

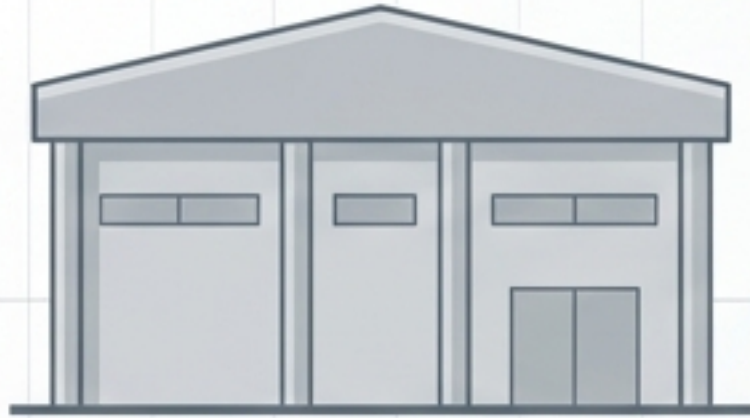


Elevating Public Service: The SSS CDO Relocation Case Study

A Design & Build Masterclass at Limketkai Mall



Project Overview & Context



The Origin

Agora Market City
Former SSS Lapasan branch location.



The Destination

Limketkai Mall
2nd Level, East Concourse (beside Shopwise).

Strategic Relocation: Upgrading the citizen experience by moving to a premium, highly accessible commercial space in Cagayan de Oro.

The JMG Advantage: Built for CDO's Commercial Future



Design & Build Expertise

- Over a decade of experience in Cagayan de Oro and Misamis Oriental.
- End-to-end execution from architectural design to final handover.



Agile Execution

- Specialists in executing complex variation works within active, high-traffic commercial environments (Limketkai Mall).



Modern Management

- Real-time digital coordination and transparent project tracking, ensuring strict budget and deadline adherence.

The Spatial Anatomy: 325.68 SQM Total Area

Lightweight Modular

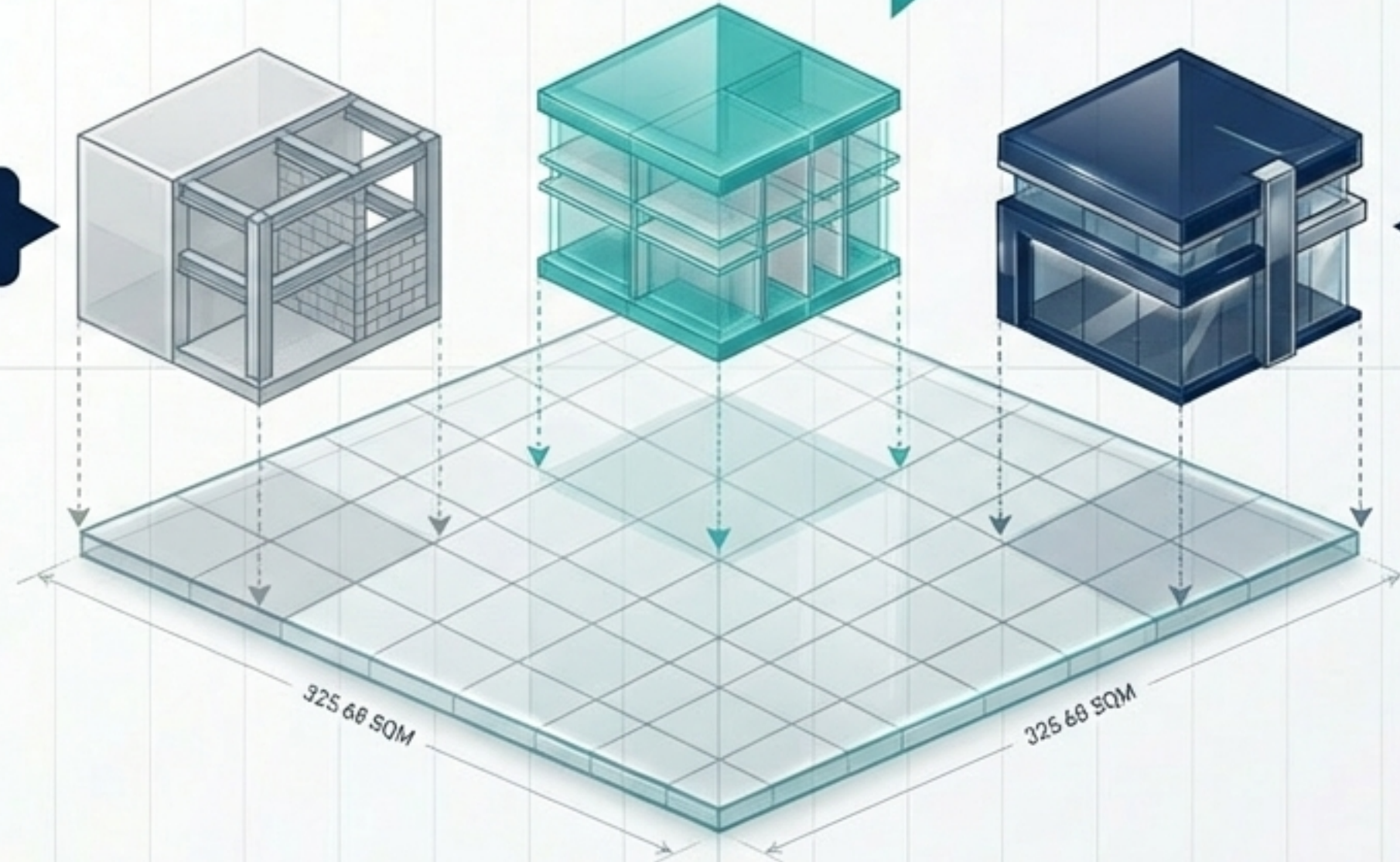
Carpentry, FiCem boards, Acoustic Ceilings for rapid deployment.

