

PROJECT : SPACE TAFT  
 LOCATION : 1952 TAFT AVE., MALATE , MANILA  
 OWNER/DEVELOPER : PACIFIC AVELEX REALTY CORP.  
 SUBJECT : PROGRESS REPORT  
 DATE : 28-Feb-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 27th floor; 28th and 29th floor w/ frame ready for closure.
- 2 Cladding of modular toilet:
  - ➡ Installed up to 22nd floor

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

- 1 Installation of unit doors
  - ➡ Installed up to 23rd floor ;still finishing for reinstallation  
Finished and reinstalled up to 18th 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
  - ➡ Installed up to 30th floor; roofdeck floor remaining
- 5 Installation of additional sliding glass door at front elevation (emergency exit)
  - ➡ completed

**D. Installation of glasses**

- 1 Installation of windows at all units
  - ➡ 475 out of 490 units installed  
units E and F for some levels remaining due to on-going alimak operation
- 2 Installation of sliding glass door at hallway (front elevation) emergency exit
  - ➡ completed
- 3 Installation of glasses at commercial areas (ground and mezzanine)
  - ➡ partially installed

**E. Installation of modular toilet at all units**

- ➡ Installed up to 23th floor and assembled up to 28th floor

**G. Installation of kitchenette**

- ➡ Installed up to 15th floor and assembled up to 16th floor

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

- ➡ Installed up to 14th floor

**I. Installation of hallway floor tiles**

- ➡ Installed up to 26th floor

**J. Installation of unit vinyl tiles**

- ➡ Installed up to 19th floor

### K. Painting Works

- 1 Painting at hallways
  - ➔ final painted finish up to 20th floor
  - first coating only up to 26th floor
- 2 Painting at all units
  - ➔ final painted finish up to 16th floor
  - first coating only up to 25th floor

### L. Progress Photo per floor

29F



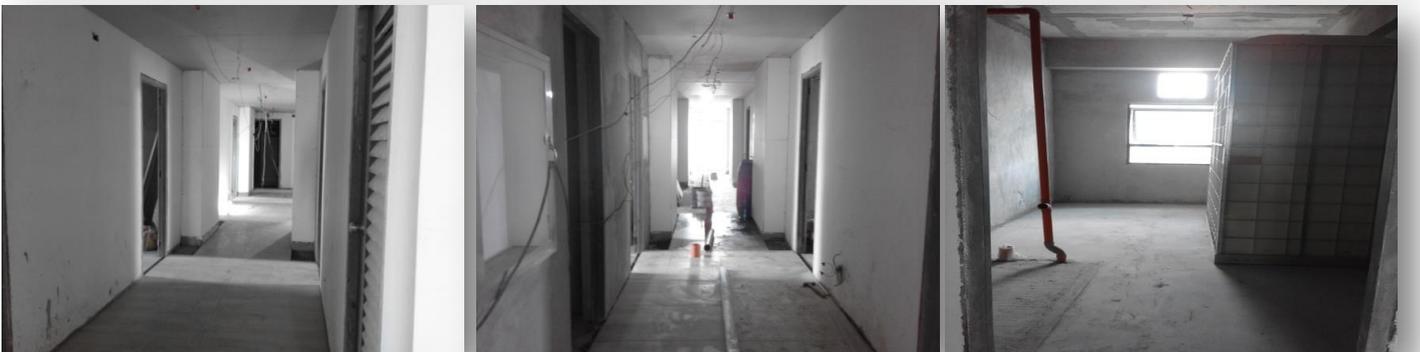
28F



27F



26F



25F



24F



23F



22F



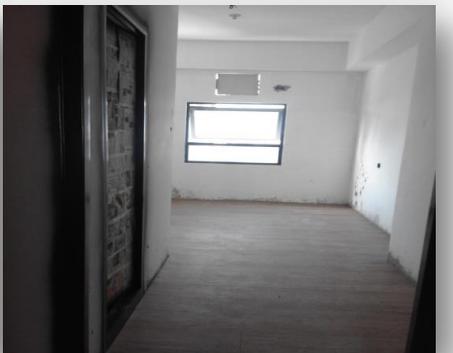
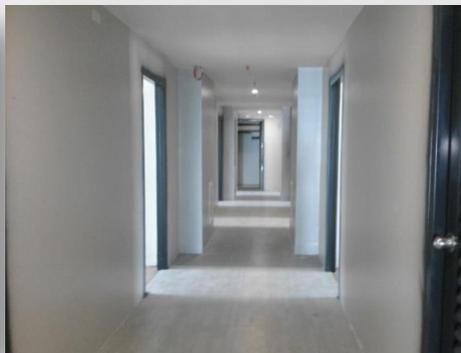
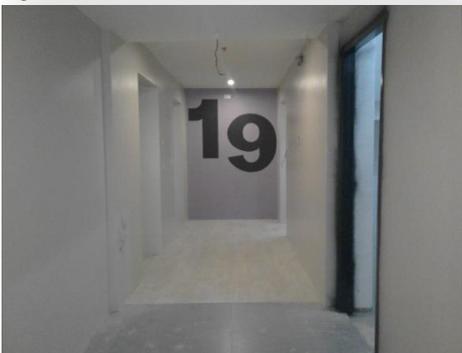
21F



