

**EXHIBIT S**  
**Site Visit Reports**

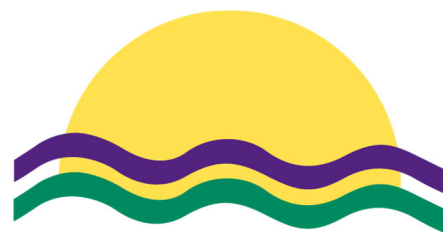
## EXHIBIT S: Site Visit Reports

HURRICANE MARIA RECONSTRUCTION  
Category E (Buildings and Equipment)

FEMA PROJECT NUMBER # 77979 & 118695

**Bid Number: CDIPC-2023-001**

Compañía para el Desarrollo Integral de la Península de Cantera



Proyecto Península de Cantera  
*¡Nuestro Orgullo!*



FEMA

PUBLIC ASSISTANCE FORM

SITE VISIT REPORT

DR-4339-PR

Date:	
Hour:	
City:	
Lat + Long:	

Branch-Zone	
No. Sites:	
406 Opportunity:	

Categories:	D
A	E
B	F
C	G

Attendees Information:	
Applicant:	
PA Staff:	
406 HM Staff:	
State Staff:	
EHP Staff:	
Others:	

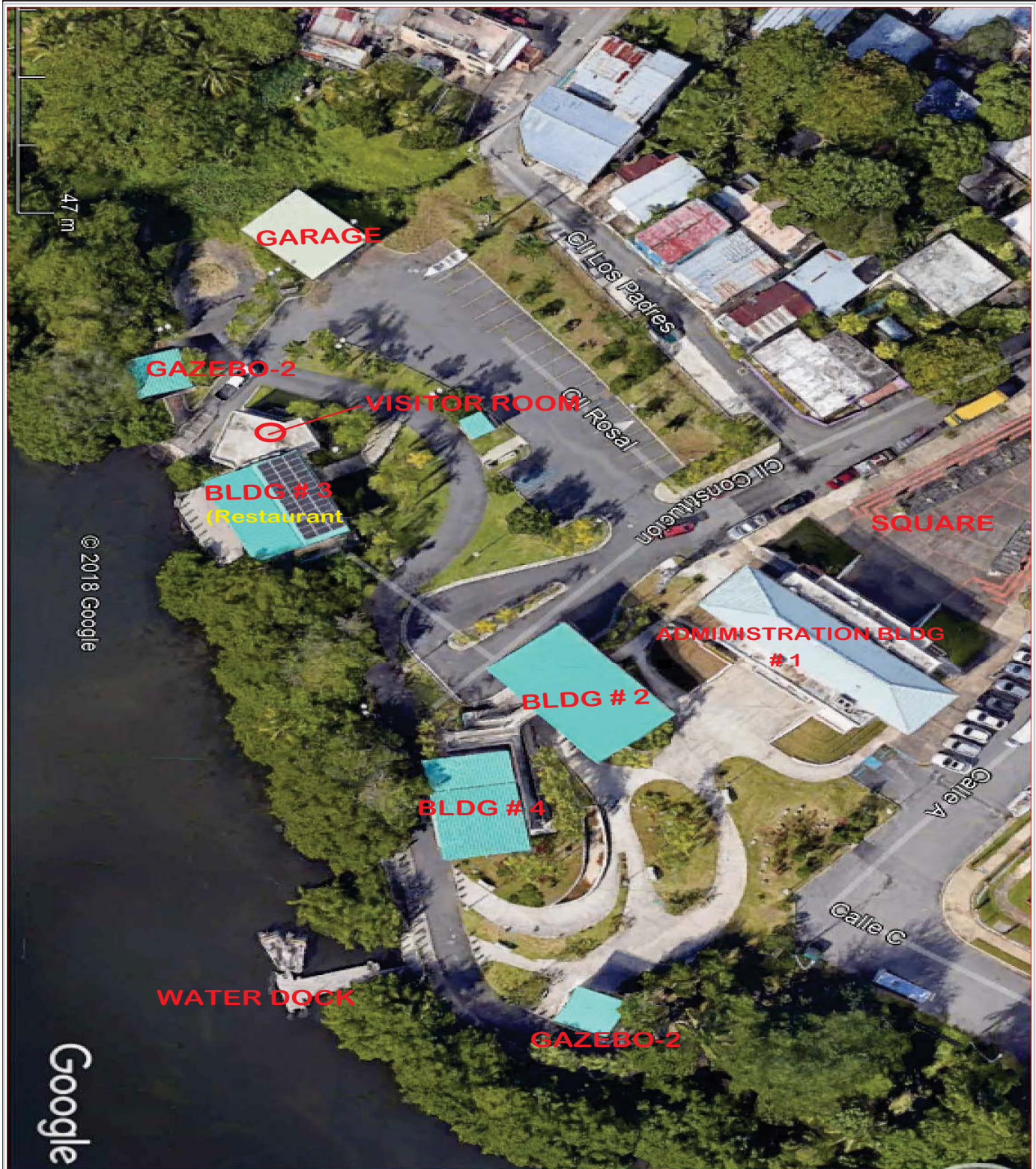
LOCATION MAP



FEMA

## PA Site Visit Form

### Site Inspection Layout Report





FEMA

PA Site Visit Form

SITE VISIT REPORT		DR-4339-PR
SITE VISIT		
Site Name:		
Lat + Long:		
Address:		
DDD:	(SEE ATTACHED DDD	
Potential 406 Mitigation:		
Work Completed: % Force Account:		
Comments:		



## **DDD**

### **A site visit was conducted at Company For The Development of The Cantera facilities**

#### **Site (Recreational plaza):**

Heavy rain broke 5 '-6" W X 6 '-6 " L concrete sidewalks at Square outside  
Heavy winds blew out 30 '-0" W X 43 '-0 " L aluminum roof at Building  
Three (3) Wooden benches were damaged at Square outside.  
Heavy Rain broke washed out 10'W X

#### **Garage:**

Heavy winds blew out 30 '-0" W X 43 '-0 " L aluminum roof at Building  
Strong destructive winds washed out 12'W X 22 '-0 x 10' Diam Cul-de-sac at road close to garage.

