



Award Notice Abstract (Ref No.: 5918138)

Status: Updated

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| Control Number: PR No. 2025-11-0188 | DEPARTMENT OF EDUCATION - DIVISION OF BATANGAS Provincial Sports Complex Compound, Bolbok Batangas City Batangas, Region IV-A, Philippines | Award Type: Award Notice |
| Approved Budget: Php960,000.00 | PR No. 2025-11-0188 Lease of Venue to be used for the Conduct of the Division Climate Change Conference on December 1819, 2025 | Contract Amount: Php960,000.00 |
| Procurement Mode: Negotiated Procurement - Lease of Real Property (Sec. 53.10) | Awardee : MR COMMONWEALTH PROPERTIES INC. MENDEL NOCHE Address : National Highway, Brgy. Quilib Rosario Batangas, Region IV-A, Philippines | Contact Person : GENERAL MANAGER |
| Classification: Goods | Designation : GENERAL MANAGER | Award Date: 10-Dec-2025 |
| Category: Lease and Rental of Property or Building | | Publish Date: 06-Jan-2026 |
| Applicable | | Date Last Updated: 06-Jan-2026 |
| Procurement Rules: Implementing Rules and Regulations | | Contract Number: PR No. 2025-11-0188 |
| Funding Source: Government of the Philippines (GOP) | | Proceed Date: 17-Dec-2025 |
| Funding Instrument: General Appropriations Act | | Contract Effectivity Date: 18-Dec-2025 |
| Delivery Period: 2Day/s | | Contract End Date: 19-Dec-2025 |
| Contact Person: Anabel Magalona | | Created By: Anabel E. Magalona |
| Created By: Anabel Magalona | | Date Created: 06-Jan-2026 |
| | | 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. 2025-11-0188-A

WHEREAS, there is an approved Purchase Request (PR) No. 2025-11-0188 with an Approved Budget for the Contract (ABC) of Nine Hundred Sixty Thousand Pesos (Php 960,000.00) only for the Procurement of **Lease of Venue to be used for the Conduct of the Division Climate Change Conference on December 18-19, 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 training locally minimizes travel expenses, such as transportation, accommodation, and meal allowances, which would otherwise be incurred if the training were held outside the province. In other words, no additional/incidental expenses will be incurred.
- This also reduces the time spent on travel, allowing participants to focus more on the content of the training itself.
- Additionally, Batangas is strategically located and offers a variety of venues that can accommodate up to 240 participants, with facilities that are conducive to professional development.
- 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;



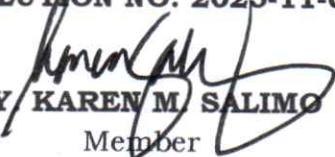
Republic of the Philippines
Department of Education
REGION IV-A CALABARZON
SCHOOLS DIVISION OF BATANGAS

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)

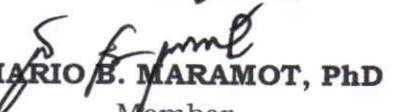
WHEREAS, the Bids and Awards Committee recommends that the Procurement of **PR No. 2025-11-0188 – Lease of Venue to be used for the Conduct of the Division Climate Change Conference on December 18-19, 2025** will be conducted through “Negotiated Procurement-Lease of Real Property and Venue Section 53.10”;

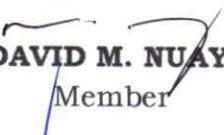
NOW, THEREFORE, We, the Members of the Bids and Awards Committee, hereby RESOLVE as it is hereby RESOLVED to conduct an Alternative Method of Procurement for this project.

**BAC RESOLUTION REQUESTING FOR THE APPROVAL ON
THE USE OF ALTERNATIVE METHOD OF PROCUREMENT**
RESOLUTION NO. 2025-11-0188-A Date: November 27, 2025


ATTY. KAREN M. SALIMO
Member

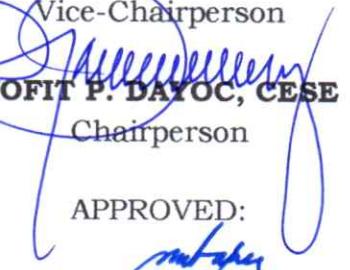

LOU C. PANALIGAN
Member


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
 REGION IV-A CALABARZON
 SCHOOLS DIVISION OF BATANGAS

BAC RESOLUTION DECLARING LCRB AND RECOMMENDING APPROVAL
RESOLUTION NO. 2025-11-0188-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. 2025-11-0188 – Lease of Venue to be used for the Conduct of the Division Climate Change Conference on December 18-19, 2025** with an Approved Budget for the Contract of Nine Hundred Sixty Thousand Pesos (Php 960,000.00) 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) | P960,000.00 | / | / | / | / | / | / | / | 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 2:00 p.m., the TWG conducted bid evaluation and the bid amount as calculated is as follows:



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 960,000.00 | 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. 2025-11-0188 - Lease of Venue to be used for the Conduct of the Division Climate Change Conference on December 18-19, 2025** to:

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

BAC RESOLUTION DECLARING LCRB AND RECOMMENDING APPROVAL
 RESOLUTION NO. 2025-11-0188-B

December 9, 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)**

December 10, 2025

MR. MENDEL A. NOCHE

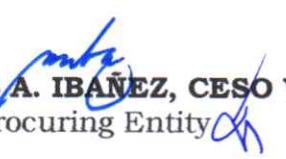
General Manager
MR Commonwealth Properties, Inc.
Rosario Resort and Hotel
119 Gualberto Ave., Quilib
Rosario, Batangas

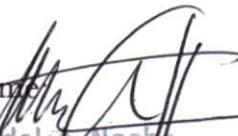
Dear **Mr. Noche**:

We are very pleased to inform you that we have considered your proposal for the project **PR No. 2025-11-0188 – Lease of Venue to be used for the Conduct of the Division Climate Change Conference on December 18-19, 2025** in the amount of Nine Hundred Sixty Thousand Pesos (Php 960,000.00) 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. IBÁÑEZ, CESO V
Head of Procuring Entity 

Conformed


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. 2025-11-0188 – Lease of Venue to be used for the Conduct of the Division Climate Change Conference on December 18-19,2025.

