



Republic of the Philippines
Province of Cavite
City of Bacoor

Rec'd by:
RJM
2/20/24
1:35 P.M.

5th SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT AND

COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES

JOINT COMMITTEE REPORT

NO. HLUUD 042 S-2023

Subject: *UNSOLICITED PROJECT PROPOSAL FROM LIFE BEYOND SANCTUARIUM AND GARDENS, INC. FOR THE CONSTRUCTION AND OPERATION OF A 3-STOREY CREMATORIUM, MEMORIAL CHAPELS AND COLUMBARIUM COMPLEX IN THE CITY OF BACOOR TO BE KNOWN AS "BACOOR CITY ELYSIUM". PCR 242-2023 dated 13 March 2023.*

Acting on the proposed resolution in regard to unsolicited project proposal from Life Beyond Sanctuarium and Gardens, was referred to the committee by the Sangguniang Panlungsod Asst. Pres. Pro-Tempore Hon. Councilor Catherine Sarino-Evaristo during the 34th Regular Session, dated 13 March 2023.

Findings:

It is clearly shown that the Life Beyond Sanctuarium and Gardens, Inc. willingness to expresses project proposal in the City of Bacoor, constructing 3-storey crematorium, memorial chapels and columbarium complex.

RECOMMENDATION:

Upon review and evaluation, the Committee respectfully recommends that the said proposed project **TO ARCHIVE** and returned to the Office of the City Mayor.

WE HEREBY CERTIFY that the contents of the foregoing report are true and correct.

Signed this 29th day of March 2023 at the City of Bacoor, Cavite.

Committee on Housing, Land Utilization and Urban Development


COUN. ALDE JOSELITO F. PAGULAYAN
Chairman



Republic of the Philippines
Province of Cavite
City of Bacoor

5th SANGGUNIANG PANLUNGSOD

COUN. ADRIELITO G. GAWARAN
Vice Chairman

COUN. SIMPLICIO G. DOMINGUEZ
Member



Republic of the Philippines
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City of Bacoor

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COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT AND

COMMITTEE ON RULES AND PRIVILEGES, LAWS AND ORDINANCES

EXCERPT FROM THE MINUTES OF THE 36TH REGULAR SESSION NO. HLUUD 042 S-2023

Subject: *UNSOLICITED PROJECT PROPOSAL FROM LIFE BEYOND SANCTUARIUM AND GARDENS, INC. FOR THE CONSTRUCTION AND OPERATION OF A 3-STOREY CREMATORIUM, MEMORIAL CHAPELS AND COLUMBARIUM COMPLEX IN THE CITY OF BACOOR TO BE KNOWN AS "BACOOR CITY ELYSIUM". PCR 242-2023 dated 13 March 2023.*

The Acting Presiding Officer, Hon. Vice Mayor Rowena Bautista-Mendiola presided over the 36th Regular Session of the 5th Sanggunian Panlungsod, dated 27 March 2023. Upon the review and evaluation, Hon. Councilor Reynaldo D. Palabrica, the Chairperson of the Committee on Rules and Privileges, Laws and Ordinances, moved to *ARCHIVE* the said resolution and refer to the Office of the City Mayor, with no objection of the members of the committees it was declared archive by the presiding officer.

Prepared By:



PETER ADRIAN F. BORJA
Local Legislative Staff I

Attested By:



COUN. ALDE JOSELITO F. PAGULAYAN
Chairman
Committee on Housing, Land Utilization
And Urban Development



F.4 For First Reading: PCR 242-2023 – UNSOLICITED PROJECT PROPOSAL FROM LIFE BEYOND SANCTUARIUM AND GARDENS INC. FOR THE CONSTRUCTION AND OPERATION OF A 3-STOREY CREMATORIUM, MEMORIAL CHAPELS AND COLUMBARIUM COMPLEX IN THE CITY OF BACOR TO BE KNOWN AS “BACOR CITY ELYSIUM”.

