it was found responsive as to the requirements of the project;

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

**NOW, THEREFORE**, We, the Members of the Bids and Awards Committee, hereby RESOLVE as it is hereby RESOLVED to award the project **PR No. 2025-10-0153 – Lease of Venue to be used for the conduct of ALS Year-End ALS Program Implementation Review on November 18, 2025** to:

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

BAC RESOLUTION DECLARING LCRB AND RECOMMENDING APPROVAL  
RESOLUTION NO. 2025-10-0153-B

October 27, 2025

**ATTY. KAREN M. SALIMO**

Member

**LOU C. PANALIGAN**

Member

**MARIO B. MARAMOT, PhD**

Member

**DAVID M. NUAY**

Member

**RHINA O. ILAGAN, CESE**

Vice Chairperson

**JOFIT 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  
(AMP)**

October 28, 2025

**MR. MENDEL A. NOCHE**

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

Dear **Mr. Noche**:

We are very pleased to inform you that we have considered your proposal for **PR No. 2025-10-0153 – Lease of Venue to be used for the conduct of ALS Year-End ALS Program Implementation Review on November 18, 2025** in the amount of One Hundred Two Thousand Pesos (Php 102,000.00) only as corrected and modified in accordance with the Instruction to Bidders are hereby accepted.

You are hereby required to submit the necessary documents upon receipt of this Notice of Award.

Very truly yours,

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

Conformed

*[Signature]*  
Mendel A. Noche

Signature over Printed Name

General Manager

Designation

Date: *Oct. 29, 2025*



# **ROSARIO RESORT AND HOTEL**

**BRGY. QUILIB, ROSARIO, BATANGAS**

## **CONTRACT OF AGREEMENT**

This CONTRACT AGREEMENT entered into this 29<sup>th</sup> day of October 2025 by and between:

The **DEPARTMENT OF EDUCATION – Division of Batangas**, with registered address at Provincial Sports Complex, Bolbok, Batangas City, herein represented by **DR. MARITES A. IBAÑEZ**, Schools Division Superintendent hereinafter referred to as the **"FIRST PARTY"**.

- and -

**ROSARIO RESORT AND HOTEL**, owned and operated by **MR COMMONWEALTH PROPERTIES INC.** with registered address in National Hi-way, Barangay Quilib, Rosario Batangas, herein represented by its **General Manager Mr. Mendel A. Noche**, hereinafter referred to as the **"SECOND PARTY"**;

By entering into this agreement, the parties agree to the terms and conditions pertaining to:

1. The use of Hotel facilities and services by the **"FIRST PARTY"**.
2. Provision of food, facilities and services in accordance with specifications set which the **"SECOND PARTY"** will provide.

**Type of function:** PR No. 2025-10-0153 – Lease of Venue to be used for the conduct of ALS Year-End ALS Program Implementation Review on November 18, 2025.

**Total Package Price:** PESOS: ONE HUNDRED TWO THOUSAND ONLY  
**(₱ 102,000.00)**

**Total Guaranteed number of Participants: 85 PAX**

**Inclusions:** Food and Venue

### **MEALS:**

**Live-Out participants - 85 PAX**

- Breakfast – rice, 2 viands, fresh fruits, bread & butter & coffee
- **Assisted Buffet Lunch** – rice, vegetables, 2 viands, soup, dessert & softdrinks/juice
- Afternoon Snacks – snacks and soft drinks or juice
- Free flowing purified water
- Free Flowing coffee/Tea

### **Session Hall Inclusion**

- Session hall to accommodate 85 participants
- Functional sound system with at least three microphones
- with on duty technician/technical support staff
- strong and stable internet connection
- provision of LCD projector with screen and extension cords

# **ROSARIO RESORT AND HOTEL**

## **BRGY. QUILIB, ROSARIO, BATANGAS**

### **TERMS AND CONDITIONS**

Upon the signing of this contract, the **"FIRST PARTY"** and **"SECOND PARTY"** shall agree on the following terms and conditions:

### **PAYMENTS:**

The **"FIRST PARTY"**, Department of Education Batangas, a government agency, shall provide the **"SECOND PARTY"** certificate of availability of funds for the said expenses. Full payments shall be made only after all necessary documents are completed from the date of the said function which is November 18, 2025.