Structural Framework

Masonry, CHB partitions, secure vaults, steel works.

Premium Finishes

Specialty glass, architectural tiling, painting, and lighting.



Key Insight: Modern commercial builds rely heavily on lightweight, modular systems and specialty glass to create flexible, open spaces rapidly.

Structural Build-Out: Masonry vs. Carpentry



Heavy Masonry & Steel

- 95.33 SQM of CHB (Concrete Hollow Block) partitions & lintel beams.
- 190.66 SQM of structural plastering.

Application: Used primarily for secure zones, vaults, and structural demising walls requiring maximum durability.



Lightweight & Acoustic Framing

- 236.97 SQM of FiCem board interior walls for fast-tracked installation.
- 199.39 SQM Acoustic Ceiling Panel system (60x60mm) with precision aluminum molding and suspension grid.

Application: Enables rapid spatial division and critical sound dampening for a busy, high-traffic public agency.



The Modern Aesthetic

Specialty Glass

138.53 SQM

Clear specialty glass doors and partitions installed to ensure transparency and approachability.

Light Control

112.92 SQM

Sunscreen roller shades perfectly fitted to manage glare and climate efficiency.

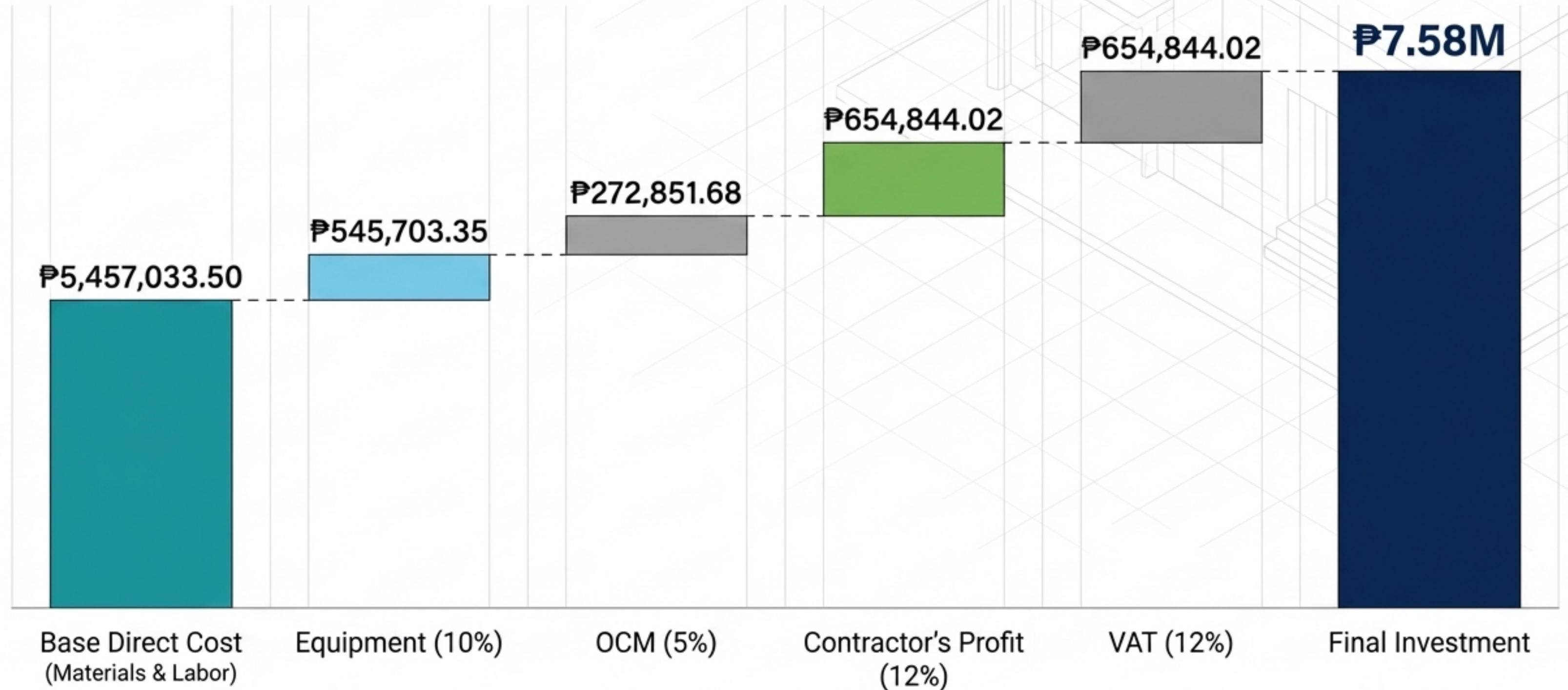
Architectural Flooring

950+ Tiles

Premium floor tiles installed with precision across the main public concourse.

The Financial Blueprint: Macro Investment View

**Grand Total:
₱7,585,276.57**



Cost Allocation: Where the Budget Was Deployed



Insight: Over 65% of direct costs were allocated to **Specialty Glass** and **Precision Carpentry**, reflecting the premium commercial nature of the fit-out.

Agile Project Management & Site Supervision

The Team



Jasper Gementiza
Project Manager



Frankyrex Zayas
Site Engineer

The Process Loop

 **Execute 3**
Rapid, on-site mechanical and aesthetic adjustments, minimizing downtime in an active commercial zone.

1 Identify 