PROPOSAL

3-STOREY MEMORIAL CHAPEL & COLUMBARIUM COMPLEX FOR THE CITY OF BACOR



Prepared For :
Hon. Mayor Strike B. Revilla
City of Bacoor

By: LIFE BEYOND
SANCTUARIUM &
GARDENS, INC

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The Bacoor City Elysium Project Proposal

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The Bacoor City Elysium Project Proposal

A1. Project Proposal

A1.1 Proposal Proper

Life Beyond Sanctuarium & Gardens Inc. (the "proponent") respectfully proposes to establish and construct a three- storey crematorium, memorial chapels & columbarium complex for the City of Bacoor to be known as the **Bacoor City Elysium** (the "project").

A1.2 Legal Framework of Proposal

This proposal is being made pursuant to the following legal precepts:

- a) Section 20, Article II of the 1987 Philippine Constitution, which provides that "The State recognizes the indispensable role of the private sector, encourages private enterprise, and provides incentives to needed investments.;"
- b) The Government Procurement Reform Act (RA 9184) for the procurement of goods, supplies and services; and
- c) RA 6957 as amended by RA 7718 or the Philippine BOT Law, which provided a more focused framework in public-private partnership infrastructure development.

A1.3 Public Purpose of Proposed Project

Like many local government units in the Philippines, the City of Bacoor has limited available land for public institutions such as schools, hospitals, and public cemeteries.

So acute is the problem of the City of Bacoor in providing burial lawns for its residents that all of its public cemeteries have long exceeded their capacity to the extent that even pathways therein have been used for burial in recent years.

In addition, the COVID-19 pandemic has greatly affected nations worldwide, including the Philippines, and has caused and is continuing to cause loss of lives. It has burdened most of the cities in its cremation services for its residents and constituent as this is the only means of proper handling of Covid19 remains of suspect, probable and confirmed. It has been an eye opener to all to be ready and prepared in these scenarios in the future.

The purpose, therefore, of this project is to provide an alternative for the people of the City of Bacoor by providing a more affordable and yet dignified way of putting their loved ones to rest. At the same time, this project will give the city government some breathing space because the proposed public crematorium will lessen the number of bodies to be interred in the various public cemeteries in the city.

A1.4 Rationale Behind the Project Name

Elysium is the name of the place where the souls of heroes in Roman mythology were said to go after they die. In modern times, Elysium has come to represent a utopian place that everyone aspires to reach.

These twin concepts of the word "Elysium" were the guiding principles

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The Bacoor City Elysium: Project Proposal

behind the decision of the proponent to christen the project as the **Bacoor City Elysium**. For the proponent, the project not only represents a dignified final resting place but also symbolizes the commitment of the city government to create a more ideal society for its residents.

A1.5 Project Details

The project will have the following components:

- a) Original Title under the name of the Proponent shall be transferred to the City after the project term;
- b) Construction of public crematorium with chapels, lobby, crematorium room, outdoor and indoor columbarium and parking spaces;
- c) Land development of the proposed project site including construction of road right of way;
- d) Donation of two, brand new, imported crematory machines;
- e) Maintenance of the interior and exterior of the crematorium complex including landscaping and gardening services even beyond the project term of 35 years free of charge as part of the proponent's social responsibility program;
- f) Providing security guards for the whole facility during the project term of 35 years;
- g) Providing standard cinerarium urns for free for all the indigent residents of the city as duly certified by the city government;
- h) Providing a food court for lease by private food stall/kiosk owners logistically located on the ground floor of the crematorium and chapels near the main entrance since most of the market will come from the ground floor; and
- i) Provision of a fourth floor for future expansion anticipating the future needs and demands the public crematorium and columbarium may require.

The proponent proposes to operate the public crematorium on behalf of the city government for a maximum of 35 years depending on a reasonable rate of return on the initial investment of the proponent.

A1.6 Proposed Project Site

The proponent suggests that the project be constructed on a 1,000-square meter lot located along Daang Hari Road, Molino IV, Bacoor City, Cavite as shown in the following location map:

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The Bacoor City Elysium: Project Proposal



A2. Company Profile

A2.1 Corporate History

The proponent was incorporated on June 6, 2007 as evidenced by Certificate of Incorporation No. CS200708763 issued by the Securities and Exchange Commission. It is a stock corporation formed for the purpose of "To sell, acquire, engage in real estate development of memorial parks, subdivisions, resorts and leisure parks, shelter for rehabilitation and retirement haven.