Bills and other expenses incurred during the function which are not the part of the packages shall be charged to individual guest on his/her personal account and must be paid upon consumption. Unless otherwise the same has been acknowledged and signed by the designated official signatory, said charges shall be included in the **"FIRST PARTY"** master folio for inclusion in the billing statement.

The **"FIRST PARTY"** agrees to advise the **"SECOND PARTY"** in writing within a period of not less than seven (7) days prior to the date of function, with regard to the number of persons/guest who will attend, which shall constitute the guaranteed minimum number of the guest upon the which the **"SECOND PARTY"** shall compute the total charges due from the **"FIRST PARTY"**, in this regard, the **"SECOND PARTY"** shall accept no decrease in the guaranteed minimum number of guest within the period of seven (7) days prior to the date of function.

IN WITNESS WHEREOF, the parties have hereunder signed their names at the date and place written at the beginning of this agreement.

### **"FIRST PARTY"**

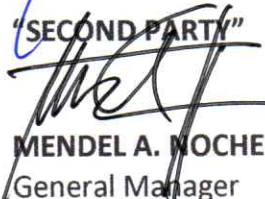
Conforme:


Funds Available: ₱102,000.00

  
**MARITES A. IBAÑEZ, CESO V**  
Schools Division Superintendent

  
**EDUARDA U. ALON**  
Accountant III

  
**JOFIT P. DAYOC, CSE**  
BAC Chairperson

  
**MENDEL A. NOCHE**  
General Manager

  
**ABIGAIL C. DE LUNA**  
Banquet & Events Supervisor



# ROSARIO RESORT AND HOTEL

**BRGY. QUILIB, ROSARIO, BATANGAS**

REPUBLIC OF THE PHILIPPINES     )  
Municipality of Rosario, Batangas   )S.S

## ACKNOWLEDGEMENT

**BEFORE ME**, A Notary Public for and in the Municipality of Rosario, Batangas, this 29<sup>th</sup> Day of October 2025 personally appeared.

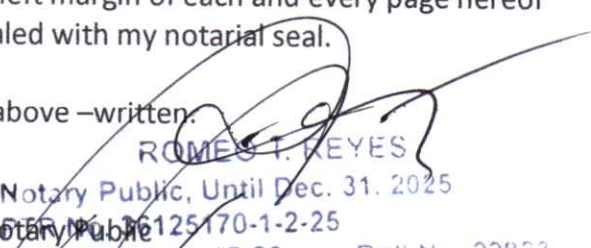
### GOVERNMENT ISSUED IDENTIFICATIONS

	<u>NUMBER</u>	<u>ISSUED AT</u>
MARITES A. IBAÑEZ, CESO V	0188341	PRC Manila
MENDEL A. NOCHE	SCAR-1489-23	Rosario, Batangas

who are known to me and to me known to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their own free act and voluntary act and deed.

This instrument, consisting of three (3) pages, including the page on which this acknowledgement is written, has been signed on the left margin of each and every page hereof by the concerned parties and their witnesses, and sealed with my notarial seal.

WITNESS MY HAND AND SEAL, at the place and date above –written.

  
ROMEO T. REYES  
Notary Public, Until Dec. 31, 2025  
Notary Public ID No. 125170-1-2-25  
Until Notary Public ID 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  
**Department of Education**  
REGION IV-A CALABARZON  
SCHOOLS DIVISION OF BATANGAS

**NOTICE TO PROCEED  
(AMP)**

November 11, 2025

**MR. MENDEL A. NOCHE**

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

Dear **Mr. Noche**:

The Notice to Proceed is hereby given to MR Commonwealth Properties, Inc. (Rosario Resort and Hotel) that work may commence on the date this NTP was received for the project **PR No. 2025-10-0153 – Lease of Venue to be used for the conduct of ALS Year-End ALS Program Implementation Review on November 18, 2025** in the amount of One Hundred Two Thousand Pesos (Php 102,000.00) only.

Upon receipt of this notice, you are responsible for performing the services under the terms and conditions of the agreement and in accordance with the Implementation Schedule.

Please acknowledge receipt and acceptance of this notice by signing both copies in the space provided below. Keep one copy and return the other to the DepEd Division Office, Batangas Provincial Sports Complex, Bolbok, Batangas City.

Very truly yours,

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

I acknowledge receipt of this Notice on

*Nov. 12, 2025*

Name of the Representative of Bidder

*Mendel A. Noche*

Authorized Signature: \_\_\_\_\_



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
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