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JUN 30 2022

MARIO T. REYES, JR.

Municipal Mayor of Coron, Plawan
Coron Municipal Hall, X6X4+F3R, Real Street,
Coron Town Proper, Coron, Palawan
planningofficercoron@gmail.com



Dear Honorable Mayor Reyes:

This has reference to your letter dated May 18 2022, addressed to DENR Acting Secretary, Jim O. Sampulna, requesting for reconsideration to allow their proposed construction of Government Buildings and Facilities to be located within the Unclassified Public Forest in So. Dipulao, Brgy. Poblacion, Coron, Palawan, for the issuance of a Gratuitous Special Use Permit (GSUP).

Kindly be informed that pursuant to DENR Administrative Order (DAO) No. 2022-01 or the "Guidelines in Granting Government Agencies Gratuitous Permits for the Special Use of Forest Lands" dated January 11, 2022, the concerned DENR Regional Executive Director (RED) has the authority to process and approve the applications for GSUP.

In this regard, may we inform you that we have referred your letter to the DENR MIMAROPA Region for their evaluation and appropriate action, considering the matter is within its area of jurisdiction. May we request you to directly coordinate with their Office through the telephone number: 8248-3367 or at the email address: denr.mimaropa@gmail.com regarding your concern.

Thank you very much.

Very truly yours,

TIRSO P. PARIAN, JR., CESO IV
Director

Copy furnished:

The Office of the DENR Secretary
The Undersecretary for Field Operations – Luzon, Visayas, and Environment
The Undersecretary for Policy, Planning and International Affairs
The Regional Executive Director, DENR MIMAROPA Region



Republic of the Philippines
Province of Palawan
MUNICIPALITY OF CORON
OFFICE OF THE MUNICIPAL MAYOR

May 18, 2022

SEC. JIM O. SAMPULNA, CESO I

Acting Secretary

Department of Environment and Natural Resources

Diliman, Quezon City

Sir:

This is in connection with the DENR Administrative Order No.2022-01 regarding guidelines in granting government agencies gratuitous permits for the special uses of forest lands. Relative hereto may we humbly request to reconsider and allowed our application for GSLUP of the proposed Government Buildings and Facilities (see attached Indicative Management Plan). Said government buildings and facilities are all intended for public consumption to wit:

- a. Public Utility Vehicle (PUV) Terminal
- b. Sewerage Treatment Plant
- c. Supreme Court
- d. Rural Agricultural Center (RAC) Site
- e. Convention Center
- f. Coliseum
- g. Land Transportation Office Building

The above-mentioned government buildings and facilities will be managed by the local and national government and open for public usage and transaction. We understood that in the guidelines the aforementioned buildings are not allowed, but due to the scarcity of available public land, the municipal government see the area as the most suitable and convenient area for our constituent.

We fervently hope and appeal to reconsider our application for the GSLUP and its approval.

Thank you and more power!

Very truly yours,


MARIO T. REYES, JR.

Municipal Mayor



INDICATIVE MANAGEMENT PLAN

Construction of Government Buildings and Facility

So. Dipulao, Barangay Poblacion 6, Coron, Palawan

Municipal Government of Coron

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INDICATIVE MANAGEMENT PLAN

I. INTRODUCTION

According to the latest data from the Philippine Statistics Authority (PSA) in 2020, the population of Coron has reached 62, 719. Along with the continued growth of the population of Coron town, the number of infrastructure establishments here also continues to increase. As a result, the town proper is gradually becoming crowded, so it is necessary to find another area where a new center for government services and public gatherings can be established.

This project is composed of different project components such as the Proposed Coron Stadium, Integrated Public Utility Vehicle (PUV) Terminal and other Government Buildings and Facilities. The project area has an estimated 82, 058 square meter total land area. This total land area shall be subdivided into different sections intended for each proposed projects. Table 1 presents the floor area distribution for each of the proposed projects.

