



Award Notice Abstract (Ref No.: 5917835)

Status: Updated

Control Number: PR No. 2025-11-0184	DEPARTMENT OF EDUCATION - DIVISION OF BATANGAS Provincial Sports Complex Compound, Bolbok Batangas City Batangas, Region IV-A, Philippines PR No. 2025-11-0184 Lease of Venue to be used for the Conduct of the 2025 DIVISION ORIENTATION ON INDUCTION PROGRAM FOR BEGINNING TEACHERS: INNOVATING EXPERIENCE (Batch 2) on December 19, 2025	Award Type: Award Notice						
Approved Budget: Php220,800.00	Awardee : MR COMMONWEALTH PROPERTIES INC. MENDEL NOCHE Address : National Highway, Brgy. Quilib Rosario Batangas, Region IV-A, Philippines	Contract Amount: Php220,800.00						
Procurement Mode: Negotiated Procurement - Lease of Real Property (Sec. 53.10)	Contact Person : MENDEL NOCHE Designation : GENERAL MANAGER	Award Date: 10-Dec-2025						
Classification: Goods	Line Item	Publish Date: 06-Jan-2026						
Category: Lease and Rental of Property or Building	<table border="1"> <thead> <tr> <th>#</th> <th>Product/Service/Project Name</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>PR No. 2025-11-0184 Lease of Venue to be used for , PR No. 2025-11-0184 Lease of Venue to be used for the Conduct of the 2025 DIVISION ORIENTATION ON INDUCTION PROGRAM FOR BEGINNING TEACHERS: INNOVATING EXPERIENCE (Batch 2) on December 19, 2025, 90110000, 1, Lot</td> <td>Php220,800.00</td> </tr> </tbody> </table>	#	Product/Service/Project Name	Budget	1	PR No. 2025-11-0184 Lease of Venue to be used for , PR No. 2025-11-0184 Lease of Venue to be used for the Conduct of the 2025 DIVISION ORIENTATION ON INDUCTION PROGRAM FOR BEGINNING TEACHERS: INNOVATING EXPERIENCE (Batch 2) on December 19, 2025, 90110000, 1, Lot	Php220,800.00	Date Last Updated: 06-Jan-2026
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Applicable	Reason for Award : Lowest Calculated Responsive Bid	Contract Number: PR No. 2025-11-0184						
Procurement Rules: Implementing Rules and Regulations		Proceed Date: 18-Dec-2025						
Funding Source: Government of the Philippines (GOP)		Contract Effectivity Date: 19-Dec-2025						
Funding Instrument: General Appropriations Act		Contract End Date: 19-Dec-2025						
Delivery Period: 1Day/s		Created By: Anabel E. Magalona						
Contact Person: Anabel Magalona		Date Created: 06-Jan-2026						
Created By: Anabel Magalona		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. 2025-11-0184-A**

WHEREAS, there is an approved Purchase Request (PR) No. 2025-11-0184 with an Approved Budget for the Contract (ABC) of Two Hundred Twenty Thousand Eight Hundred Pesos (Php 220,800.00) only for the Procurement of **Lease of Venue to be used for the Conduct of the 2025 Division Orientation Induction Program for Beginning Teachers: Innovation Experience (Batch 2) on December 19, 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 currently unavailable due to ongoing rehabilitation work;
- Holding the event in a local private venue would not only be a more economical option for the government and the participants but would also ensure accessibility by various modes of transportation for both the participants and the members of the Program Management Team and Technical Working Group.
- This arrangement would likewise minimize travel time and related 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;

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;



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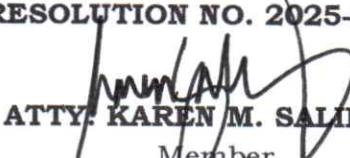
WHEREAS, the Bids and Awards Committee was authorized to resort to Alternative Methods of Procurement in accordance with the provisions of Section 53. Negotiated Procurement of the 2016 Revised IRR of RA 9184 (updated as of 19 July 2024)

