



Award Notice Abstract (Ref No.: 6077010)

Status: Updated

| <p>Control Number: PR No. 2026-03-0015</p> <p>Approved Budget: Php2,000,000.00</p> <p>Procurement Mode: Negotiated Procurement - Lease of Real Property (Sec. 53.10)</p> <p>Classification: Goods</p> <p>Category: Lease and Rental of Property or Building</p> <p>Applicable Procurement Rules: Implementing Rules and Regulations</p> <p>Funding Source: Government of the Philippines (GOP)</p> <p>Funding Instrument: General Appropriations Act</p> <p>Delivery Period: 4Day/s</p> <p>Contact Person: Anabel Magalona</p> <p>Created By: Anabel Magalona</p> | <p>DEPARTMENT OF EDUCATION - DIVISION OF BATANGAS Provincial Sports Complex Compound, Bolbok Batangas City Batangas, Region IV-A, Philippines</p> <p>PR No. 2026-03-0015 Lease of Venue to be used on the conduct of ORIENTATION ON NEW SPECIAL NEEDS EDUCATION PROGRAM, ACTIVITIES, POLICIES AND GUIDELINES on May 21-22, 2026 (Batch 1) and on May 28-29, 2026 (Batch 2)</p> <p>Awardee : MR COMMONWEALTH PROPERTIES INC.</p> <p>Contact Person : MENDEL NOCHE</p> <p>Address : National Highway, Brgy. Quilib Rosario Batangas, Region IV-A, Philippines</p> <p>Designation : GENERAL MANAGER</p> <p>Line Item</p> <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. 2026-03-0015 Lease of Venue to be used on t, PR No. 2026-03-0015 Lease of Venue to be used on the conduct of ORIENTATION ON NEW SPECIAL NEEDS EDUCATION PROGRAM, ACTIVITIES, POLICIES AND GUIDELINES on May 21-22, 2026 (Batch 1) and on May 28-29, 2026 (Batch 2), 90110000, 1, Lot</td> <td>Php2,000,000.00</td> </tr> </tbody> </table> <p>Reason for Award : Lowest Calculated Responsive Bid</p> | # | Product/Service/Project Name | Budget | 1 | PR No. 2026-03-0015 Lease of Venue to be used on t, PR No. 2026-03-0015 Lease of Venue to be used on the conduct of ORIENTATION ON NEW SPECIAL NEEDS EDUCATION PROGRAM, ACTIVITIES, POLICIES AND GUIDELINES on May 21-22, 2026 (Batch 1) and on May 28-29, 2026 (Batch 2), 90110000, 1, Lot | Php2,000,000.00 | <p>Award Type: Award Notice</p> <p>Contract Amount: Php2,000,000.00</p> <p>Award Date: 06-Apr-2026</p> <p>Publish Date: 29-Apr-2026</p> <p>Date Last Updated: 29-Apr-2026</p> <p>Contract Number: PR No. 2026-03-0015</p> <p>Proceed Date: 21-Apr-2026</p> <p>Contract Effectivity Date: 21-May-2026</p> <p>Contract End Date: 29-May-2026</p> <p>Created By: Anabel E. Magalona</p> <p>Date Created: 29-Apr-2026</p> <p>Approver: Anabel E. Magalona</p> <p>View Documents: 3</p> |
|--|--|-----------------|------------------------------|--------|---|--|-----------------|---|
| # | Product/Service/Project Name | Budget | | | | | | |
| 1 | PR No. 2026-03-0015 Lease of Venue to be used on t, PR No. 2026-03-0015 Lease of Venue to be used on the conduct of ORIENTATION ON NEW SPECIAL NEEDS EDUCATION PROGRAM, ACTIVITIES, POLICIES AND GUIDELINES on May 21-22, 2026 (Batch 1) and on May 28-29, 2026 (Batch 2), 90110000, 1, Lot | Php2,000,000.00 | | | | | | |



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

**BAC Resolution Recommending the Use of Negotiated Procurement
 Resolution No. 2026-03-0015-A**

WHEREAS, there is an approved Purchase Request (PR) No. 2026-03-0015 with an Approved Budget for the Contract (ABC) of Two Million Pesos (Php 2,000,000.00) only for the Procurement of **Lease of Venue to be used in the Conduct of ORIENTATION OF NEW SPECIAL NEEDS EDUCATION PROGRAM, ACTIVITES, POLICIES AND GUIDELINES on May 21-22, 2026 (Batch 1) and on May 28-29, 2026 (Batch 2);**

WHEREAS, Section 26.1 of IRR R.A. No. 12009, the Procuring Entity shall adopt a mode of procurement consistent with the Fit-for-Purpose procurement approach;

WHEREAS, Section 35. Negotiated Procurement, it is a mode of procurement of Goods, Infrastructure Projects, and Consulting services, whereby the Procuring Entity directly negotiates a contract with a technically, legally, and financially capable supplier, contractor or consultant.