On March 3, 2014, the proponent was issued a permit by the City of Bacoor for the development of a high-end memorial park to be named "Life Beyond Sanctuarium & Gardens" on a 5.3-hectare property along Daang Hari Road, Molino IV, Bacoor City, Cavite as evidenced by City Resolution No. 2014-062 entitled: "City Resolution No. 2014-062 dated March 3, 2014 Series of 2014".

The proposed project site is adjoining the above-mentioned property owned by the proponent. Though the proposed project is the proponent's first foray into the business of operating a crematorium, the proponent has several employees who have extensive experience in the construction, design, operation, and management of crematoriums, memorial parks and funeral homes from their previous employers.

A2.2 Corporate Officers and Ownership Structure

The officers of the proponent, as well as their respective interests in the corporation, are as follows:

Name	Position	Ownership Share (out of 100 shares)
Ms. Jeremy H. Luz	President	45.00%
Mr. Jaime H. Luz, Jr.	Vice President	45.00%
Ms. Elizabeth Camello	Corporate Secretary	1.00%

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The Bacoor City Elysium: Project Proposal

Mr. Jaime B. Luz	Director	8.00%
Mr. Roberto Camello	Director	1.00%

A2.3 The Master Planner and Designing Architects

The project was conceptualized, site planned and design developed by Kubo Architects. Its lead designers and planners have extensive experience in memorial park development in the country. For this particular project, it has partnered with Life Beyond Sanctuaries & Gardens Inc. to make the Bacoor City Elysium into an architectural reality and ensure that the exacting standards of the proponent are reasonably met within its bounds and deserving of its beneficiaries.

A3. Feasibility Study

A3.1 Project Description

Project Name: Bacoor City Elysium (Bacoor City Crematorium, Chapels & Columbarium Complex)
 Land Area: 1,000 square meters
 LGU Implementor: City of Bacoor, Cavite
 Private Investor: Life Beyond Sanctuaries & Gardens Inc.

The project is a public crematorium to be operated by the proponent on behalf of the city government for the benefit of the residents of the latter. Once completed, the project is estimated to serve between 100 to 300 indigent-residents per month (according to recent figures from the Mayor's Action Center). At present, each of the said indigents receive financial assistance from the city government amounting between P5,000 to P10,000 depending on the financial capabilities of the bereaving families.

The three-storey main building of the public crematorium shall have a total floor area of 2,052 square meters. The crematorium shall be constructed consistent with modern Filipino architectural design principles and shall have seven air-conditioned chapels equipped with private bathrooms and pantries, a crematory room, a lobby cum waiting area, a holding room, a viewing room, an alfresco smoking lounge, public toilets, 24-hour security, an administrative office, and public parking.

Listed below are conceptual plans that show the layout of the facility. Figures 1-6 can be seen on pages 12 to 18.

Conceptual Plan:

Exterior Perspective	(close up)	Fig. 1
Exterior Perspective	(long view)	Fig. 2
Interior Perspective	(chapel)	Fig. 3
Interior Perspective	(lobby)	Fig. 4
Floor Plans		Fig. 5
Vicinity Map		Fig. 6
Location Plan		Fig. 7

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A3.1.1 Lobby

Consistent with its design intent and style which is contemporary-tropical/oriental, the facility's lobby shall be double-volume, reaching in height up to the ceiling of the third floor to allow free flow of natural air into and around all the common spaces. It shall be suffused with natural light coming from the expansive openings and light well directly penetrating from the sky, from the upper floors and into the ground floor lobby.

A security guard who will be visible and inspect the belongings of visitors for concealed weapons and prohibited substances such as alcoholic beverages shall man the lobby entrance. A presentable security post shall be placed at the lobby to accommodate and assist visitors.

Area directories shall be placed at strategic places in the lobby. The lobby rear entrance shall also contain a service ramp for easy walk up and down by the public and wheelchair bound visitors in particular.