#### **Administrative Main Building # 1:**

2' x 2' Acoustic Ceiling panels were damaged at 10 feet x 10' feet office due to water filtration.  
14' x 8', 14' x 8', 10' x 8' walls paintings were damaged due strong winds  
Water filtration through roof and walls damaged 2' x 2' Acoustic Ceiling panels at 10 feet x 10' feet office  
Water instruction through damaged 14'W x 8'L, 14'W x 8'L, 10W x 8L walls painting  
Heavy Winds damaged carpet by standing water 2'W x 14'L Director's office  
Water instruction through roof damaged wall paint along three walls 20 'W x 18 'W, 12' L x 14'W, 10 'Wx 8 'L  
Heavy Winds damaged 50% 12'W x 14 L' 50% reflected ceiling  
Power outage caused extensive damages in Air Conditioning system at all offices  
Wind driven rain and water intrusion damaged 8'W x 7'L reflected ceilings at Engineer office.  
Strong winds broke one 2'W x 2'W Glass windows at conference room.  
Water instruction from roof stained and soaked 6'W x 8'W acoustic ceiling is caused by water instruction

#### **Building # 2:**

Heavy winds removed 5 Ft-7 in W X 12 Ft-4 'L exterior paint at restaurant building.  
Heavy Winds blew out 11 'W X 30 '-8" L Doors in front.

#### **Gazebo # 2**

Heavy Winds damaged 14'W x 2'L aluminum roof

#### **Visitor Center**

Water instruction through three section of 13 'W X 13'L and 8 'W X 8'L roof damaged concrete ceiling cement plaster

Heavy Winds damaged 2-9 'W X 12'L metal rolling door at visual room.  
Water instruction through roof damaged and soaked 14 'W X 16'L fascia.  
Heavy Winds damaged three 9 'W X 12'L metal rolling door back to the building.

