

Existing Defects

Paseo Puerta de Tierra III&IV: Terraza al Mar & Muñoz Rivera Avenue

Municipality of San Juan

Date: February 23, 2016

Item	Description	Comment
1	Columns Constructed with a Larger Length than that Specified in the Construction Drawings for the Terraza al Mar	<p>The Issue is due to the foundation piles being constructed at a lower elevation than specified. At the moment, the affected columns are located at the following axis: 5-North, 7, 8, 10 and 11. The structural designer is evaluating the situation (through RFI#57 submitted by the Contractor) with the elevations of the pile caps' tops provided by the Contractor. On January 25, 2016 the Contractor poured the concrete at his own risk, since the elevations from the structural consultant were pending.</p> <p>The following pile caps are yet to be unearthed: SPC-3 (for the west walls of axis #12), PC-3A at axis #2, PC-3A at axis #3, PC-3A at axis #5. Therefore, there exists the possibility that these pile caps were also constructed with a lower elevation than that specified.</p>
2	Reinforcement Steel Cut at the Northeast Wall of the Terraza al Mar Water Cistern	At the northeast wall of the Terraza al Mar water cistern the Contractor extracted some cores (through Rodríguez Plumbing as part of the works for the water fountain detailed in the corresponding submittal) for the installation of the pipes of the water fountain. To extract the cores, the Contractor had to cut some reinforcement steel. At the moment, the structural designer is evaluating the issue as part of RFI#56 submitted by the Contractor. The pipes are currently installed at the project.
3	Waterproofing Works Not Yet Performed at the Terraza al Mar Water Cistern	The waterproofing works for the Terraza al Mar water cistern have not been performed and the Contractor has scheduled the concrete pour for the floor slab of the Terraza al Mar, between axis #10 and axis #15 approximately. The Contractor indicated that it is not necessary to waterproof the exterior walls of the cistern, as per the recommendations of its supplier, and has proposed a method to continue with the works. The Contractor's proposed method was sent to the Designer by means of an electronic mail and is pending the Designer's response to proceed with the floor slab's concrete pour.
4	Segregation Zones at Some West Areas of the Finished Surface of the Cantilever Parapets (to the West of Axis #12)	There exists the possibility that the proposed bush hammer finish is not feasible. At the moment, there is a pending visit to the Project by Arch. Segundo Cardona to evaluate the finish applied to the parapet and the other walls that sustain the benches at the cantilever of the Terraza al Mar.
5	Pending Works Correction and/or Finish ("Punch-List") at the South Sidewalks of the Muñoz Rivera Avenue, Station 4+60 and 11+60 Approximately	<p>The pending works include:</p> <ul style="list-style-type: none"> - Curbs repair at Intersection with Matías Ledesma Street - Crescent Beach Residential Building door base repair - Various building drains completion - Correction of water accumulation at the door of the San Agustín School - Correction of ramp at Intersection with Pelayo Street - Main potable water valve adjustment (west of Pelayo Street) - Luminaries rough-in pipes repair in front of the National Guard Building - Installation of anti-theft devices, posts, and electrical wiring for the luminaries - Construction of handicap ramp at Intersection with Matías Ledesma Street and the Tadeo Plaza - Installation of detectable warning plates at ramps - Repair of wall tiles broken during construction at the Piliform Building