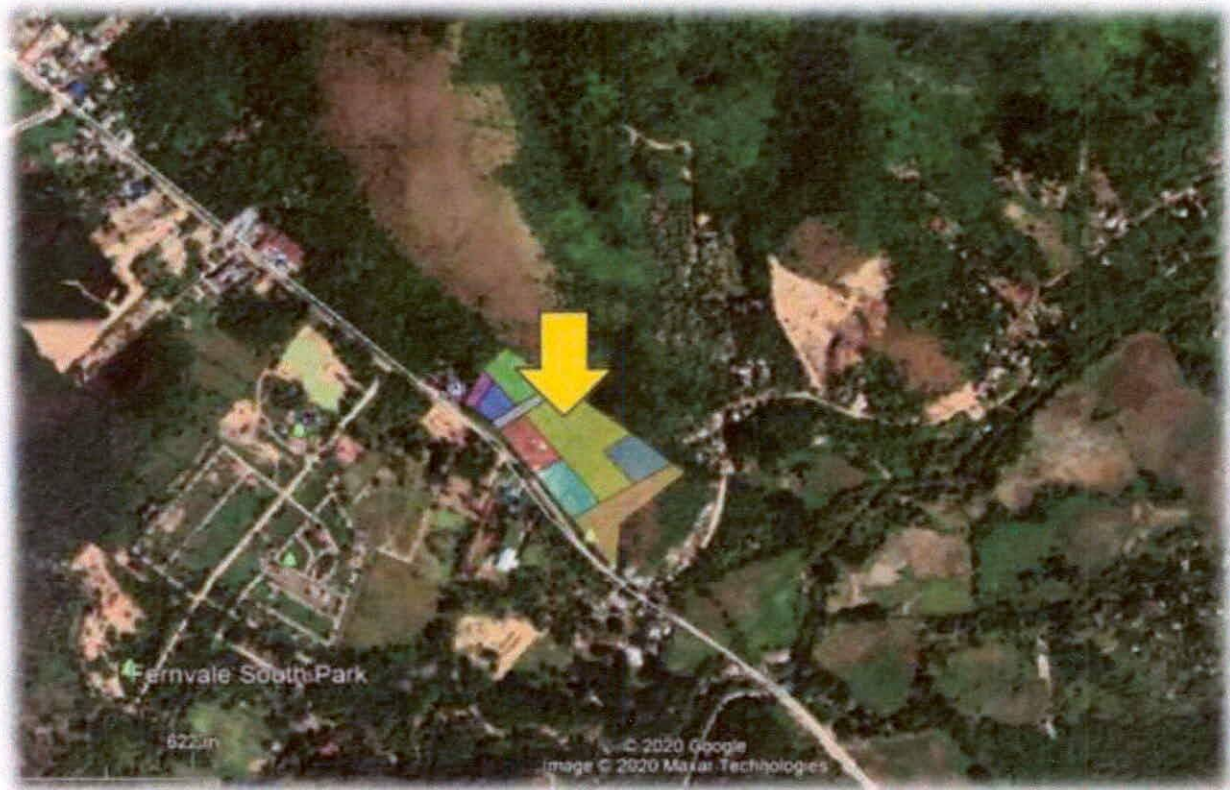
This project is non-profit which means that it does not generate profit or revenue as it is all for community consumption only. The financial projection presented in the last junction of this undertaking present a non-revenue financial cash flow during the five-year implementation of this project.

Table 1. Floor Area Distribution

Proposed Projects	Floor Area (in Sq. meters)
1. Proposed PUV Terminal	5,726
2. Proposed Sewerage Treatment Plant	10,000
3. Proposed Supreme Court	2,000
4. RAC Site	11,781
5. Proposed Convention Center	10,000
6. Proposed Coliseum	5,000
7. Proposed LTO Building	800
Total Construction Project Area	50, 726

The location area of the proposed Government Buildings and Facilities falls within Unclassified Public Forest (Outside LC. Map No. 127, Project 2 approved on November 23, 1993). The project is easily accessible from the town proper with an approximate 3.29-kilometer away distance.