#### **Building # 3**

Water instruction through roof damaged 10 'W X 12'L wall painting at restaurant.  
Wind driven rain damaged 3 '-0" W X 7 '-0 " H metal fix door  
Heavy Winds damaged four (4) outside wall lamp metal.  
Wind driven rain damaged two 12'W x 2'L Shade curtains outside the building

#### **Perimeter road**

Strong winds 151' L X 10 '-0 " Wide X 2" Tick road is 5 feet partially sunken and undermined by the north side  
Wind driven rain destroyed 50 '-0" L X 20 '-0 " W wooden dock at north side of Perimeter road

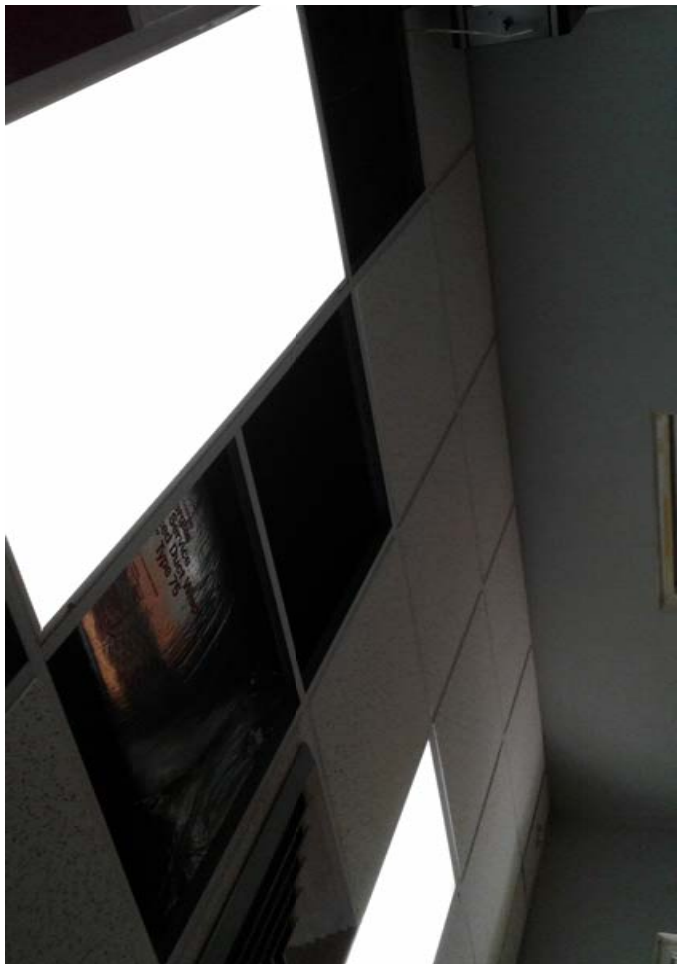
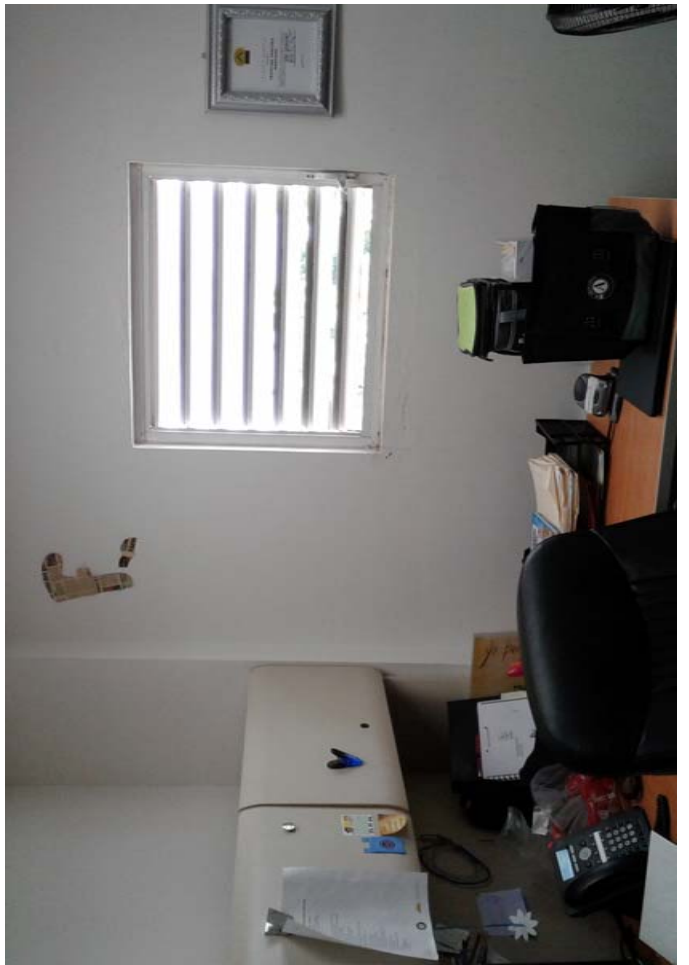