A3.1.2 Receiving Area

The facility shall have a receiving area with located at the right side of the building. The said entrance shall help in maintaining the dignity of the deceased by keeping the solemnity of the place as foot traffic is substantially reduced in this lobby all the way to the holding room of the crematory. Only immediate family members of the deceased shall have access to the said receiving area. A separate service elevator shall be placed in this area to accommodate the cadavers transfer to different floors for preparation, viewing or for cremation

Also for pedestrian traffic, we have a provision for ramps that will lead to the second floor and the roofdeck both of which for future development.

A3.1.3 Holding Room

The body and casket of the departed shall be brought to this room for preparation by the in-house funeral staff of the facility. While the deceased is in this room, the viewing funerary chapel assigned to the bereaving family shall be prepared as well. Meanwhile a representative of the bereaved family shall await at the waiting lounge the urn full of ashes of the deceased to be turned over to him/her from the cinerary.

A3.1.4 Viewing Chapels

The facility shall have three viewing chapels each of which shall be air-conditioned and shall have built in bathrooms and pantries. All chapels will be divided by retractable dividers into two separate chapels for simultaneous use as such in case the requirement will not be for a large chapel. The air-conditioning shall be turned on only for paying clients to save on operational costs.

Though the design of the chapels shall be non-sectarian, provisions shall be made to allow mass or prayer services to be held therein.

A3.1.5 Viewing/Waiting Room

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This area shall be air-conditioned and shall have a small seating area where relatives can watch an audio-visual presentation prepared by the funeral staff of the facility from a flat LED television screen. The said AV presentation may show pictures or video clips of the deceased as well as his/her favorite songs may be played exclusively for the family members of the deceased. The said AV presentation shall then be placed on a compact disc, which would then be given by the proponent to the relatives as a souvenir. The disc cover shall indicate that the CD is a gift from the City of Bacoor to the loved ones of the deceased.

The family shall be ushered into this room while their departed relative is being prepared for cremation. A glass covered peep slot with a sliding lid shall be placed in this room to allow the relatives to watch the cremation process – if they wish to do so.

A3.1.6 Crematory Room

This area shall contain the crematory machines to be donated by the proponent. The public shall be denied access to this room.

A3.1.7 Administration Office

This area shall contain the office of the administrator of the facility and his/her support staff. It is also in this room where clients would register.

A3.1.8 Public Toilets

The ground floor shall contain four public toilets. Each toilet shall have diaper-changing tables, shall have clean, running water, and shall be kept immaculately clean at all times by the proponent.

A3.1.9 Breastfeeding Area

A breastfeeding area shall be constructed on the ground floor of the building inside the public toilet for women. This room shall be spacious enough to comfortably accommodate four nursing mothers at the same time in complete privacy. It shall have comfortable reclining chairs. This room may only be used by lactating mothers and shall be free of charge.

A3.1.10 Cafe

A Café will be located at the lobby to serve all visiting customers. This café is at the center of the ground floor and will have outdoor seating for customers can socialize while satisfying their hunger.

A3.1.11 Flower Shop

Directly opposite to the café and located at the lobby as well a flower shop will be provided to accommodate customers for their purchases. Tradition has made flowers a perfect presentation of love toward

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someone whom have passed and is a necessity in a columbarium/ funeral facility.

The flower shop will be a pass and go transaction, choosing from a wide variety of flowers and purchasing upfront before proceeding to the columbarium or the viewing chapels.

A3.1.12 Parking Areas

The Facility shall be equipped with parking areas at the front setback of the building and at the lower ground floor of the building. This parking spaces shall be sufficient to accommodate all visiting customers. A separate parking area for the cadaver shall be provided adjacent to the receiving area.

A3.1.13 Road Right of Way

The proponent shall construct a two-lane road with a length of 300 meters more or less from the Daang Hari Road leading to the facility. The said road shall have a width right-of-way of 6 meters with 3 meters legal easement on both sides, to already include the service road especially for the Bacoor City Elystium which may also be used to accommodate one-side parking when the need arises and to serve as an easement to accommodate loading and unloading from public utility vehicles. The proponent shall also construct streetlights along the entire length of the said road.

