

PROJECT : SPACE TAFT
 LOCATION : 1952 TAFT AVE., MALATE , MANILA
 OWNER/DEVELOPER : PACIFIC AVELEX REALTY CORP.
 SUBJECT : PROGRESS REPORT
 DATE : 9-May-17

STRUCTURAL WORKS

100% completed

ARCHITECTURAL WORKS

A. Masonry Works (Interior & Exterior walls)

<u>Floor Level</u>	<u>% Accomplishment</u>
1 Ground floor-29th Floor	100.00 %
2 Penthouse floor - (additional floor)	50.00 %

B. Ceiling /Cladding Works

- 1 Hallway ceiling and cladding of pipechase:
 - ➡ Installed up to 28th floor; 29th floor w/ frame ready for closure.
- 2 Cladding of modular toilet:
 - ➡ 29F-0%; 28F-100%; 27F-100%; 26F-70%; 25F-100%; 24F-15%; 23F-4F-100%

C. Installation of Doors at all units,Utility Rooms,Fire Exit and Main Stairs

- 1 Installation of unit doors
 - ➡ Installed up to 23rd floor
- 2 Installation of utility room door
 - ➡ Installed up to 22nd floor
- 3 Installation of electrical room door
 - ➡ completed
- 4 Installation of fire exit door (rear elevation) and main stairs door
 - ➡ completed
- 5 Installation of additional sliding glass door at front elevation (emergency exit)
 - ➡ completed

D. Installation of glasses

- 1 Installation of windows at all units
 - ➡ 100% done
- 2 Installation of glasses at commercial areas (ground and mezzanine)
 - ➡ partially installed; awaiting awarded tenants

E. Installation of modular toilet at all units

- ➡ Installed up to 28th floor; and assembled at 29th floor

G. Installation of kitchenette

- ➡ Installed up to 21st floor

H. Installation of furnitures (bed bunks, closet and desk)

- ➡ Installed up to 14th floor

I. Installation of hallway floor tiles

- ➡ completed

J. Installation of unit vinyl tiles

- ➡ Installed up to 21st floor

K. Painting Works

1 Painting at hallways

- ➔ primer painted finished at 26F and 27F
- 50% painted finished at 25F & 24F; 80% painted finished at 23F; completed at 22F down

2 Painting at all units

- ➔ 70% painted finish at 27F; 70% primer finish at 26F; 75% painted finish at 23F;
- 100% painted finished at 4F to 22F.

3 Exterior Painting

- ➔ 5% painted (*left side-rear corner*)

