



Award Notice Abstract (Ref No.: 5895438)

Status: Updated

Control Number: PR No. 2025-10-0153	DEPARTMENT OF EDUCATION - DIVISION OF BATANGAS Provincial Sports Complex Compound, Bolbok Batangas City Batangas, Region IV-A, Philippines 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		Award Type: Award Notice
Approved Budget: Php102,000.00	Awardee : MR COMMONWEALTH PROPERTIES INC. Address : National Highway, Brgy. Quilib Rosario Batangas, Region IV-A, Philippines		Contract Amount: Php102,000.00
Procurement Mode: Negotiated Procurement - Lease of Real Property (Sec. 53.10)	Contact Person : MENDEL NOCHE Designation : GENERAL MANAGER		Award Date: 29-Oct-2025
Classification: Goods	Line Item		Publish Date: 18-Dec-2025
Category: Lease and Rental of Property or Building	#	Product/Service/Project Name	Date Last Updated: 18-Dec-2025
Applicable Procurement Rules: Implementing Rules and Regulations	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	Contract Number: PR No. 2025-10-0153
Funding Source: Government of the Philippines (GOP)			Proceed Date: 12-Nov-2025
Funding Instrument: General Appropriations Act			Contract Effectivity Date: 18-Nov-2025
Delivery Period: 1Day/s			Contract End Date: 18-Nov-2025
Contact Person: Anabel Magalona			Created By: Anabel E. Magalona
Created By: Anabel Magalona			Date Created: 18-Dec-2025
			Approver: Anabel E. Magalona
			View Documents: 3



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

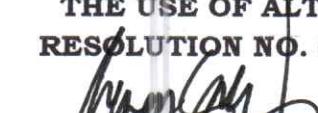
WHEREAS, Section 48.1 of 2016 Revised IRR of RA 9184 (updated as of 19 July 2024) Subject to the prior approval of the HoPE, and whenever justified by the conditions provided in this Act, the Procuring Entity may, to promote economy and efficiency, resort to any of the alternative methods of procurement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

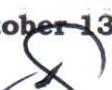
WHEREAS, the Bids and Awards Committee was authorized to resort to Alternative Methods of Procurement in accordance with the provisions of Section 53. Negotiated Procurement of the 2016 Revised IRR of RA 9184 (updated as of 19 July 2024)

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**

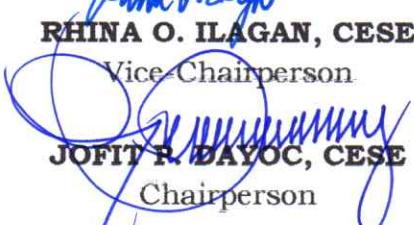

ATTY. KAREN M. SALIMO
Member


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. IBÁÑEZ, CESO V
Head of Procuring Entity

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



Republic of the Philippines
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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:

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-F116	Rev	00
Effectivity	03.10.25	Page	1 of 2



Republic of the Philippines
Department of Education
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;

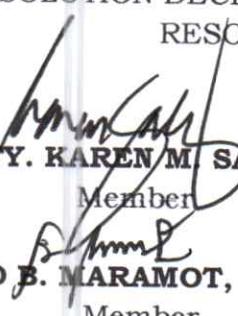
NOW, THEREFORE, We, the Members of the Bids and Awards Committee, hereby RESOLVE as it is hereby RESOLVED to award the project **PR No. 2025-10-0153 – Lease of Venue to be used for the conduct of ALS Year-End ALS Program Implementation Review on November 18, 2025** to:

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

BAC RESOLUTION DECLARING LCRB AND RECOMMENDING APPROVAL

RESOLUTION NO. 2025-10-0153-B

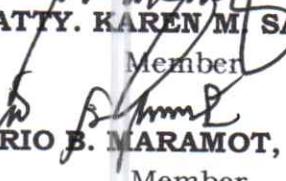
October 27, 2025


ATTY. KAREN M. SALIMO

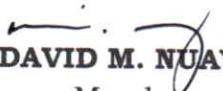
Member


LOU C. PANALIGAN

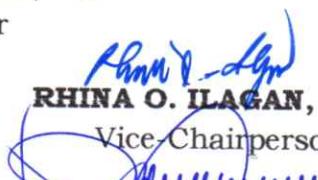
Member


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**:

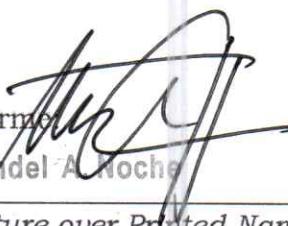
We are very pleased to inform you that we have considered your proposal for **PR No. 2025-10-0153 – Lease of Venue to be used for the conduct of ALS Year-End ALS Program Implementation Review on November 18, 2025** in the amount of One Hundred Two Thousand Pesos (Php 102,000.00) only as corrected and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


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 29th 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:

MARITES A. IBÁÑEZ, CESO V
Schools Division Superintendent

JOFFIT P. DAYOC, CESE
BAC Chairperson

"SECOND PARTY"
MENDEL A. NOCHE
General Manager

Funds Available: **₱102,000.00**

EDUARDA U. ALON
Accountant III

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 29th Day of October 2025 personally appeared.

GOVERNMENT ISSUED IDENTIFICATIONS

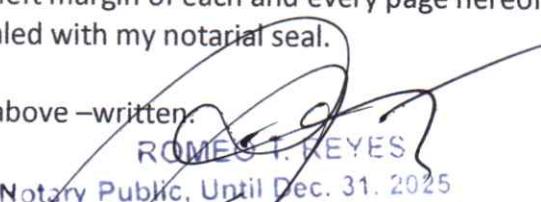
NUMBER **ISSUED AT**

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. KEYES

Notary Public, Until Dec. 31, 2025

Notary Public No. 125170-1-2-25

Until 2025 Roll No. 22823

Notary Public No. 1862-9-15-22 Rosario, Batangas TIN-115-030-168

MCLE Compliance No. I-0017940

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Book No. CXVI
Series of 2025



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
MARITES A. IBÁÑEZ, CESO V
Head of Procuring Entity *AK*

I acknowledge receipt of this Notice on Nov. 12, 2025

Mendel A. Noche

Name of the Representative of Bidder

Authorized Signature: *Mendel A. Noche*