



Republic of the Philippines
Department of Education
 REGION IV-A CALABARZON



BAC RESOLUTION

RECOMMENDING TO THE HEAD OF THE PROCURING ENTITY THE AWARD OF CONTRACT TO MARAWI LEISURE PARK INC (TANZA OASIS HOTEL AND RESORT), M.I. SEVILLA RESORT, GREAT EASTERN HOTEL, INC., AND SELAH PODS HOTEL INC. FOR THE PROCUREMENT OF LEASE OF VENUE WITH FOOD AND ACCOMMODATION FOR THE REGIONAL TRAINING OF SCHOOL LEADERS ON REVISED K TO 10 CURRICULUM IMPLEMENTATION

WHEREAS, DepEd Regional Office IV-A CALABARZON has undertaken procurement of **LEASE OF VENUE WITH FOOD AND ACCOMMODATION** for the **REGIONAL TRAINING OF SCHOOL LEADERS ON REVISED K TO 10 CURRICULUM IMPLEMENTATION ON SEPTEMBER 15-19, 22-26, SEPTEMBER 29-OCTOBER 3, OCTOBER 6-10, 13-17, 20-24, 2025**;

WHEREAS, the Approved Budget for the Contract (ABC) are as follows;

LOT NO.	DESCRIPTION	APPROVED BUDGET FOR THE CONTRACT (ABC)
1	CAVITE CLUSTER	Php12,420,000.00
2	QUEZON CLUSTER	Php11,930,000.00
3	BATANGAS CLUSTER	Php11,320,000.00
4	RIZAL & LAGUNA CLUSTER	Php11,030,000.00

WHEREAS, Rule XVI, Section 48.2 of the IRR of R.A. 9184, otherwise known as the "Government Procurement Reform Act of 2003" provides the general rule that public bidding is the general mode of procurement. However, the same section allows procuring entities to resort to alternative methods of procurement such as Negotiated Procurement subject to the approval of the Head of the Procuring Entity;

WHEREAS, Rule XVI, Section 53.10 of the IRR of R.A. 9184 allows Negotiated Procurement under Lease of Real Property and Venue as a mode of procurement subject to the approval of the Head of Procuring Entity;

WHEREAS, the BAC thru its Secretariat, initiated the procurement activity by requesting for quotation from fifteen (15) prospective suppliers as follows:

CAVITE CLUSTER	
LOT 1	<ol style="list-style-type: none"> 1. Marawi Leisure Park Inc. (Tanza Oasis Hotel and Resort) 2. Tagaytay Automart Inc - Tagaytay Country Hotel 3. The Bayleaf Cavite 4. Alta D' Tagaytay Hotel

08F/ROA/JLCC

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RO-ASD-F121

QUEZON CLUSTER	
LOT 2	<ol style="list-style-type: none"> 1. Central Plaza Hotel 2. Ouan's Worth Farm And Family Resort Corporation 3. M.I. Sevilla Resort 4. St. Jude Cooperative Hotel and Event Center
BATANGAS CLUSTER	
LOT 3	<ol style="list-style-type: none"> 1. Canyon Cove Hotel & Spa 2. Great Eastern Hotel, Inc. 3. Red Hotel, Inc. 4. Forest Crest Nature Hotel & Resort
RIZAL AND LAGUNA CLUSTER	
LOT 4	<ol style="list-style-type: none"> 1. El Cielito Hotel 2. Paseo Premiere Hotel 3. Techno Park Hotel 4. Great Eastern Hotel, Inc. 5. Red Hotel, Inc.

WHEREAS, seven (7) suppliers submitted their respective proposals before the deadline for the submission of quotations, offering the following financial quotations, as read:

LOT NO.	NAME OF BIDDER	AMOUNT OF BID	REMARKS
1	TAGAYTAY AUTOMART INC - TAGAYTAY COUNTRY HOTEL	12,109,500.00	COMPLYING
	MARAWI LEISURE PARK INC (TANZA OASIS HOTEL AND RESORT)	12,388,950.00	COMPLYING
2	M.I. SEVILLA RESORT	11,321,570.00	COMPLYING
3	GREAT EASTERN HOTEL, INC.	11,037,000.00	COMPLYING
	RED HOTEL, INC.	11,320,000.00	COMPLYING
	SELAH PODS HOTEL INC.	11,320,000.00	COMPLYING
4	GREAT EASTERN HOTEL, INC.	10,754,250.00	COMPLYING
	RED HOTEL, INC.	11,030,000.00	COMPLYING
	SELAH PODS HOTEL INC.	11,030,000.00	COMPLYING
	PASEO PREMIER RESIDENCES INC. (TECHNOPARK HOTEL)	11,030,000.00	NON-COMPLYING (First Meal – AM Snacks; Last Meal – Lunch)

WHEREAS, on September 2, 2025, the end-user submitted its ocular inspection. Based on the Ocular Inspection report as follows:

-XXX-

*"This pertains to the procurement of venues with food and accommodation for the conduct of **Regional Training Of School Leaders On Revised K to 10 Curriculum Implementation** scheduled on September 15-19, 22-26, September 29-October 3, October 6-10, 13-17, 20-24, 2025. Following the ocular inspections conducted, The Human Resource Development Division-National Educators Academy of the Philippines in the Region (HRDD-NEAPR) hereby reports the results and significant observations/findings in relation to the prescribed specifications, to wit:*

LOT 1: CAVITE CLUSTER		
Specifications:	<i>Tagaytay Country Hotel</i>	<i>Tanza Oasis Hotel</i>
Rooms that can accommodate 3-4 participants each (single beds and strictly mp sharing of beds)	Not compliant Some participants will be accommodated in a condotel located outside the main hotel.	Compliant
Six (6) breakout rooms that can accommodate 60 participants each.	Not compliant One big hall is divided into three breakout rooms; thus, the sound system of each session will overlap and cause distraction, reducing participants' attention and focus.	Compliant
Fast and reliable internet connection (at least 50 Mbps). Most of the activities will require access to internet.	Not Compliant Internet connection speed is only 25-28 Mbps, which falls below the required 50 Mbps for the activity.	Compliant
Group workshop tables for 60 participants (maximum of 6 pax per table)	Compliant	Compliant

LOT 2: QUEZON CLUSTER	
Specifications:	<i>M.I. Sevilla Resort</i>
Rooms that can accommodate 3-4 participants each (single beds and strictly mp sharing of beds)	Compliant
Six (6) breakout rooms that can accommodate 60 participants each.	Compliant
Fast and reliable internet connection (at least 50 Mbps). Most of the activities will require access to internet.	Compliant
Group workshop tables for 60 participants (maximum of 6 pax per table)	Compliant

LOT 3: BATANGAS CLUSTER			
Specifications:	<i>Great Eastern Hotel, Inc.</i>	<i>Red Hotel, Inc.</i>	<i>Selah Pods Hotel</i>
Rooms that can accommodate 3-4 participants each (single beds and strictly mp sharing of beds)	Compliant	Compliant	Compliant
Six (6) breakout rooms that can accommodate 60 participants each.	Compliant	Not Compliant One big hall is divided into three breakout rooms; thus, the sound system of each session will overlap and cause distraction, and breakout rooms are too small to accommodate 50 participants per room.	Compliant

Fast and reliable internet connection (at least 50 Mbps). Most of the activities will require access to internet.	Compliant	Compliant	Compliant
Group workshop tables for 60 participants (maximum of 6 pax per table)	Compliant	Not Compliant Tables provided are too small to comfortably seat six (6) participants each, resulting in limited working space and difficulty in group activities that require space for collaboration.	Compliant

LOT 4: RIZAL AND LAGUNA CLUSTER

Specifications:	Great Eastern Hotel, Inc.	Red Hotel, Inc.	Selah Pods Hotel
Rooms that can accommodate 3-4 participants each (single beds and strictly no sharing of beds)	Compliant	Compliant	Compliant
Six (6) breakout rooms that can accommodate 60 participants each.	Compliant	Not Compliant One big hall is divided into three breakout rooms; thus, the sound system of each session will overlap and cause distraction, and breakout rooms are too small to accommodate 50 participants per room.	Compliant
Fast and reliable internet connection (at least 50 Mbps). Most of the activities will require access to internet.	Compliant	Compliant	Compliant
Group workshop tables for 60 participants (maximum of 6 pax per table)	Compliant	Not Compliant Tables provided are too small to comfortably seat six (6) participants each, resulting in limited working space and difficulty in group activities that require space for collaboration.	Compliant