20F



19F



18F



17F



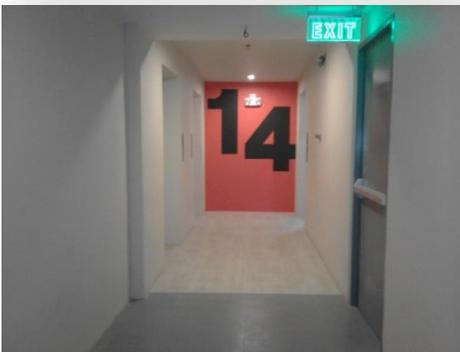
16F



15F



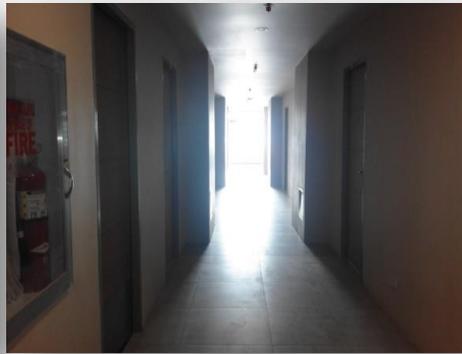
14F



12F



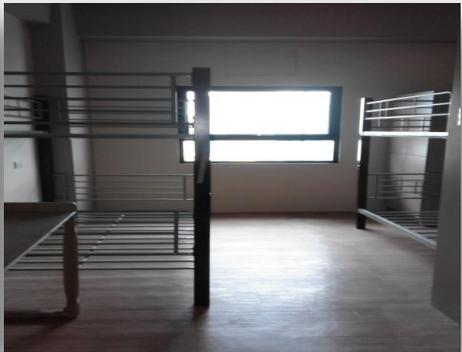
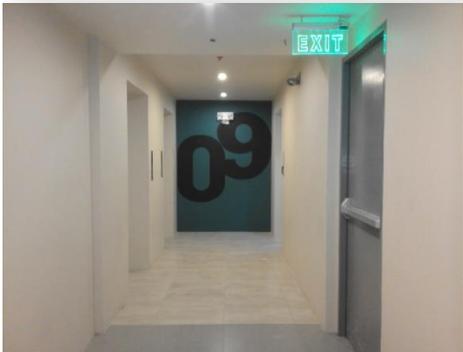
11F