A3.2 Service Area

The service area for the project shall be the entire City of Bacoor with a population of about 520,000, a population density of 9,900/km², and a total land area of 52.4 km²; the City of Las Piñas with a population of around 550,000 as of 2010, a population density of 17,000/km² and a land area of 32.69 km²; and the City of Muntinlupa with a population of about 491,000 as of 2010, a population density of 9,800/km², and a total land area of 46.7 km².

The said service area was determined through a consumer survey, focusing on the prospective clients of the project, their place of residence, occupation, and consumption preferences and patterns. Moreover, there are no public or private crematoria in any part of the proposed service area as of December 2022.

There is as yet no pedestrian count for the proposed site of the project considering that the area is about 200 meters away from Daang Hari Road plus the fact that there are very few public transports plying the said route. That would change, however, once the road right of way forming part of the project is constructed.

A3.3 Project Cost and Timetable

The estimated total project cost is PhP 228,208,375. The itemized costing for the columbarium and the road right of way is attached below.

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	DESCRIPTION	Qty.	Unit	Unit Cost	Total Cost
I.	ARCHITECTURAL, STRUCTURAL, PLUMBING and SANITARY				
	LOWER GROUND FLOOR / PARKING				
	Reception, Waiting Area, Main Storage and Utility Area	352	sq. m.	¥ 42,750.00	¥ 15,118,000.00
	UPPER GROUND FLOOR - HIGH CEILING AREA				
	Administration Office, Columbarium and Main Reception Area	463	sq. m.	¥ 42,500.00	¥ 17,413,500.00
	Waiting Area, Waiting and Funeral Columbarium	413	sq. m.	¥ 44,500.00	¥ 18,417,500.00
	Open Area, Gardens, Landmarks and Open Columbarium				
	SECOND FLOOR				
	Columbarium and Chapel	308	sq. m.	¥ 51,750.00	¥ 15,840,000.00
	THIRD FLOOR				
	Columbarium and Chapel	480	sq. m.	¥ 51,750.00	¥ 24,840,000.00
II.	MECHANICAL WORKS				
	Public Elevator	1	set	¥ 4,021,000.00	¥ 4,021,000.00
	Industrial Exhaust Elevator	1	set	¥ 1,750,000.00	¥ 1,750,000.00
	Computer Machine	7	set	¥ 3,050,000.00	¥ 21,350,000.00
	Refrigerating Split Type with Condenser				
	Administration Office	1	room	¥ 40,500.00	¥ 40,500.00
	Reception Area	1	room	¥ 87,500.00	¥ 87,500.00
	Chapel	6	rooms	¥ 101,250.00	¥ 607,500.00
	Construction Working Area	1	room	¥ 101,250.00	¥ 101,250.00
III.	FIRE PROTECTION (PIPING AND DEVICES)				
		1	lot		¥ 15,875,425.00
IV.	ELECTRONICS (SCADA, Intercom, Devices, Monitoring Systems, etc.)				
		1	lot		¥ 1,725,000.00
	INITIAL PROBABLE CONSTRUCTION COST				¥ 160,548,575.00

Table 1 : Columbarium Costing

	DESCRIPTION	Qty.	Unit	Unit Cost	Total Cost
I.	ROAD RIGHT OF WAY				
	CONSTRUCTION OF BOX CULVERT				
	16 Meter Road Right of Way Below City Center	241	l.m.	¥ 240,000.00	¥ 58,120,000.00
	CONSTRUCTION OF ROAD ON GRADE (5%⁺)				
	16 Meter Road Right of Way Access to Columbarium	82	l.m.	¥ 120,000.00	¥ 9,840,000.00
	INITIAL PROBABLE CONSTRUCTION COST				¥ 68,160,000.00

Table 2 : Road right of way costing

The project is estimated to be constructed for approximately 3 years the details of which are as follows :

Road Right of Way - Approx 1 year of construction period
Columbarium Building - Approx 2 years of construction period

A3.4 Project Implementation Scheme

The project shall implement the build-operate-transfer (BOT) variant under RA 6957 as amended by RA 7718. The proponent shall operate and maintain the crematory and all the facilities within the main building including the food court, the parking spaces, and road right of way.