L. Progress Photo per floor

29F



28F



27F



26F



25F



24F



23F



22F



21F



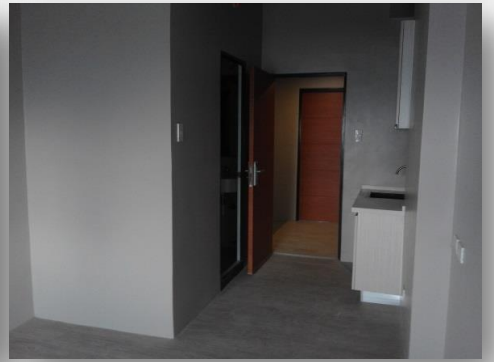
20F



19F



18F



17F



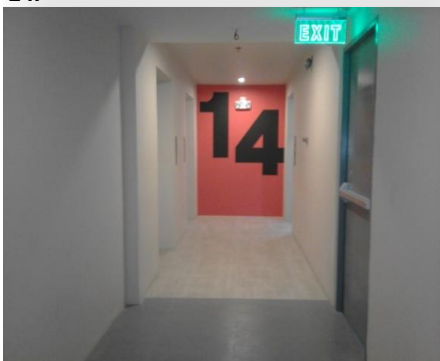
16F



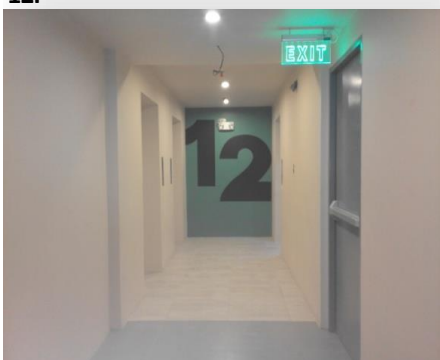
15F



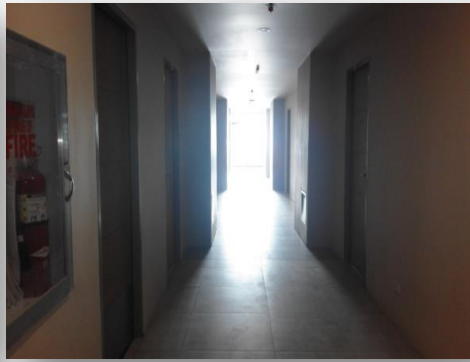
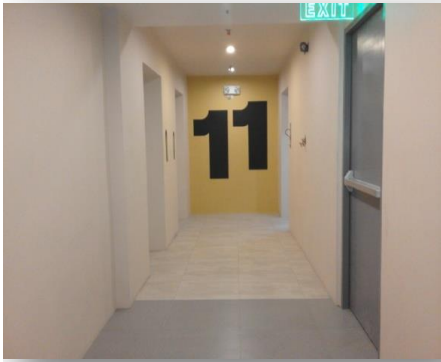
14F



12F



11F



10F



9F



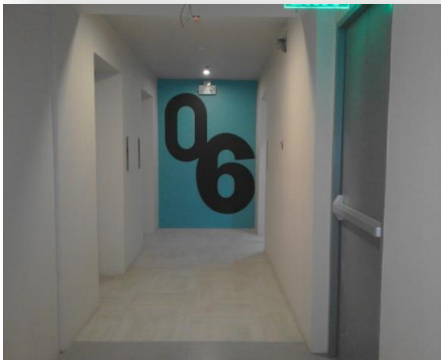
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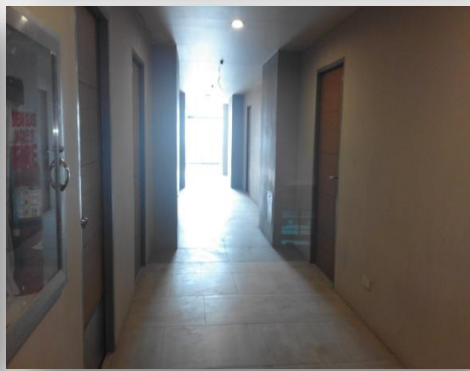
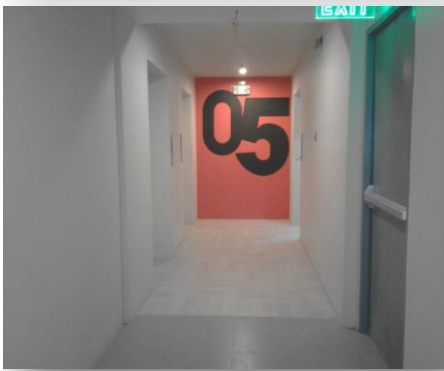
7F



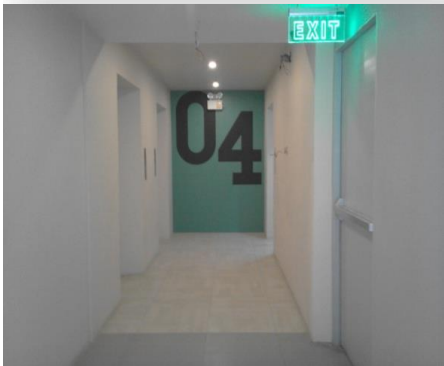
6F



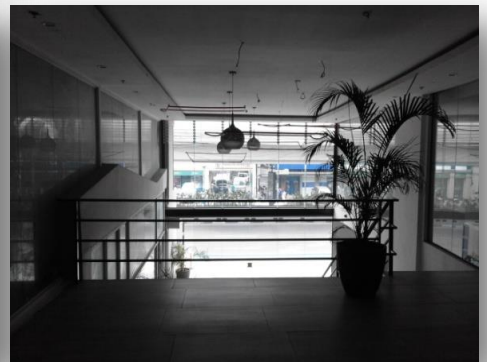
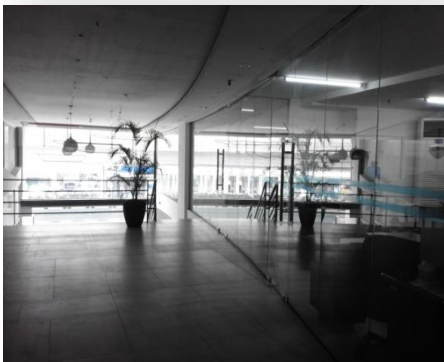
5F