WHEREAS, Section 35.9 Lease of Real Property and Venue, it is preferred that government agencies lease publicly owned real property or venue from other government agencies;

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, in the event that the Procuring Entity would resort to privately owned real property or venue, the End-User or Implementing Unit shall justify that the same is more efficient and economical to the government;

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 Educators Academy of the Philippines (NEAP) CALABARZON located in Malvar, Batangas has a limited accommodation capacity which can only cater to a maximum of 120 participants for board and lodging.
- The planned Orientation involves a number of participants exceeding the allowable capacity of the said facility, thereby rendering it insufficient to meet the requirements of the activity;
- There is a need to ensure that all identified participants are properly accommodated in a venue that provides adequate space, complete board and lodging, and necessary logistical support aligned with DepEd standards;
- the procurement of a lease for a privately-owned venue is deemed necessary to address the limitations of the available government facility and to ensure the smooth, efficient, and uninterrupted conduct of the activity;



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

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R2-149535

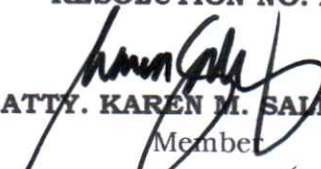
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REGION IV-A CALABARZON
SCHOOLS DIVISION OF BATANGAS


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

WHEREAS, the Bids and Awards Committee recommends that the Procurement of **PR No. 2026-03-0015 - Lease of Venue to be used in the Conduct of ORIENTATION OF NEW SPECIAL NEEDS EDUCATION PROGRAM, ACTIVITES, POLICIES AND GUIDELINES** on May 21-22, 2026 (Batch 1) and on May 28-29, 2026 (Batch 2) will be conducted through "Negotiated Procurement-Lease of Real Property and Venue Section 35.9";

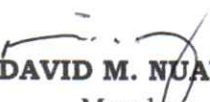
NOW, THEREFORE, We, the Members of the Bids and Awards Committee, hereby RESOLVE as it is hereby RESOLVED to conduct Negotiated Procurement- Lease of Real Property and Venue for this project.

BAC RESOLUTION REQUESTING FOR THE APPROVAL ON THE USE OF NEGOTIATED PROCUREMENT-LEASE OF REAL PROPERTY AND VENUE
RESOLUTION NO. 2026-03-0015-A Date: March 18, 2026

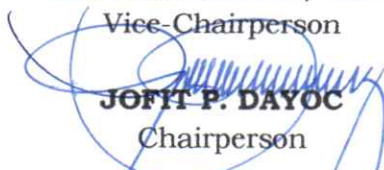

ATTY. KAREN M. SALIMO
Member



LOU C. PANALIGAN
Member


MARIO B. MARAMOT, PhD
Member


DAVID M. NUAY
Member

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


JOFIT P. DAYOC
Chairperson

APPROVED:

MARITES A. IBANEZ, CESO V
Head of Procuring Entity



Address: Provincial Sports Complex, Bolbok, 4200 Batangas City
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Republic of the Philippines
Department of Education
 REGION IV-A CALABARZON
 SCHOOLS DIVISION OF BATANGAS

BAC RESOLUTION DECLARING SCRQ AND RECOMMENDING APPROVAL
RESOLUTION NO. 2026-03-0015-B

WHEREAS, on March 18, 2026 DepEd Division of Batangas thru the Bids and Awards Committee (BAC) Secretariat posted the Request for Quotation for the Procurement of **PR No. 2026-03-0015 – Lease of Venue to be used in the Conduct of ORIENTATION OF NEW SPECIAL NEEDS EDUCATION PROGRAM, ACTIVITIES, POLICIES AND GUIDELINES on May 21-22, 2026 (Batch 1) and on May 28-29, 2026 (Batch 2)** with an Approved Budget for the Contract of Two Million Pesos (Php 2,000,000.00) 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 March 23, 2026, 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 | Latest Income /Business Tax Return | Tax Clearance | DTI/SEC Registration | PhilGEPS Registration | Mayors Permit | OSS | Remarks |
|----|---|----------------|------------------|------------------------------------|---------------|----------------------|-----------------------|---------------|-----|-----------|
| 1 | MR Commonwealth Properties, Inc. (Rosario Resort and Hotel) | P 2,000,000.00 | / | / | / | / | / | / | / | Complying |
| XX | XXXX | XXXX | XXXX | XXXX | XXXXX | XXXX | XXXX | XXXX | XXX | XXXX |