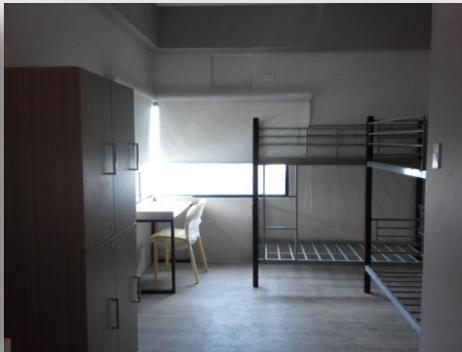
10F



9F



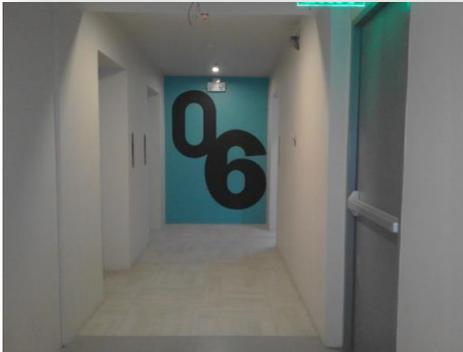
8F



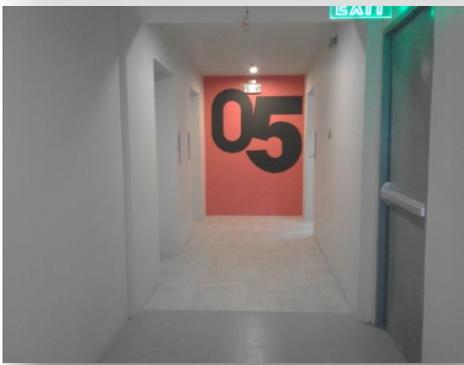
7F



6F



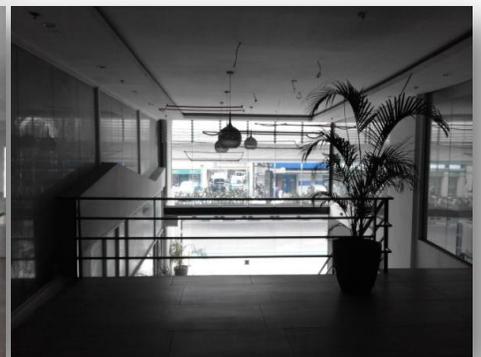
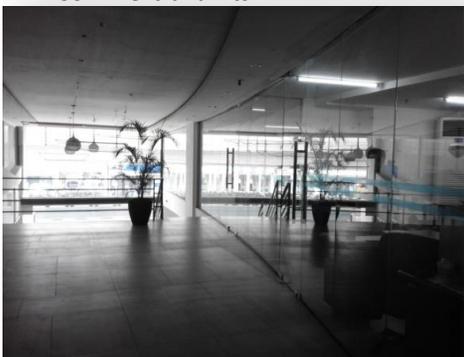
5F



4F : Model units and amenities



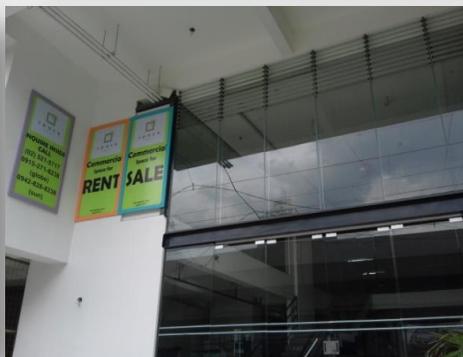
MF: Commercial units



GF: Commercial units and reception



Main Entrance



**Modular Toilets**



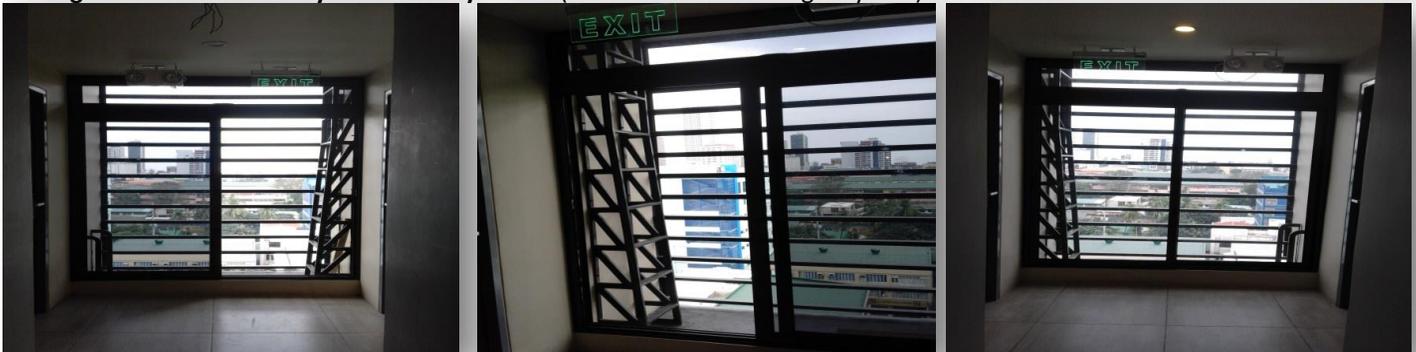
**Kitchenette**



**Furnitures: Bunkbeds, closet and desk**



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



**ELECTRICAL WORKS**

**A. Roughing-ins**

	<b>% Accomplishment</b>
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	80.00 %
2 Convenience Outlet System	80.00 %
3 Power Feeder Lines	80.00 %
4 CCTV System	80.00 %
5 CATV System	80.00 %
6 Telephone System	80.00 %
7 Fire Alarm System	80.00 %
8 Lightning Protection System	98.00 %
9 Grounding System	98.00 %

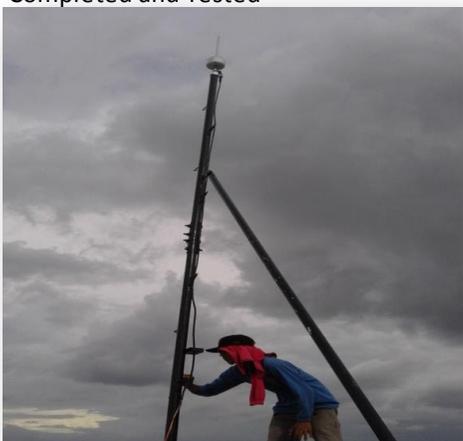
**C. OWNERS SUPPLIED ITEMS (Installation Only)**