# FEMA

## PUBLIC ASSISTANCE FORM

### LOCATION MAP

### FIRMETTE





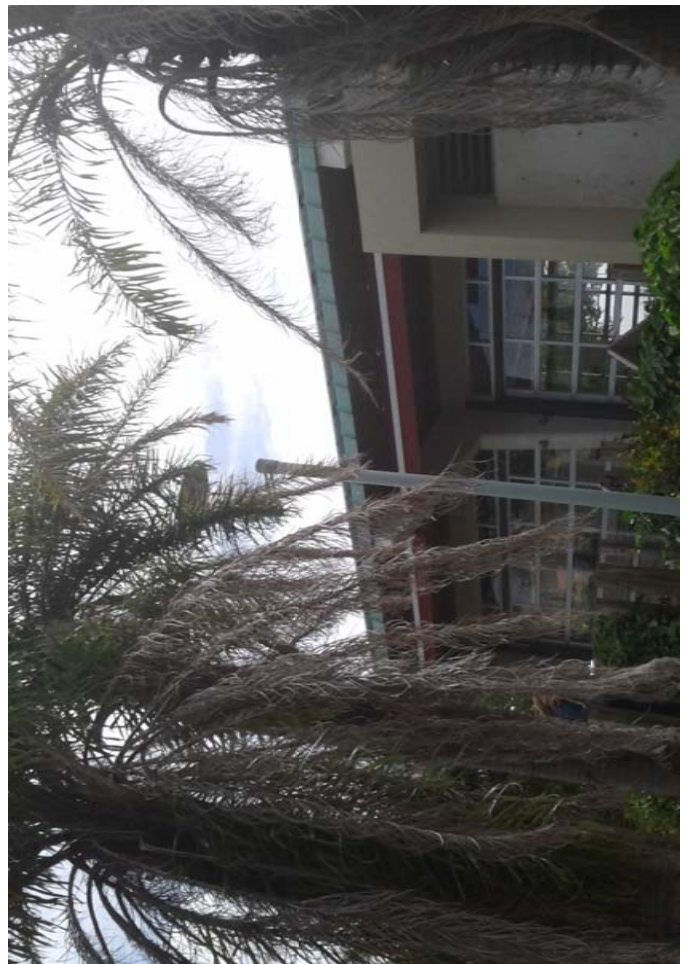








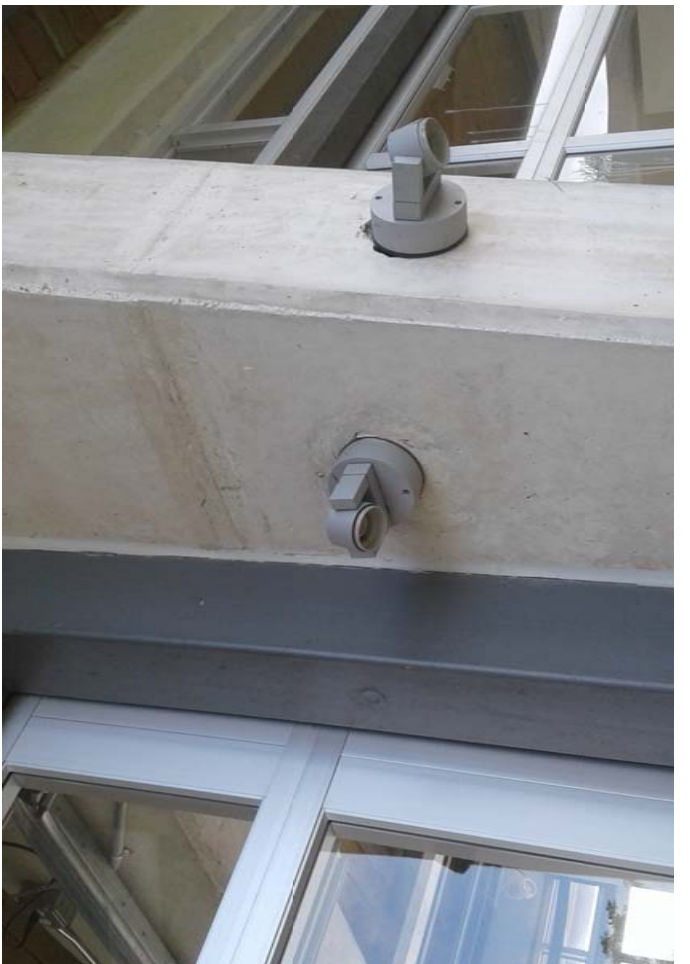
















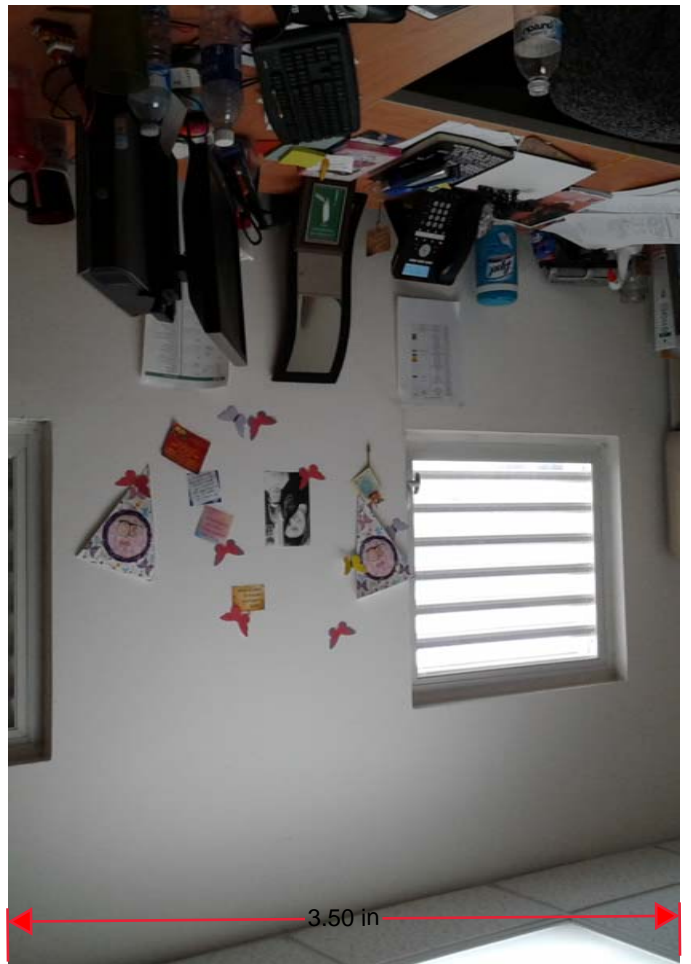






















**EHP SITE VISIT  
COMPANY FOR THE INTEGRATED DEVELOPMENT  
OF CANTERA'S PENINSULA**

<b>Sub-Recipient:</b> Cantera Company	<b>Disaster #:</b> 4339
<b>EHP Specialist:</b> Thelma V. Valenzuela	<b>Date:</b> February 23, 2018
<b>Municipality &amp; Barrio:</b> San Juan, Cantera	<b>GPS (dd):</b> See below for each structure
<b>Address:</b> Constitution Street Final	<b>Description:</b> Communal Facilities