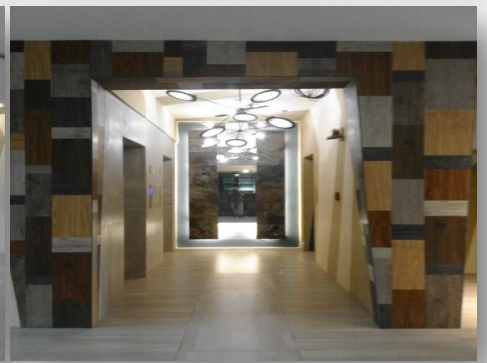
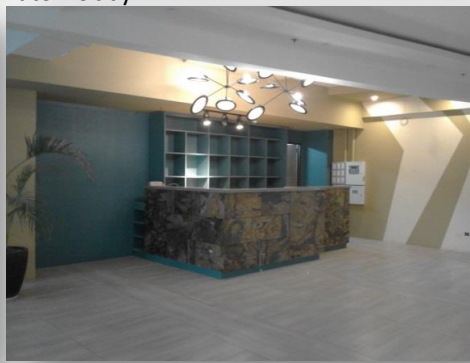
4F : Model units and amenities



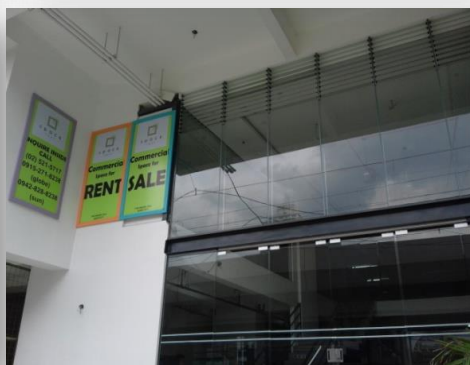
MF: Commercial units



GF: Commercial units, reception and elevator lobby.



Main Entrance



Modular Toilets



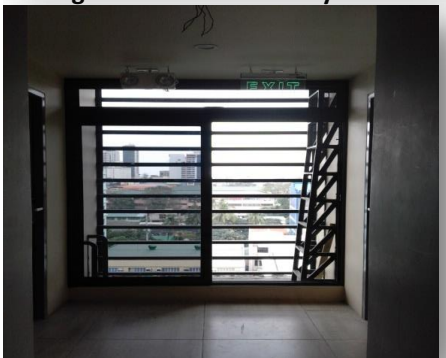
Kitchenette



Furnitures: Bunkbeds, closet and desk



Sliding Glass Door at hallway and Monkey Ladder(front elevation emergency exit)-additional



ELECTRICAL WORKS

A. Roughing-ins

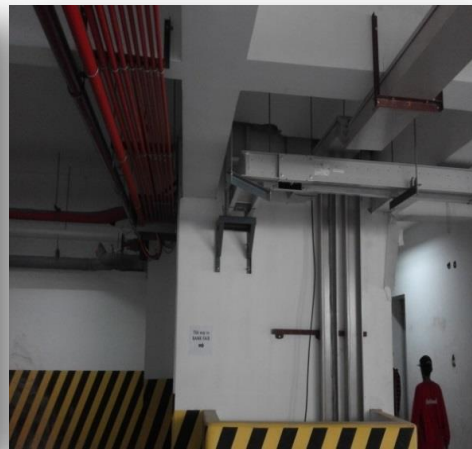
	% Accomplishment
1 Lighting System	96.00 %
2 Convenience Outlet System	96.00 %
3 Power Feeder Lines	96.00 %
4 Panelboards/Circuit Breakers/ MC's	95.00 %
5 CCTV System	98.00 %
6 CATV System	97.00 %
7 Telephone System	98.00 %
8 Fire Alarm System	98.00 %
9 Lightning Protection System	98.00 %
10 Grounding System	98.00 %

B. Wiring

1 Lighting System	95.00 %
2 Convenience Outlet System	95.00 %
3 Power Feeder Lines	95.00 %
4 CCTV System	85.00 %
5 CATV System	85.00 %
6 Telephone System	85.00 %
7 Fire Alarm System	95.00 %
8 Lightning Protection System	98.00 %
9 Grounding System	98.00 %

C. OWNERS SUPPLIED ITEMS (Installation Only)

1 Wiring Devices for Lighting System	90.00 %
2 Wiring Devices for Conv. Outlets	85.00 %
3 Wiring Devices for CATV	85.00 %
4 Wiring Devices for Telephone	85.00 %
5 Panelboards and Circuit Breakers	95.00 %
6 Busway Equipments	97.00 %
7 Fire Alarm Equipments	85.00 %
8 Lighting Fixtures	85.00 %
9 Lightning Protection Equipment	98.00 %