A3.5 Project Financing

The proponent shall shoulder all the financial cost related to the project. The LGU shall, however, be responsible for the expropriation of the land needed for the project using the funds to be donated by the proponent to the city

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government for the said purpose. THE LGU shall also assist in providing the right of way using the dry creek leading to the property.

A3.6 Revenue Sources

Residents of the City of Bacoor certified as indigents by the City Social Welfare and Development Office of the city government and who have received burial assistance shall be allowed to use the chapels with no extra charge for 24 hours on the last day of viewing/ wake following scheduled cremation the next day. In the case of indigents, the city government shall pay for the rental of the crematorium as well as the casket and embalming of the body. The proponent shall not provide the casket and the embalming services.

To cover the maintenance and operating cost of the public crematorium, checks issued by the City Treasury in favor of people who will receive burial assistance from the city government shall be drawn in favor of the proponent.

The facility shall also accept payment from private individuals residing in Las Piñas City or Muntinlupa City and other cities who are not considered indigents by the city government who wish to avail of the facility's services.

Owners of the various food stalls/kiosks that would locate in the food court shall also be required to pay monthly rent to the proponent during the project term to be agreed upon.

Thus, the project shall have three revenue sources namely: (a) public funds in the form of financial assistance given by the city government to indigent residents of the City of Bacoor, (b) private funds from paying clients, and (c) rental income from locators to the food court and other stalls.

A3.6.1 Rental Income from the Café and Flower Shop

The project shall realize monthly rental income from locators who will put up and manage the café and the flower shop.

Table 3-2 Café and Flower Shop (in square meters)

Facility	Total Area
Cafe	24 sq.m.
Flower Shop	24 sq.m

The monthly rental to be paid by the said locators shall be subject to negotiations between the proponent and the City of Bacoor.

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Fig. 1 Exterior Perspective (close up)



Fig. 2 Exterior Perspective

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The Bacoor City Elysium: Project Proposal