WHEREAS, the BAC declared MR Commonwealth Properties, Inc. (Rosario Resort and Hotel) the single quotation as read;

WHEREAS, on March 24, 2026 at 9:00 AM, the detailed evaluation of quotation was conducted at SDO Batangas Conference Room with the following calculated bid amount:

| No. | Name of Bidder | Bid Amount (As Calculated) |
|-----|---|----------------------------|
| 1 | MR Commonwealth Properties, Inc. (Rosario Resort and Hotel) | P 2,000,000.00 |
| XX | XXXX | XXXX |



Address: Provincial Sports Complex, Bolbok, 4200 Batangas City
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Republic of the Philippines
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SCHOOLS DIVISION OF BATANGAS

WHEREAS, on March 24, 2026 the BAC issued Notice To Conduct Post Qualification to MR Commonwealth Properties Inc. (Rosario Resort and Hotel) stating that the BAC will conduct validation and authentication of eligibility, technical and financial documents, as well as the technical specifications stated in the Request for Quotation at the Bids and Awards Committee office;

WHEREAS, on March 25, 2026, a representative from MR Commonwealth Properties, Inc. (Rosario Resort and Hotel) presented its post qualification requirements to the TWG;

WHEREAS, during post-qualification and careful examination, validation and verification of the eligibility, technical and financial documents presented by MR Commonwealth Properties, Inc. (Rosario Resort and Hotel), it was found compliant to the requirements of the project;


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

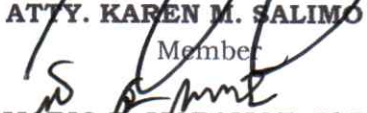
NOW, THEREFORE, We, the Members of the Bids and Awards Committee, hereby RESOLVE as it is hereby RESOLVED to award the project of **PR No. 2026-03-0015 - Lease of Venue to be used in the Conduct of ORIENTATION OF NEW SPECIAL NEEDS EDUCATION PROGRAM, ACTIVITES, POLICIES AND GUIDELINES on May 21-22, 2026 (Batch 1) and on May 28-29, 2026 (Batch 2)** to:


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

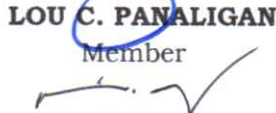
BAC RESOLUTION DECLARING SCRQ AND RECOMMENDING APPROVAL
 RESOLUTION NO. **2026-03-0015-B**

March 30, 2026


ATTY. KAREN M. SALIMO
 Member

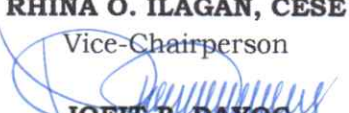

MARIO B. MARAMOT, PhD
 Member


LOU C. PANALIGAN
 Member


DAVID M. NUAY
 Member

-OB-

RHINA O. ILAGAN, CESE
 Vice-Chairperson


JOFIT P. DAYOC
 Chairperson

APPROVED:


MARITES A. IBANEZ, CESO V
 Head of Procuring Entity



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

NOTICE OF AWARD

March 31, 2026

MENDEL A. NOCHE

General Manager
 MR Commonwealth Properties, Inc.
 Rosario Resort and Hotel
 National Highway, Brgy. Quilib
 Rosario, Batangas

Dear **Mr. Noche:**

We are very pleased to inform you that we have considered your proposal for of **PR No. 2026-03-0015 – Lease of Venue to be used in the Conduct of ORIENTATION OF NEW SPECIAL NEEDS EDUCATION PROGRAM, ACTIVITIES, POLICIES AND GUIDELINES on May 21-22, 2026 (Batch 1) and on May 28-29, 2026 (Batch 2)** in the amount of Two Million Pesos (Php 2,000,000.00) only, undertaken through Section 35 Negotiated Procurement of Implementing Rules and Regulation of Republic Act No. 12009.


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

We appreciate your interest in this opportunity, and we look forward to your satisfactory performance of your obligations under the project.

Very truly yours,

MARITES A. IBANEZ, CESO V
 Head of Procuring Entity

Conforme:



 Signature over Printed Name

Banquet & Events Supervisor

 Designation

Date: April 06, 2026



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

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ROSARIO RESORT AND HOTEL

BRGY. QUILIB, ROSARIO, BATANGAS

CONTRACT OF AGREEMENT

This **CONTRACT AGREEMENT** entered into this 6th day of April 2026 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. 2026-03-0015 – Lease of Venue to be used on the conduct of Orientation on New Special Needs Education Program, Activities, Policies and Guidelines on May 21-22, 2026 (Batch 1) and on May 28-29, 2026 (Batch2).