Map 1. Location Map



In reference to the reconnaissance/inspection report of DENR for the area applied for SLUP, general features of the land include the following:

- a. Topography – the proposed area for the construction of government buildings and facilities is located at Sitio Dipulao, Barangay Poblacion 6, Coron, Palawan. Its topography is 37 meters above sea level.
- b. Slopes – its slopes ranges to 30 to above 50 percent (Hilly to Mountainous in the North side), 8 to 50 percent (Undulating to Mountainous in the South side), 0 to 30 percent (Level to Hilly in the East side) and 0 to 30 percent (Level to Hilly in the West Side).
- c. Soil – clay loam with rocks
- d. Climate – Calamianes Group of Island belongs to the first climatic type wherein dry season from November to May occurs and wet season during the rest of the year.

II. OBJECTIVES

The proposed Construction of Government Buildings and Facilities aims to establish an area that will serve as a center of all community events and gatherings that is of most convenience in terms

of accessibility and thereby also providing easy access to government services from the national government down to the local government through;

- a) Establishment of Public Utility Vehicle (PUV) Terminal;
- b) Establishment of a centralized Sewerage Treatment Plant;
- c) Establishment of a Convention Center;
- d) Establishment of a Coliseum and;
- e) Establishment Land Transportation Office (LTO) Building.

III. PROJECT SCHEDULE

The figure below presents the project schedule for the implementation and execution of the proposed construction of government buildings and facilities.

Table 2. Project Schedule

ACTIVITIES	2023		2024		2025		2026		2027	
1.Site Clearing and Development										
2.Bidding Process										
3.Construction of Buildings, Roads and Facilities										
4.Monitoring and Evaluation										

IV. TECHNICAL ASPECT

PROJECT ACTIVITY

SITE CLEARING AND DEVELOPMENT

Site development and clearing operations shall be conducted after identification of the scopes and limitations of the proposed construction of government buildings and facilities.

BIDDING PROCESS

The proposed construction of Government Buildings and Facilities will be subjected to competitive bidding process to ensure transparency and accountability.

CONSTRUCTION OF BUILDINGS, ROADS AND FACILITIES

This is the part where construction and development will begin in the proposed area for the identified projects.

CONDUCT MONITORING AND EVALUATION

Monitoring and evaluation of the project shall be conducted from the beginning up to the end of the project. Reports on the updates and fallbacks of the project implementation shall be generated by the assigned project monitoring and evaluation team.

DESCRIPTION OF PRODUCTION/DEVELOPMENT

After the approval of all the regulatory agencies prior to the execution and implementation of this project, development of this project shall involve three major stages as presented in Figure 1.

Figure 1. Project Stages



1. CONSTRUCTION

This project is composed of seven different projects that will be constructed by phases. Each project will be constructed consecutively during the five-year implementation of this project.

2. TRANSITION

The transition stage is the crossover period between the construction and operational stages of this project whereby the responsibility for the management of the environment is transferred from the construction contractor/s to the LGU. During this stage the construction contractor(s) will be required to work with the LGU in finalizing the construction and meet any post-construction resource consent and designation conditions before the Project is passed to the operations and management of the LGU. The transition stage also provides for the transfer of information on conditions which remain operative such as long term environmental monitoring.