WHEREAS, the Bids and Awards Committee recommends that the Procurement of **PR No. 2025-11-0184 - Lease of Venue to be used for the Conduct of the 2025 Division Orientation Induction Program for Beginning Teachers: Innovation Experience (Batch 2) on December 19, 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**

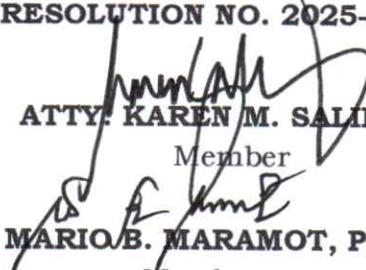
RESOLUTION NO. 2025-11-0184-A **Date: November 27, 2025**


ATTY. KAREN M. SALIMO

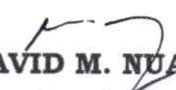
Member


LOU C. PANALIGAN

Member


MARIO B. MARAMOT, PhD

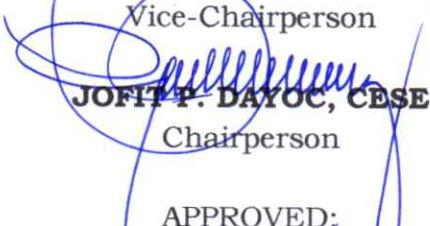
Member


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
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SCHOOLS DIVISION OF BATANGAS

BAC RESOLUTION DECLARING LCRB AND RECOMMENDING APPROVAL
RESOLUTION NO. 2025-11-0184-B

WHEREAS, on November 27, 2025, DepEd Division of Batangas thru the Bids and Awards Committee (BAC) Secretariat posted the Request for Quotation for the Procurement of **PR No. 2025-11-0184 – Lease of Venue to be used for the Conduct of the 2025 Division Orientation Induction Program for Beginning Teachers: Innovation Experience (Batch 2) on December 19, 2025** with an Approved Budget for the Contract of Two Hundred Twenty Thousand Eight Hundred Pesos (Php 220,800.00) only in the Procuring Entity's website and at SDO Batangas Bulletin Board continuously for 4 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 December 1, 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) submitted its quotation;

WHEREAS, the BAC opened the submitted technical documents and financial bid of the lone bidder 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)	P220,800.00	/	/	/	/	/	/	/	Complying
XX	XX	XX	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;

WHEREAS, on December 1, 2025 at 4:00 p.m., the TWG conducted bid evaluation and the bid amount as calculated is as follows:



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 SCHOOLS DIVISION OF BATANGAS

No	NAME OF BIDDER	Bid Amount	Remarks
1	MR Commonwealth Properties, Inc. (Rosario Resort and Hotel)	P 220,800.00	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;

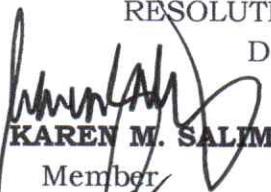
NOW, THEREFORE, We, the Members of the Bids and Awards Committee, hereby RESOLVE as it is hereby RESOLVED to award the project **PR No. 2025-11-0184 - Lease of Venue to be used for the Conduct of the 2025 Division Orientation Induction Program for Beginning Teachers: Innovation Experience (Batch 2) on December 19, 2025** to:

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

BAC RESOLUTION DECLARING LCRB AND RECOMMENDING APPROVAL

RESOLUTION NO. 2025-11-0184-B

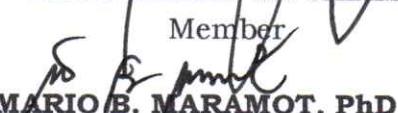
December 9, 2025


ATTY. KAREN M. SALIMO

Member


LOU C. RANALIGAN

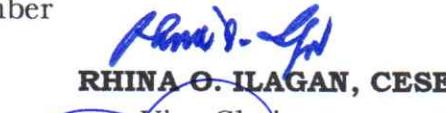
Member


MARIO B. MARAMOT, PhD

Member


DAVID M. NUAY

Member


RHINA O. ILAGAN, CESE

Vice-Chairperson


JOFIT P. DATOC, CESE

Chairperson

APPROVED:


MARITES A. IBANEZ, 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
Department of Education
REGION IV-A CALABARZON
SCHOOLS DIVISION OF BATANGAS

**NOTICE OF AWARD
(AMP)**

December 10, 2025

MR. MENDEL A. NOCHE

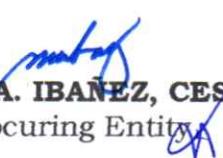
General Manager
MR Commonwealth Properties, Inc.
Rosario Resort and Hotel
119 Gualberto Ave., Quilib
Rosario, Batangas

Dear **Mr. Noche**:

We are very pleased to inform you that we have considered your proposal for the project **PR No. 2025-11-0184 - Lease of Venue to be used for the Conduct of the 2025 Division Orientation Induction Program for Beginning Teachers: Innovation Experience (Batch 2) on December 19, 2025** in the amount of Two Hundred Twenty Thousand Eight Hundred Pesos (Php 220,800.00) 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

Conforme:


Mendel A. Noche

Signature over Printed Name

General Manager

Designation

Date: Dec. 10, 2025

ROSARIO RESORT AND HOTEL

BRGY. QUILIB, ROSARIO, BATANGAS

CONTRACT OF AGREEMENT

This **CONTRACT AGREEMENT** entered into this 15th day of December 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. IBÁÑEZ**, 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. 2025-11-0184 – Lease of Venue to be used for the Conduct of the 2025 Division Orientation on Induction Program for Beginning Teachers: Innovating Experience (Batch 2) on December 19, 2025.

Total Guaranteed number of Participants: 184 PAX

Total Package Price: IN PESOS: TWO HUNDRED TWENTY THOUSAND EIGHT HUNDRED ONLY (₱220,800.00)

Inclusions: Food & Venue

Meals:

Live-out participants - 184 PAX

Inclusions:

Breakfast – rice, 2 viands, fruits, bread and coffee

Lunch – rice, 2 viands, vegetables, dessert, and water

PM Snacks – Sandwich & drinks

Additional Requirements:

Tables, chairs, stage decorations, sound system, microphones, wide screen (2), projector, and 6 x 8" Tarpaulin

TERMS AND CONDITIONS:

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

ROSARIO RESORT AND HOTEL

BRGY. QUILIB, ROSARIO, BATANGAS

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 December 19, 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. IBANEZ, CESO V
Schools Division Superintendent

JOFIT P. DAYOC, CESE
BAC Chairperson

"SECOND PARTY"

MENDEL A. NOCHE
General Manager

Funds Available: **₱200,800.00**

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 11, 2025, personally appeared.

GOVERNMENT ISSUED IDENTIFICATIONS

	<u>NUMBER</u>	<u>ISSUED AT</u>
MARITES A. IBAÑEZ, CESO V	0188341	PRC Manila
MENDEL A. NOCHE	SCA R-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 (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.

Doc. No. 149
Page No. 30
Book No. CXVII
Series of WMS

ROSAZO T. VERA
Notary Public, Until Dec. 31, 2025
PTR No. 007205770-43-25
IBP No. 1802-9-13-22 PAB No. 33323
Rosario, Batangas TIN-115-00041934
MCLE Compliance No. 100-2025



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

**NOTICE TO PROCEED
(AMP)**

December 15, 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. 2025-11-0184 – Lease of Venue to be used for the Conduct of the 2025 Division Orientation Induction Program for Beginning Teachers: Innovation Experience (Batch 2) on December 19, 2025** in the amount of Two Hundred Twenty Thousand Eight Hundred Pesos (Php 220,800.00) 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.

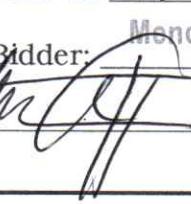
Please acknowledge receipt and acceptance of this notice by signing both copies in the space provided below. Keep one copy and return the other to the DepEd Division Office, Batangas Provincial Sports Complex, Bolbok, Batangas City.

Very truly yours,


MARITES A. IBANEZ, CESO V
Head of Procuring Entity 

I acknowledge receipt of this Notice on Dec. 18, 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