WHEREAS, based on the result of the ocular inspection reflected in the Rating Factors and Determination of Reasonableness of Rental Rate for **Lot 1, TAGAYTAY AUTOMART INC - TAGAYTAY COUNTRY HOTEL** has been rated by with the score of **79.65%**, and **MARAWI LEISURE PARK INC (TANZA OASIS HOTEL AND RESORT)** has been rated by with the score of **91.55%**;

WHEREAS, based on the result of the ocular inspection reflected in the Rating Factors and Determination of Reasonableness of Rental Rate for **Lot 2, M.I. SEVILLA RESORT** has been rated by with the score of **90.65%**;

WHEREAS, based on the result of the ocular inspection reflected in the Rating Factors and Determination of Reasonableness of Rental Rate for **Lots 3 and 4, GREAT EASTERN HOTEL, INC.** has been rated by with the score of **85.25%**, **RED HOTEL, INC.** has been rated by with the score of **79.70%**, and **SELAH PODS HOTEL INC.** has been rated by with the score of **92.65%**;

WHEREAS, the report containing the result of the evaluation and its attachments is attached hereto as Annex "A", Annex "B", Annex "C", Annex "D", Annex "E" and Annex "F" and made an integral part hereof;

WHEREAS, after review and deliberation on the proposals of **TAGAYTAY AUTOMART INC - TAGAYTAY COUNTRY HOTEL** for **Lot 1** and **RED HOTEL, INC.** for **Lots 3 and 4** are non-compliant for the said activity due to the above-mentioned reason;

WHEREAS, based on the ocular inspection, the suppliers can only cater one (1) lot of the said event based on the specifications of the end-user;

WHEREAS, the BAC decided to award one (1) lot per supplier to accommodate the said event;

WHEREAS, upon evaluation or careful examination of the technical specification submitted, the BAC found that:

- a. **MARAWI LEISURE PARK INC (TANZA OASIS HOTEL AND RESORT)**, is compliant with its proposal for **Lot 1** in the total amount of **TWELVE MILLION THREE HUNDRED EIGHTY-EIGHT THOUSAND NINE HUNDRED FIFTY PESOS (Php12,388,950.00)** and is hereby declared as the Single Calculated and Responsive Quotation (SCRQ) for **Lot 1**;
- b. **M.I. SEVILLA RESORT**, is compliant with its proposal for **Lot 2** in the total amount of **ELEVEN MILLION THREE HUNDRED TWENTY-ONE THOUSAND FIVE HUNDRED SEVENTY PESOS (Php11,321,570.00)** and is hereby declared as the Single Calculated and Responsive Quotation (SCRQ) for **Lot 2**;
- c. **GREAT EASTERN HOTEL, INC.**, is compliant with its proposal for **Lot 3** in the total amount of **ELEVEN MILLION THIRTY-SEVEN THOUSAND PESOS (Php11,037,000.00)** and is hereby declared as the Lowest Calculated and Responsive Quotation (LCRQ) for **Lot 3**;
- d. **SELAH PODS HOTEL INC.**, is compliant with its proposal for **Lot 4** in the total amount of **ELEVEN MILLION THIRTY THOUSAND**

PESOS (Php11,030,000.00) and is hereby declared as the Responsive Quotation (RQ) for **Lot 4**;

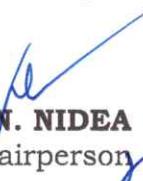
NOW, THEREFORE, the BAC hereby **RESOLVES**, as it hereby **RESOLVED**:

1. **To DECLARE** the quotations of **TAGAYTAY AUTOMART INC - TAGAYTAY COUNTRY HOTEL** for **Lot 1** and **RED HOTEL, INC.** for **Lots 3 and 4** as ineligible bidders for failure to comply with the required specification issued by this Office;
2. **To DECLARE** the quotation of **MARAWI LEISURE PARK INC (TANZA OASIS HOTEL AND RESORT)** as the Single Calculated and Responsive Quotation (SCRQ) for **Lot 1** in the amount of **TWELVE MILLION THREE HUNDRED EIGHTY-EIGHT THOUSAND NINE HUNDRED FIFTY PESOS (Php12,388,950.00)**;
3. **To DECLARE** the quotation of **M.I. SEVILLA RESORT** as the Single Calculated and Responsive Quotation (SCRQ) for **Lot 2** in the amount of **ELEVEN MILLION THREE HUNDRED TWENTY-ONE THOUSAND FIVE HUNDRED SEVENTY PESOS (Php11,321,570.00)**;
4. **To DECLARE** the quotation of **GREAT EASTERN HOTEL, INC.** as the Lowest Calculated and Responsive Quotation (LCRQ) for **Lot 3** in the amount of **ELEVEN MILLION THIRTY-SEVEN THOUSAND PESOS (Php11,037,000.00)**;
5. **To DECLARE** the quotation of **SELAH PODS HOTEL INC.** as the Responsive Quotation (RQ) for **Lot 4** in the amount of **ELEVEN MILLION THIRTY THOUSAND PESOS (Php11,030,000.00)**;
6. **To RECOMMEND** to the Regional Director, as the Head of Procuring Entity, the award of the project:
 - a. To **MARAWI LEISURE PARK INC (TANZA OASIS HOTEL AND RESORT)** for **Lot 1** in the amount of **TWELVE MILLION THREE HUNDRED EIGHTY-EIGHT THOUSAND NINE HUNDRED FIFTY PESOS (Php12,388,950.00)** for the **LEASE OF VENUE WITH FOOD AND ACCOMMODATION** for the **REGIONAL TRAINING OF SCHOOL LEADERS ON REVISED K TO 10 CURRICULUM IMPLEMENTATION ON SEPTEMBER 15-19, 22-26, SEPTEMBER 29-OCTOBER 3, OCTOBER 6-10, 2025**.
 - b. To **M.I. SEVILLA RESORT** for **Lot 2** in the amount of **ELEVEN MILLION THREE HUNDRED TWENTY-ONE THOUSAND FIVE HUNDRED SEVENTY PESOS (Php11,321,570.00)** for the **LEASE OF VENUE WITH FOOD AND ACCOMMODATION** for the **REGIONAL TRAINING OF SCHOOL LEADERS ON REVISED K TO 10 CURRICULUM IMPLEMENTATION ON SEPTEMBER 29-OCTOBER 3, OCTOBER 6-10, 13-17, 20-24, 2025**.
 - c. To **GREAT EASTERN HOTEL, INC.** for **Lot 3** in the amount of **ELEVEN MILLION THIRTY-SEVEN THOUSAND PESOS (Php11,037,000.00)** for the **LEASE OF VENUE WITH FOOD AND ACCOMMODATION** for the **REGIONAL TRAINING OF SCHOOL LEADERS ON REVISED K TO 10 CURRICULUM**

IMPLEMENTATION ON SEPTEMBER 29-OCTOBER 3,
OCTOBER 6-10, 13-17, 20-24, 2025.

d. To SELAH PODS HOTEL INC. for Lot 4 in the amount of ELEVEN MILLION THIRTY THOUSAND PESOS (Php11,030,000.00) for the LEASE OF VENUE WITH FOOD AND ACCOMMODATION for the REGIONAL TRAINING OF SCHOOL LEADERS ON REVISED K TO 10 CURRICULUM IMPLEMENTATION ON SEPTEMBER 29-OCTOBER 3, OCTOBER 6-10, 13-17, 20-24, 2025.

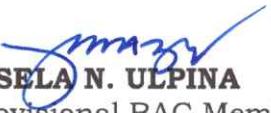
DONE, at DepEd Regional Office IV-A CALABARZON, this 4th of September 2025.


LOIDA N. NIDEA
BAC Chairperson


ANN GERALYN T. PELIAS
BAC Vice-Chairperson


MARITES L. GLORIA
BAC Member


REY M. VALENZUELA
BAC Member


JISELA N. ULPINA
Provisional BAC Member (End-User)

APPROVED DISAPPROVED:


ATTY. ALBERTO T. ESCOBARTE, CESO II
Head of the Procuring Entity