LIGHTNING ARRESTER

Completed and Tested



PLUMBING AND SANITARY WORKS

A. UPDATED PROGRESS ACCOMPLISHMENT REPORT

NO.	FLOORS	PLUMBING WORKS	FIRE PROTECTION WORKS
1	GROUND FLOOR	95%	90%
2	MEZZANINE FLOOR	99%	97%
3	SECOND FLOOR	99%	95%
4	THIRD FLOOR	97%	95%
5	FOURTH FLOOR	98%	99%
6	FIFTH FLOOR	98%	99%
7	SIXTH FLOOR	98%	99%
8	SEVENTH FLOOR	98%	99%
9	EIGHT FLOOR	98%	99%
10	NINTH FLOOR	98%	99%
11	TENTH FLOOR	98%	99%
12	ELEVENTH FLOOR	98%	99%
13	TWELVE FLOOR	98%	99%
14	FOURTEEN FLOOR	98%	99%
15	FIFTEEN FLOOR	95%	95%
16	SIXTEEN FLOOR	95%	95%
17	SEVENTEEN FLOOR	95%	95%
18	EIGHTEEN FLOOR	95%	95%
19	NINETEEN FLOOR	95%	95%
20	TWENTY FLOOR	95%	95%
21	TWENTY ONE FLOOR	95%	95%
22	TWENTY TWO FLOOR	95%	95%
23	TWENTY THREE FLOOR	95%	95%
24	TWENTY FOURTH FLOOR	80%	80%
25	TWENTY FIFTH FLOOR	95%	95%
26	TWENTY SIXTH FLOOR	80%	80%
27	TWENTY SEVENTH FLOOR	95%	95%
28	TWENTY EIGHT FLOOR	95%	95%
29	TWENTY NINETH FLOOR	80%	80%
30	ROOF DECK FLOOR	85%	50%
	Accomplishment	95%	93%



CISTERN TANK AND FIRE TANK

Installed Items:

- 1 Submersible Transfer Pump
- 2 Submersible Booster Pump
- 3 Fire Pump
- 4 Jockey Pump



ELEVATED TANK

3 UNITS -installed



STP

Completed-Operational



MECHANICAL WORKS:

Installation of ELEVATOR

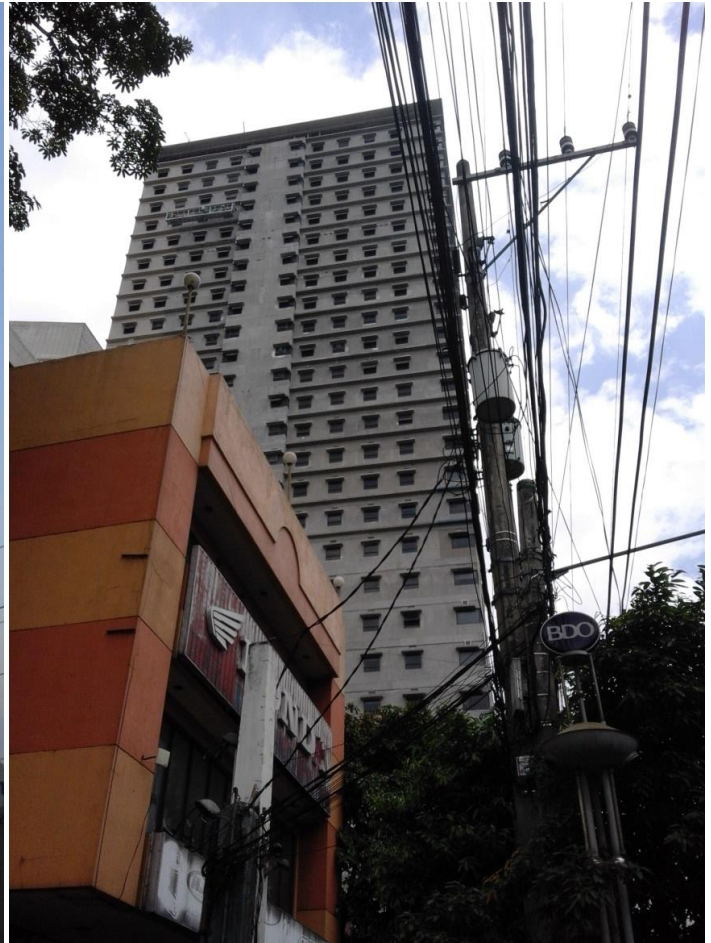
98%Completed-remaining installation of hallbuttons



PERSPECTIVE VIEW:



View from Quirino Cor. Taft Ave.



View from Remedios Cor. Taft Ave.

Prepared by:

(ORIGINAL SIGNED)

Engr. Warren Sierra/Engr. Gabriel Tapel

EJAP Konstruct Inc.-P.E. (C.E./M.E.P.F.)

Construction Management-Space Taft