Total Guaranteed number of Participants: 240 PAX

Total Package Price: IN PESOS: NINE HUNDRED SIXTY THOUSAND ONLY (₱960,000.00)

Inclusions:

A. Food, Venue & Hotel Accommodation

Meals:

Live-in participants - 240 PAX

Day 1

Breakfast- Rice, 2 viands, vegetables, dessert, and coffee or juice

Lunch- Rice, 2 Viands, Vegetables, Dessert and juice

P. M. Snacks- Pasta, bread and juice

Dinner- Rice, 2 Viands, Vegetables, Dessert and juice

Day 2

Breakfast- Rice, 2 viands, vegetables, dessert, and coffee or juice

A.M Snacks- Pasta, bread and juice

Lunch- Rice, 2 Viands, Vegetables, Dessert and juice

P.M. Snacks- Pasta, bread and juice

ROSARIO RESORT AND HOTEL

BRGY. QUILIB, ROSARIO, BATANGAS

B. Session Hall Inclusions:

- 1 Conference hall for plenary session, which can accommodate all of the participants
- Functional sound system with at least three microphones and 1 LED Projector, and with on duty technician
- 4 x 3 Tarpaulin
- Free-flowing Coffee and Water available at each session halls.

C. Room Accommodation:

- Quadruple/Triple sharing for participants
- with individual personal kit (bath towel, Toothpaste, shampoo, bath soap) for the entire duration of the event

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 December 18-19, 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 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.

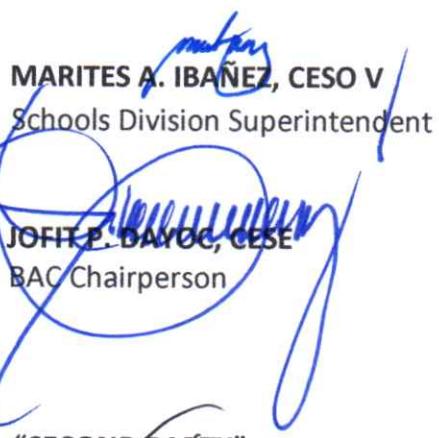
ROSARIO RESORT AND HOTEL

BRGY. QUILIB, ROSARIO, BATANGAS

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

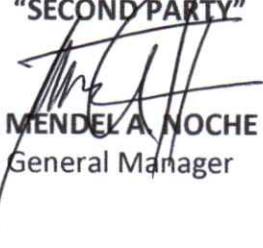
"FIRST PARTY"

Conforme:

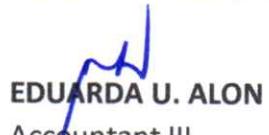

MARITES A. IBÁÑEZ, CESO V
Schools Division Superintendent

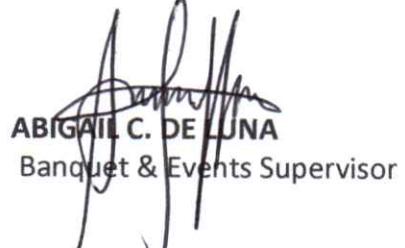

JOFIT P. DAVOC, CESO
BAC Chairperson

"SECOND PARTY"


MENDELA NOCHE
General Manager

Funds Available: **₱ 960,000.00**


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 DEC 15 2025, 2025, personally appeared.

GOVERNMENT ISSUED IDENTIFICATIONS

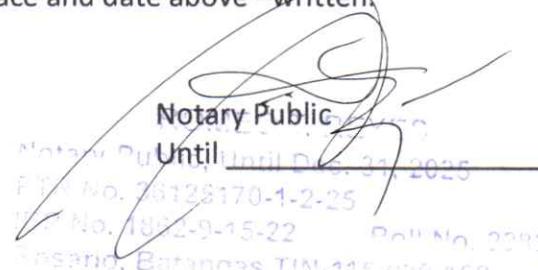
| <u>NUMBER</u> | <u>ISSUED AT</u> |
|--------------------------------------|-------------------|
| MARITES A. IBÁÑEZ, CESO V 0188341 | PRC Manila |
| MENDEL A. NOCHE SCA R-1489-23 | Rosario, Batangas |

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 (4) 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. 150
Page No. 30
Book No. CXVII
Series of VM


Notary Public
Until Dec. 31, 2025
File No. 23128170-1-2-25
ID No. 1882-945-22 Roll No. 23923
Rosario, Batangas TIN-115-070-168
MCLE Compliance No. 1-0017840



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

**NOTICE TO PROCEED
(AMP)**

December 17, 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. 2025-11-0188 – Lease of Venue to be used for the Conduct of the Division Climate Change Conference on December 18-19, 2025** in the amount of Nine Hundred Sixty Thousand Pesos (Php 960,000.00) 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. IBÁÑEZ, CESO V
Head of Procuring Entity

I acknowledge receipt of this Notice on Dec. 17, 2025

Name of the Representative of Bidder: Mendel A. Noche

Authorized Signature: 