1 Wiring Devices for Lighting System	50.00 %
2 Wiring Devices for Conv. Outlets	45.00 %
3 Wiring Devices for CATV	45.00 %
4 Wiring Devices for Telephone	45.00 %
5 Panelboards and Circuit Breakers	95.00 %
6 Busway Equipments	97.00 %
7 Fire Alarm Equipments	- %
8 Lighting Fixtures	50.00 %
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	93%	95%
16	SIXTEEN FLOOR	93%	90%
17	SEVENTEEN FLOOR	93%	90%
18	EIGHTEEN FLOOR	93%	90%
19	NINETEEN FLOOR	93%	90%
20	TWENTY FLOOR	93%	90%
21	TWENTY ONE FLOOR	93%	85%
22	TWENTY TWO FLOOR	93%	80%
23	TWENTY THREE FLOOR	93%	75%
24	TWENTY FOURTH FLOOR	82%	65%
25	TWENTY FIFTH FLOOR	82%	65%
26	TWENTY SIXTH FLOOR	82%	85%
27	TWENTY SEVENTH FLOOR	82%	75%
28	TWENTY EIGHT FLOOR	82%	75%
29	TWENTY NINETH FLOOR	39%	50%
30	ROOF DECK FLOOR	50%	50%
	Accomplishment	90%	87%



**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**

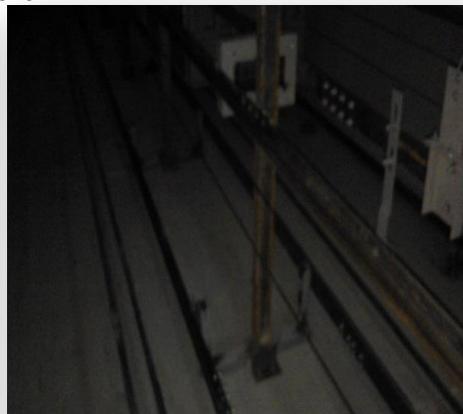
**Completed-Operational**



**MECHANICAL WORKS:**

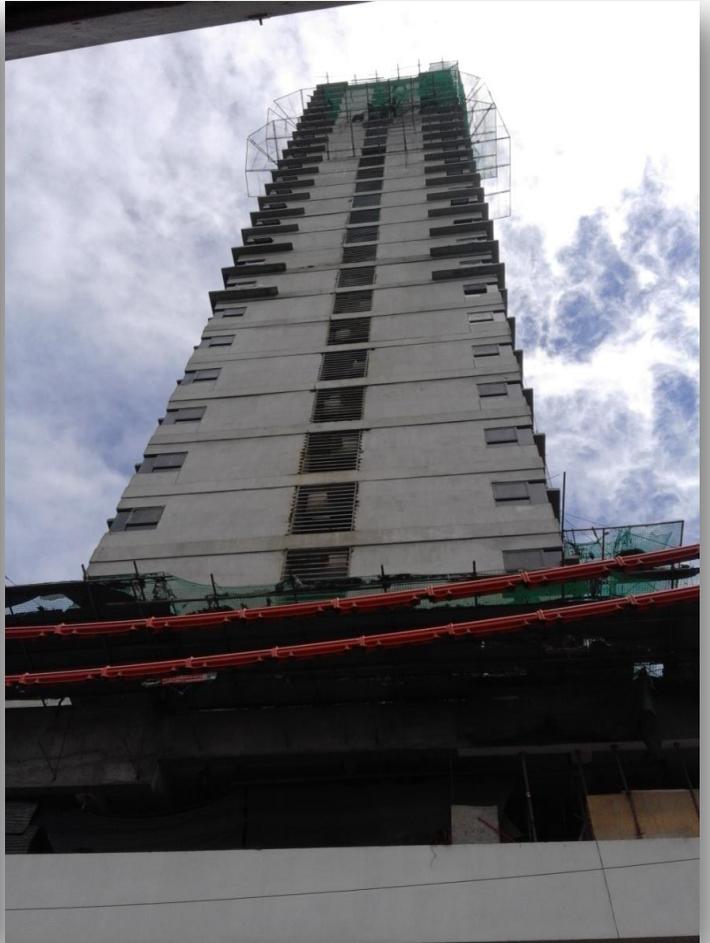
**Installation of ELEVATOR**

**98%Completed-remaining installation of hallbuttons**



**PERSPECTIVE VIEW:**

**Front elevation**



**Left side elevation**

**Right side elevation**



**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