Real-time site inspections and proactive Ferro scanning.

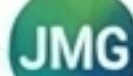
2 Coordinate 
Direct integration with Limketkai Mall Management and SSS stakeholders via digital platforms

The Digital Punch List: Real-Time Rectification



Client Request - Jan 19

Good morning, pa rectify ko ani sir, walay siga ang letter M sa signage... exit glass door ga ungot...

JMG Engineering - Minutes later 

Unsay position sa additional na tubo ani engr? Kay basin naka slanting ang orientation...



Client Alignment - Jan 21

All punchlists items needs to be done before end of the month for major event with SSS execs on Feb.

Leveraging modern communication platforms ensures zero friction between mall management identifying an issue and JMG engineers deploying a rapid fix.

The Final Polish: Pre-Turnover Rectifications



Mid-January: **Electrical**

Signage **electrical troubleshooting** (fixing the busted 'M' and adjusting backdrop lighting).

Late-January: **Mechanical**

Mechanical adjustments, loosening exit door hinges, and installing custom TV rack pipes.

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Early-February: **Aesthetic**

Installing remaining door louvers, cutting frosted stickers, and reapplying glass sealants for flawless joints.

January 2026

February 2026



SOCIAL SECURITY SYSTEM
CDO-LAPASAN

The Grand Turnover: February 2026

All 325 SQM, complex glass installations, and digital punch list items flawlessly executed ahead of the major SSS Executive Inauguration. A testament to JMG's precise timeline management and unwavering commitment to public service infrastructure.



JMG
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AND GENERAL MERCHANDISE

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Partner with Cagayan de Oro's premier commercial design and build experts for your next high-stakes project.



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