

Alabel Municipal Hall

Feasibility Study

Prepared by:

A. C. Ong Consulting Inc.

June 24, 2020



Contents

1	Introduction and Background	1
2	Location and Size	2
3	Financial Concerns	2
4	Legal Concerns	3
4.1	RA 11032	3
4.2	Memorandum of Agreement	3
4.3	Permits and Codes	4
5	Environmental Concerns	6
5.1	Climate	6
6	Geography	7

1 Introduction and Background

The city of Alabel holds numerous public institutions, organizations, and infrastructure necessary to the Province of Sarangani. The city's internal administration requires developed systems and infrastructure to facilitate smooth operations. Examples of important facilities in the municipality include the provincial capitol, provincial sports gymnasiums and centers, a national science high school, the local Land Transportation Office, a branch of the Philippine Postal Corporation, and several small and medium enterprises. The density of private and public concerns in the municipality requires a dedicated center for local government unit agencies to direct municipal government actions and oversee citizenry.

However, the current municipal hall in Barangay Poblacion suffers from poor location and insufficient space. The 1991 building accomodates only three offices, being the Mayor's Office, the

Municipal Administrator's Office, and the Local Civil Registrar. Other offices lay scattered around the municipality. These poor locations cause inefficiency in transactions and arrangements with citizens, businesses, and other concerned parties. Pursuant to Republic Act (RA) 11032, a new municipal hall would serve in streamlining government services and other transactions.

2 Location and Size

The Alabel Municipal Government owns lots 611 and 613 along Magsaysay Street in Barangay Poblacion. The barangay holds the largest population, with 18104 persons recorded in 2015. Retaining the current barangay for a new municipal hall allows direct access for many people. Additionally, the Barangay Council keeps a committee to handle infrastructure and security. Proper maintenance of these public goods allows smooth operations for civil servants.

3 Financial Concerns

The Municipal Government sets aside P 2.5 Million to complete the project. This fund will be used to pay for design and construction.

Design work consists of mechanical, electrical, electronics/communication, sanitary, and plumbing plans. These plans' primary concern covers six objectives for the municipal hall:

- Energy efficiency
- Indoor environmental control
- Climate change resilience
- Green building compliance
- Authoritative building design, and
- Cultural designs

Mechanical planning requires compliance with Bureau of Fire Protection standards for fire protection, covering fire hose cabinets with auxiliaries, fire sprinkler pipelines, fire extinguishing systems, and other assorted plans. Mechanical design generation requires sign and seal from a professional mechanical engineer. Plans for other design work likewise require similar competency in each fields, with design generation undertaken with sign and seal by a professional engineer.

4 Legal Concerns

4.1 RA 11032

Republic Act 11032, titled as *An Act Promoting Ease Of Doing Business And Efficient Delivery Of Government Services, Amending For The Purpose Republic Act No. 9485, Otherwise Known As The Anti-red Tape Act Of 2007, And For Other Purposes*, declares as the state's policy the promotion of integrity, accountability, and proper management in public affairs and property. The act also seeks to establish effective practices to efficiently deliver government services and prevent graft and corruption. Efficient turnaround would require honesty and integrity among public officials and employees, who would take appropriate measures for agency transparency in transactions with the public.

The act applies to all government offices and agencies up to the local level, in an effort to reduce red tape and expedite transactions with the government. Part of the act provides for reengineering of systems and procedures, forming the legal basis for the municipality's actions in building a new municipal hall.

4.2 Memorandum of Agreement

The Municipality of Alabel would need to sign a Memorandum of Agreement (MoA) with an interested construction company to undertake work for the municipal hall. Terms of the MoA would

declare obligations for the contracted company, especially in specifications and installations with dedicated purposes. Included in the terms are contract prices, declarations of interests between parties, guarantees after completion, effective dates of the contract, and a list of contract documents.

4.3 Permits and Codes

Republic Act 6541, also known as the National Building Code, provides a State policy to safeguard life, health, and public welfare. To that end, the act maintains a code for all buildings and structures to follow, compliant with

a framework of minimum standards and requirements by guiding, regulating, and controlling their location, siting, design, quality of materials, construction, use, occupancy, and maintenance, including their environment, utilities, fixtures, equipment, and mechanical electrical, and other systems and installations.