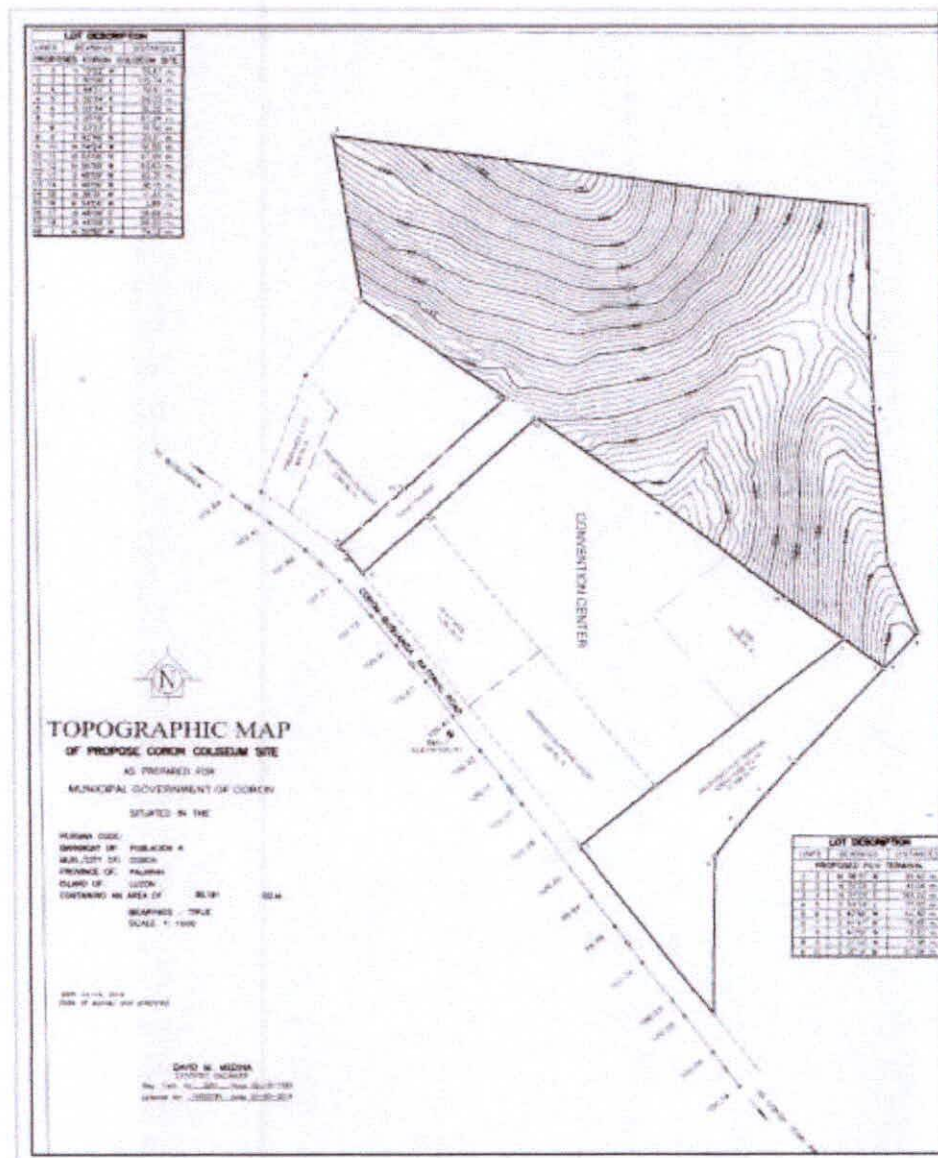
3. OPERATION

Once completed, the ongoing responsibility for the operations and maintenance of the buildings and facilities associated therewith the project will be transferred to the LGU. The local government of Coron will use its existing operational maintenance and management methods to manage environmental aspects of the operation and maintenance of the asset.

SITE DEVELOPMENT

The site development plan below depicts the general layout and configurations in the proposed site for the construction of government buildings and facilities.

Map 2. Site Dev Map



V. MANAGEMENT ASPECT

ORGANIZATION

Table 2 presents the tabulated description of the roles and responsibilities of the stakeholders belonging to the realization of this project.

Table 3. Organizational Structure

Organization	Roles	Responsibilities
Municipal Government of Coron	<ul style="list-style-type: none"> ▪ Primary technical working group to the project ▪ Communications Manager ▪ Project Manager 	<ul style="list-style-type: none"> ▪ Assuring compliance with all the national and local environmental requirements and policies; ▪ Review of contractor's site specific management plans, and other relevant sub-plans; ▪ Responsible for all communications and stakeholder's relationship management, and; ▪ Facilitate and oversee environmental monitoring; ▪ Overall responsible for site environmental management; ▪ Responsible for reviewing and reporting on environmental performance; ▪ Maintain complaints, incidents and non-compliance forms
Project Contractor	<ul style="list-style-type: none"> ▪ Construction Manager 	<ul style="list-style-type: none"> ▪ Adhere to the Indicative Management Plan and other environmental sub-plans
Local community	<ul style="list-style-type: none"> ▪ Consent holder 	<ul style="list-style-type: none"> ▪ Participate in public consultations

Indicative social development planning is necessary in formulating programs and strategies that would mitigate the major environmental impacts of the project. This would guide the LGU in

preventing or mitigating and/or enhancing the project's adverse and positive impacts on people's livelihood, health and environment.