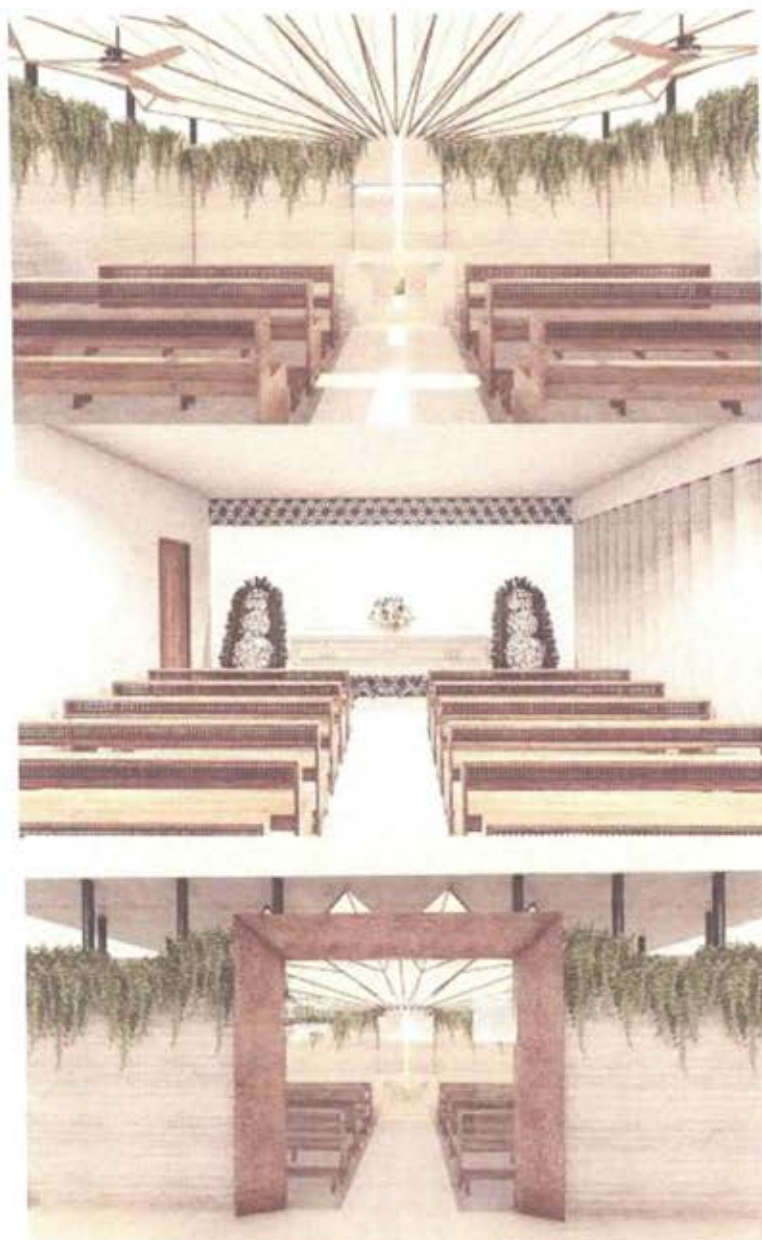


Fig. 3 Interior Perspective (chapel)

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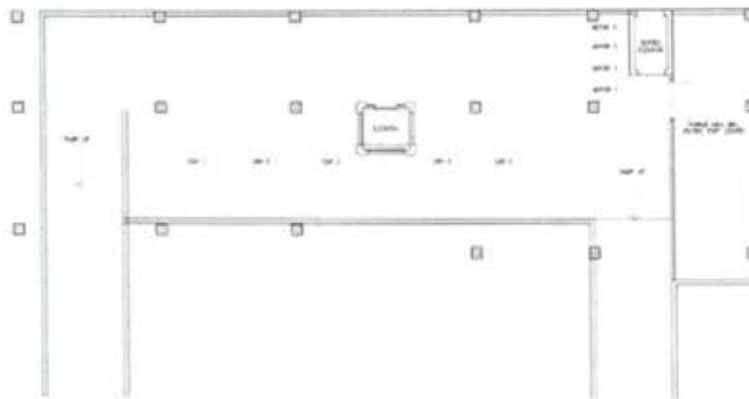


Fig. 4 Interior Perspective (open lobby)

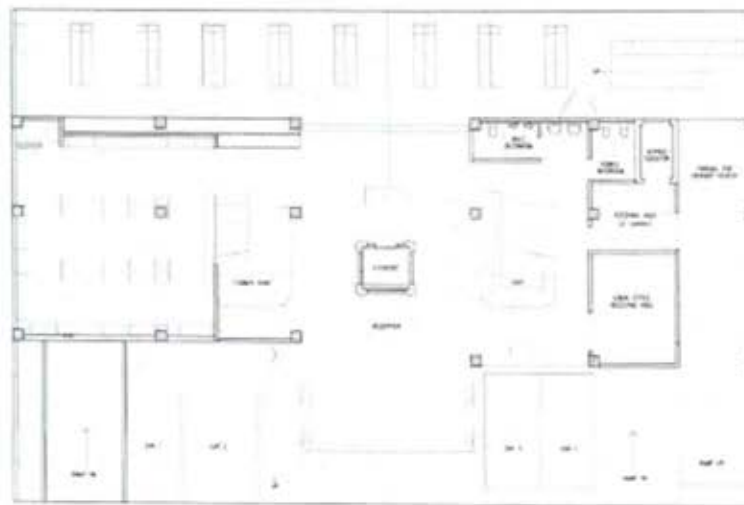
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LOWER GROUND FLOOR PLAN