**Potential EHP issues:**

- ☐ Ground Disturbance
- ☒ Work on/near water
- ☐ Structure over 45 years old
- ☒ Located within Floodplains/Wetlands

**Narrative:**

The Company for the Integrated Development of Cantera's Peninsula is located in a community center at Bravo de Boston neighborhood. The Public Corporation was created, by Law, in 1992. Geographically, it is a set of 16 communities with an extension of 300 acres. At the beginning, this community was developed in an informal way, parallel to the development of Santurce. The initial plan included 11 sectors. Then, with the construction of new projects, 5 additional communities were added. The peninsula is surrounded by two lakes (Lake San Jose and Lake del Condado) and Caño Martín Peña. The community facilities visited have been built, by phases, since 2000 to 2013.

Cantera's Peninsula Company (sub-applicant) has presented a site visit schedule for buildings and structures on site. Sub-applicant did an inventory of damages for each building and structure in the facilities. PA asked for a more detailed Damage Inventory and informed the Sub-applicant's representative of all the information needed for an evaluation of the damages related to the disaster.

During this site visit, we inspected 10 structures (See Location Map). The table below summarizes the information and findings:

<b>Num in Map</b>	<b>Longitude/Latitude</b>	<b>Name/Type of Structure</b>	<b>Brief Damages Description</b>	<b>Eligible for NRHP</b>
1	18.432122 -66.035275	Community Center	It was built in 2000. During the incident period wind and rain damaged: power generator, acoustical ceilings in several offices, glass panel in windows, A/C units', computers and electronic equipment's.	No
2	18.432000 -66.035313	Utility building/boats	This is an utility metal plate's structure (30'x43'). The metal roof was severely damaged by wind.	No
3	18.431111 -66.035556	Gazebo 1	The metal roof flashing was affected by wind.	No
4	18.432209 -66.035138	Restaurant	The wind and infiltration of water damaged 2 A/C, 2 solar panels on the roof, 3 rolling doors, retractable shades and exterior lighting.	No
5	18.432019 -66.035614	Audiovisual Center	Wind and rain affected ceiling cement stucco, 3 rolling doors and 1 gypsum board wall panel	No

6	18.432385 -66.035022	Exhibition Center	The exterior aluminum trellis was almost gone. Infiltration of water damaged interior paint.	No
7	18.432389 -66.035030	Peripheral Street	Flood undermined segments of the peripheral street.	No
8	18.432391 -66.035015	Floating Deck	This structure was severely damaged by wind.	No
9	18.431968 -66.035024	Gazebo 2	As the gazebo 1, the metal roof was affected by wind.	No
10	18.431667 -66.034444	Bridge	A nearby wood bridge was completely destroy.	No

#### **Environmental Considerations:**

All the buildings and structure are within the floodplain and coastal zone. The lowest floors of the buildings are above Base Flood Elevation (BFE). Cantera's peninsula is surrounded by two lakes (Lake San Jose and Lake del Condado and Caño Martin Peña. All these water systems are part of the San Juan Bay Estuary.

The applicant must comply with all environmental permits and laws, States and Federal.