SOCIAL MANAGEMENT

The successful completion of construction works cannot be undertaken without the good will of the local community and especially residents living in Barangay Poblacion 6. Upon the construction of the project, there will be some disruption to the local community especially in the immediate access road; during the site setup, there will be hoarding and piling works, noise distractions and protective barricades will be constructed along the highway side of the project. Part of this IEMP is to ensure that any disruptions will be properly managed and communicated to the residents and stakeholders by:

- Having contact details of the contractor clearly displayed on site;
- Developing a clear complaints procedure which will be distributed to all resident's in the immediate vicinity of the site;
- Maintaining a resident's complaints log book;
- Notifying residents of the type of disruption, when the disruption will occur and the duration of the disruption at least 3 working days prior to the event;
- Working with the local community to ensure everyone is aware of construction health and safety especially local schools.

SOCIAL DEVELOPMENT PLAN

Social Development Plan (Table 4) aims to assess and identify the basic needs of the communities which will be affected by the project. SDP shall be patterned to the Municipal and Barangay Development Plans of Barangay Poblacion 6 and in accordance with the mandated Municipal Social Responsibility. This aims to establish a strong relationship between the local government and community institutions and stakeholders towards the achievement of an improved quality of life of the residents of the Barangay Poblacion 6 and the entire municipality of Coron in general.

Table 4. Social Development Plan

CORE CONCERN	RESPONSIBLE COMMUNITY MEMBER/BENEFICI ARY	OFFICE RESPONSIBLE	PROPONENT	INDICATIVE TIMELINE	SOURCE OF FUND
Gender Equity Concern					

CORE CONCERN	RESPONSIBLE COMMUNITY MEMBER/BENEFICI ARY	OFFICE RESPONSIBLE	PROPONENT	INDICATIVE TIMELINE	SOURCE OF FUND
Livelihood Program	LGU/BLGU	MAO, MSWDO, CSOs	LGU	Pre- construction Operation	LGU Fund
Skills Training	LGU/BLGU	MAO, MSWDO, CSOs	LGU	Pre- construction Operation	LGU Fund
Health and Safety					
Health and Safety Training for Workers	Contractor/Propo nent	Contractor	LGU	Pre- constructio n Operation During Constructio n	Private
Environmental and Sanitation					
Environmental and Sanitation	LGU/BLGU	DENR- CENRO/LG U	LGU	Pre- constructio n Operation During Constructio n	LGU/PRIVAT E
Peace and Order					
Entry of migrant workers	BLGU	BLGU	BLGU	Pre- constructio n	BLGU
Conflict among project workers and the community	BLGU	BLGU	BLGU	Operation	
				During Constructio n	

SIGNAGE FOR TRAFFIC WORKS

The site will be hoarded and signage clearly displayed as per industry practice. All signage will be clear Philippines Standard signage warning both pedestrian and vehicle traffic of the site location, potential dangers, temporary entrance and exit routes for construction vehicles and any special localized arrangements. All sub-contractors and suppliers will be initially briefed on the particular constraints of the site and the local road network. Where appropriate, the contractor's construction signage will be located along National Highway to assist construction logistics and deliveries. There will also be warning signs on the highway notifying vehicles and pedestrians of emerging site traffic ahead.



Figure 2. Construction Safety Signs

Image Source: <https://www.safetysignsph.com/p/construction-safety-signs.html>

POLLUTION CONTROL

Pollution is an issue that the construction industry cannot ignore. The main types of pollution you need to be aware of are air, water and noise. If you don't put precautionary measures in place to manage harmful waste, it can directly affect site employees and people living nearby. This includes causing irreversible damage to their health, with a concerning link between pollutants and cancer.

Air pollution / dust suppression will be dealt with on site and will be carried out by implementing the use of hoses and dowers across areas of particular concern during dry days throughout both the hard standing demolition and construction periods and any special requirements during the earth moving process. Dependent on weather conditions, skips carrying material liable to create air pollution through dust transfer will be covered.

Noise within the site will be kept to an industry standard minimum according to the various on-going construction processes and kept within agreed site working hours. The site exit will be equipped with a wheel wash area to ensure that any site material taken onto the public highway is reduced to a minimum. Regular road sweeping will be carried out to ensure the road and footpaths directly adjacent to the site are free from mud and other site debris.