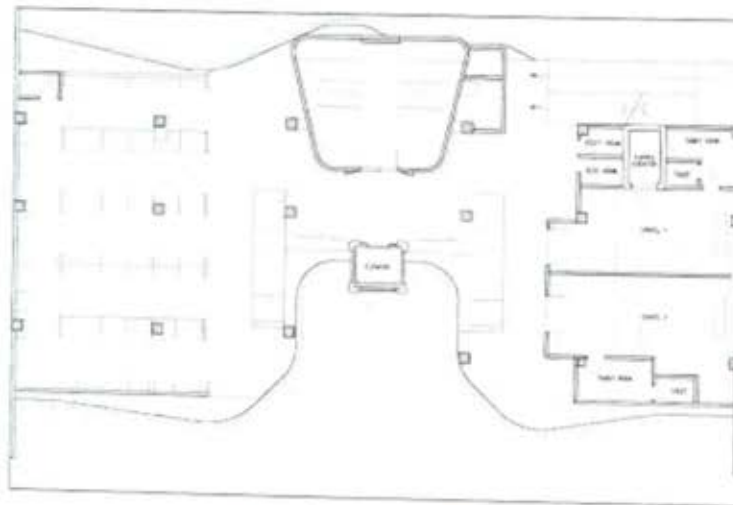


UPPER GROUND FLOOR PLAN

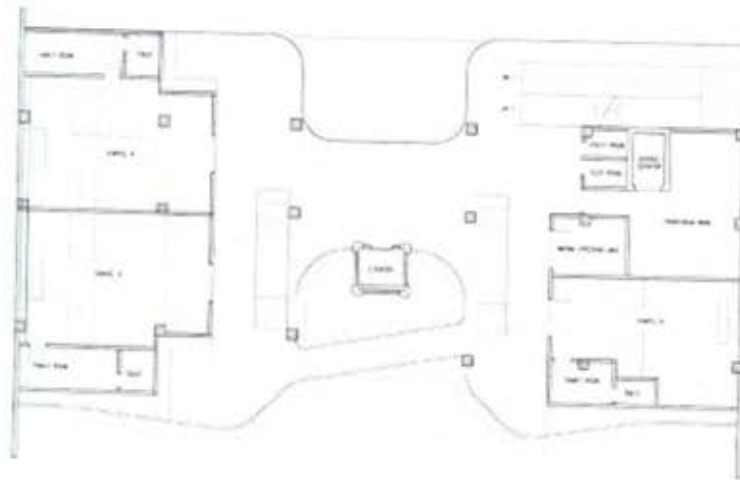
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The Bacoor City Elysium Project Proposal



SECOND FLOOR PLAN



THIRD FLOOR PLAN

Fig. 5 Floor Plan

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The Bacoor City Elysium: Project Proposal



Fig. 6 Vicinity Map

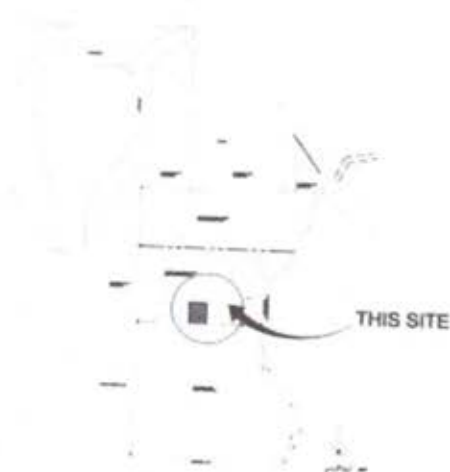


Fig. 7 Location Plan

A4 Subject to Change

The content of this document is subject to change as a result of experience, new information, changes in process requirements and the availability of resources. Life Beyond Sanctuary & Gardens, Inc. reserves the right to prospectively change the terms and conditions thereof at any time.

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A5 Certification and Undertaking

The proponent certifies that all the information appearing in this project proposal is true and correct based on the knowledge of the proponent's responsible officers and the various documents in their possession.

The proponent hereby undertakes to fulfill all of the obligations it imposed upon itself as shown above as soon as this project proposal is approved by the City of Bacoor pursuant to the pertinent provisions of law.

IN WITNESS WHEREOF, I have hereunto affixed my signature this 12th day of December 2022 at Bacoor City, Cavite.

For the Project Proponent:



MS. JEREMY H. LUZ
President
Life Beyond Sanctuary & Gardens Inc.

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