The code states that

Any person, firm, or corporation, including any department, office, bureau, agency of instrumentality of the government intending to construct, alter, repair, move, convert or demolish any building or structure, or cause the same to be done, shall obtain a building permit from the Building Official for whichever of such work is proposed to be undertaken for the building or structure, before any such work is started.

Structures of indigenous design costing less than Php 3000 need not have plans submitted, automatically disqualifying the Municipal Hall from costs. Additionally, the code mandates that the Building Official of either the province or city shall issue the permit for public structures. Alabel, being a municipality, would have the provincial official issue a permit.

Added to the National Building Code is Presidential Decree 856, or the Philippine Sanitation Code. A water supply, should the municipal hall provide one, should follow standards set by the National Drinking Water Standards. Initial examinations for newly constructed sources consist of

physical, chemical, and bacteriological components. Periodic examinations take place for intervals not longer than 6 months, with general examinations at most annually. The threat of radioactive contamination also imposes yearly examinations for such.

The sanitation code also orders vermin control as follows:

A vermin abatement program shall be maintained in places by their owners, operators or administrators. If they fail, neglect or refuse to maintain a vermin abatement program, the local health agency will undertake the work at their expense.

The local government shall bear responsibility for such, with a local health authority maintaining how often vermin control operations occur.

The municipal hall must also maintain a sewerage system, serving 25 persons or more. Toilets must follow approved criteria for waste disposal facilities:

1. Flush toilets properly connected to a community sewer;
2. Flush toilets connected to a septic tank constructed in accordance with this Chapter;
3. Any approved type pit privy built in accordance with this Chapter; and
4. Any disposal device approved by the Secretary or his duly authorized representative.

There must also exist a septic tank, which shall either discharge the waste into subsurface soil, an absorption field, or an appropriate waste treatment plant.

Additional provisions hold for waste and refuse:

1. Occupants of buildings and residences shall; provide a sufficient number of receptacles for refuse. Refuse in receptacles shall be protected against vermin and other animals.
2. Refuse shall be disposed through a municipal collection service. If this service is not available, disposal shall be by incineration, burying, sanitary landfill or any method approved by the local health authority.
3. Parks, plazas and streets adjacent to public buildings shall be kept clean by the local govern-

ment concerned.

With regard to municipal concerns for climate change adaptation, the Sanitary Code also mandates the following for pollution control:

1. Pollution of pesticides and heavy metals;
2. Pollution of food caused by chemicals, biological agents, radioactive materials, and excessive or improper use of food additives;
3. Non-ionizing radiation caused by electronic products such as laser beams or microwaves;
4. Noise pollution caused by industry, land and air transport and building construction;
5. Biological pollutants including the causative agents of intestinal infections;
6. Pollution of agricultural products through the use of chemical fertilizers and plant pesticides containing toxic chemical substances and unsanitary agricultural practices; and
7. Any other type of pollution which is not covered by the provisions of Republic Act 3931, the Rules and Regulations of the National Water and Air Pollution Control Commission, the provisions of Presidential Decree No. 480 and the rules and regulations of the Radiation Health Office of the Department of Health which is likely to affect community Health adversely.

As the municipal government owns the lots for construction, no usage of *eminent domain* power is expected to occur.

5 Environmental Concerns

5.1 Climate

The Alabel Municipal Government wishes to adopt new technologies to mitigate the effect of climate change. Innovative environmental amenities require hardening against rain and flooding,

with 2,591 of annual average rainfall recorded. Air temperature poses a lesser risk, with annual average highs keeping at 30 degrees Celsius, and lows at 24 degrees. The period from January to April see highs of up to 31 degrees, requiring greater vigilance against heat-related concerns. Rainfall reaches its high between May and August, with monthly average rainfall reaching 316mm.

6 Geography

The central part of Alabel, where Barangay Poblacion lies, sits between 30 and 50 meters above sea level. While in a better position against flooding than coastal areas in Sarangani, the municipality still faces danger from rainfall over higher areas to the east. The Buayan River, which crosses Barangay Baluntay, may pose an overflowing danger to Barangay Poblacion in event of heavy rainfall.