Total Guaranteed number of Participants: 250 PAX

Total Package Price: IN PESOS: TWO MILLION PESOS ONLY (₱2,000,000.00)

Inclusions: Food, Venue and Hotel Accommodation

Meals:

Live-in participants - 250 PAX (Batch 1)

Day 1 (May 21, 2026)

Breakfast- Rice, 2 viands, fresh fruits, bread and butter & coffee/hot chocolate

Assisted Buffet Lunch- Rice, Vegetables 2 viands, soup, Dessert, juice/water

PM Snacks– Snacks and juice

Assisted Buffet Dinner- Rice, Vegetables 2 viands, soup, Dessert, juice/water

Day 2 (May 22, 2026)

Breakfast- Rice, 2 viands, fresh fruits, bread and butter & coffee/hot chocolate

AM Snacks– Snacks and juice

Assisted Buffet Lunch- Rice, Vegetables 2 viands, soup, Dessert, juice/water

PM Snacks– Snacks and juice

ROSARIO RESORT AND HOTEL

BRGY. QUILIB, ROSARIO, BATANGAS

Inclusions: Food, Venue and Hotel Accommodation

Meals:

Live-in participants - 250 PAX (Batch2)

Day 1 (May 28, 2026)

Breakfast- Rice, 2 viands, fresh fruits, bread and butter & coffee/hot chocolate

Assisted Buffet Lunch- Rice, Vegetables 2 viands, soup, Dessert, juice/water

PM Snacks– Snacks and juice

Assisted Buffet Dinner- Rice, Vegetables 2 viands, soup, Dessert, juice/water

Day 2 (May 29, 2026)

Breakfast- Rice, 2 viands, fresh fruits, bread and butter & coffee/hot chocolate

AM Snacks– Snacks and juice

Assisted Buffet Lunch- Rice, Vegetables 2 viands, soup, Dessert, juice/water

PM Snacks– Snacks and juice

Inclusions: Physical set up of the function hall, Welcome tarp 8ft x 12 ft landscape, tarp inside the plenary, Basic and functional sound system, including at least 3 wireless microphones and an operator, 4 LCD Projectors stable and strong WIFI connectivity.
Room Arrangement: Triple/Quadruple Sharing

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 May 29, 2026.

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.

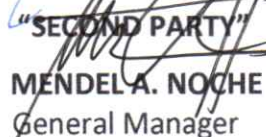
IN WITNESS WHEREOF, the parties have hereunder signed their names at the date and place written at the beginning of this agreement.

"FIRST PARTY"

Conforme:



MARITES A. IBANEZ CESOV
Schools Division Superintendent


JOFIT P. DAYOC
BAC Chairperson


"SECOND PARTY"
MENDEL A. NOCHE
General Manager

Funds Available: ₱ 2,000,000.00


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 APR 06 2026, 2026, personally appeared.

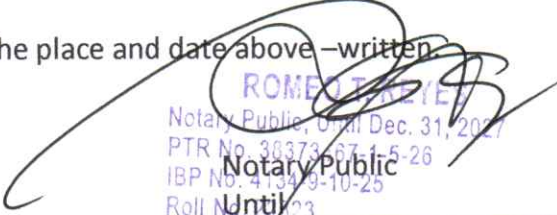
GOVERNMENT ISSUED IDENTIFICATIONS

| | <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 (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.


ROMEO T. REYES
Notary Public, Until Dec. 31, 2027
PTR No. 30373-67-1-5-26
IBP No. 41349-10-25
Roll No. 2023
MCLE Compliance No. I-0017940
Rosario, Batangas TIN - 115-030-168

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

NOTICE TO PROCEED

April 21, 2026

MENDEL A. NOCHE

General Manager
 MR Commonwealth Properties, Inc.
 Rosario Resort and Hotel
 National Highway, Brgy. Quilib
 Rosario, Batangas

Dear **Mr. Noche:**

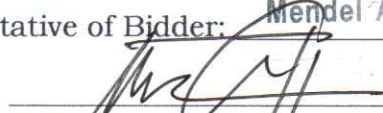
The Notice to Proceed is hereby given to MR Commonwealth Properties, Inc. (Rosario Resort and Hotel) that work may commence on the date this NTP was received for the project of **PR No. 2026-03-0015 - Lease of Venue to be used in the Conduct of ORIENTATION OF NEW SPECIAL NEEDS EDUCATION PROGRAM, ACTIVITES, POLICIES AND GUIDELINES on May 21-22, 2026 (Batch 1) and on May 28-29, 2026 (Batch 2)** in the amount of Two Million Pesos (Php 2,000,000.00) 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 April 21, 2026
 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

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