SITE WASTE MANAGEMENT

Site waste will be controlled through a 'Site Waste Management Plan' which sets benchmark targets throughout the construction period of the scheme. Waste will be separated and segregated in different skips where possible to facilitate recycling. Site waste will be fully monitored with the aim of limiting on-site storage of potentially flammable waste. Skips will be

located away from areas of fire spread, i.e. away from boundaries and any adjacent buildings so as to limit risk. Any flammables will be stored securely away from boundaries and any adjacent buildings so as to limit risk.

VI. FINANCIAL ASPECTS

PROJECT COST

This project is composed of different composite projects such as construction of PUV terminal, Convention Center, LTO building, Sewerage Treatment Plant, Supreme Court and Coliseum. Table 5 present the total project costs for each project component and the grand total cost for the implementation of this multi-faceted project.

Table 5. Project Cost

Proposed Projects	Proposed Project Cost (PhP)
1. Proposed PUV Terminal	5,000,000.00
2. Proposed Sewerage Treatment Plant	500,000,000.00
3. Proposed Supreme Court	5,000,000.00
4. Proposed Convention Center	250,000,000.00
5. Proposed Coliseum	150,000,000.00
6. Proposed LTO Building	5,000,000.00
Total Project Cost	915,000,000.00

SOURCES OF FUNDS

Project funds may come from a variety of sources. For the implementation of this project, the main sources include equity, debt and government grants. Financing from these alternative sources have important implications on project's overall cost, cash flow, ultimate liability and claims to project incomes and assets.

FINANCIAL PROJECTION

This project aims to improve government service to meet the needs of the people living in the town of Coron. This project is non-profit which means that it does not generate profit or revenue as it is all for community consumption only. The financial projection below presents a non-revenue financial cash flow during the five-year implementation of this project.

Table 6. Financial Projection



Annual Cash Flow Projection
Construction of Government Buildings and Facilities
 Barangay Poblacion 6, So. Dipulao, Coron, Palawan
 Estimated Project Cost: PHP/915,000,000.00

	2023		2024		2025		2026		2027		Total	
	Projection	Actual	Projection	Actual	Projection	Actual	Projection	Actual	Projection	Actual	Projection	Actual
Beginning Total Cash	-	-	-	-	-	-	-	-	-	-	-	-
Operating Expenses	-	-	-	-	-	-	-	-	-	-	-	-
Direct Cost												
Material Cost	167,734,920.00	-	1,700,235.00	-	195,554,794.00	-	113,443,685.00	-	2,806,145.00	-	763,039,679	-
Labor Cost	10,131,114.00	-	816,450.75	-	16,786,564.00	-	9,789,644.00	-	908,656.75	-	38,435,424	-
Hauling Cost	20,021,855.20	-	144,501.16	-	9,504,678.00	-	5,664,796.45	-	144,901.66	-	25,480,732	-
Equipment Rental	287,462.15	-	58,300.00	-	8,890,700.00	-	5,974,651.25	-	40,000.00	-	15,251,207	-
Contingency Cost	523,448.31	-	203,278.31	-	256,789.00	-	314,678.78	-	303,279.31	-	1,501,478	-
Indirect Cost												
Contractor's Profit (10% of EDC)	21,405,963.70	-	390,197.67	-	7,564,789.00	-	4,789,644.00	-	391,297.67	-	36,540,912	-
VAT (5% of EDC, OCM & Profit)	60,865,200.00	-	705,436.70	-	3,864,955.00	-	7,896,458.00	-	706,456.70	-	80,638,247	-
Net Operating Expense Cash	502,969,990	0	6,018,300	0	248,426,098	0	147,873,557	0	4,999,731	0	910,287,676	0

Table 6 shows the financial projection of expenses that will be utilized for the realization of this project. Projected expenses are based solely on the estimated costs available during the five-year implementation of this project. The Actual expenses column refers to the real time expense used in the project, it will only be filled when the project is completed.

Prepared by:


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Noted by:


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MPDC

Approved by:


HON. MARIO T. REYES, JR

Municipal Mayor