/TVS



**Photo 1. Community Center A/C and Acoustical Ceiling Damages**



**Photo 2. Utility building's roof damages**



**Photo 3. Restaurant's rolling doors damaged**





**Photo 4. Audiovisual Center gypsum board wall damaged**



**Photo 5. Exhibition Center's trellis broken**





**Photo 6. Water and flood undermined pavement**



**Photo 7. Floating Deck**





**Photo 8. Gazebo 2 metal roof was damaged**



**Photo 9. Wood pedestrian bridge was destroyed**







# National Flood Hazard Layer FIRMette



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE)
		Zone A, A-99 With BFE or Depth
		Regulatory Floodway Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMR
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped

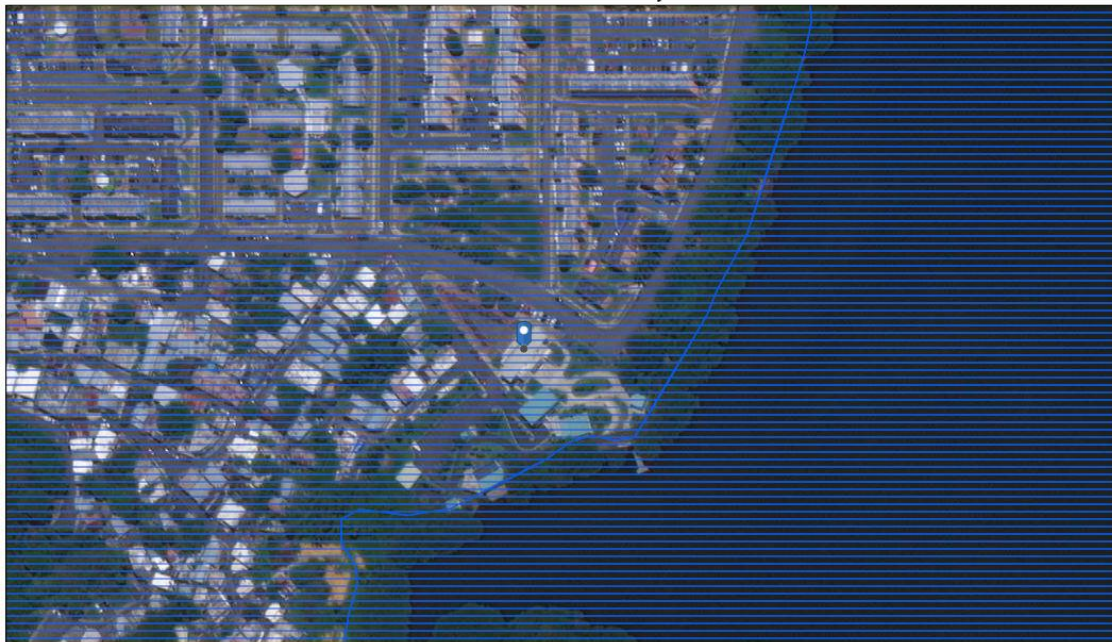
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/28/2018 at 3:00:44 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

## Coastal Zone Map

### CZMA Cantera Community Center





## Wetlands Map- EO 11990



## Site Visit Attendance

FEMA-4339-DR-PR PUBLIC ASSISTANCE MEETING ADDRESS: METRO OFFICE PARK

Sign In Sheet

APPLICANT: Cantera DESARROLLO INTEGRAL DE LA PENINSULA

COUNTY OR COMMUNITY STATEWIDE

Disaster: FEMA -4336/4339-DR-PR

(PLEASE PRINT ALL ENTRIES)

NO	
1	
2	
3	
4	
5	
6	
7	

**EHP SITE VISIT  
COMPANY FOR THE INTEGRATED DEVELOPMENT  
OF CANTERA'S PENINSULA**

<b>Sub-Recipient:</b> Cantera Company	<b>Disaster #:</b> 4339
<b>EHP Specialist:</b> Thelma V. Valenzuela	<b>Date:</b> February 23, 2018
<b>Municipality &amp; Barrio:</b> San Juan, Cantera	<b>GPS (dd):</b> See below for each structure
<b>Address:</b> Constitution Street Final	<b>Description:</b> Communal Facilities

**Potential EHP issues:**

- ☐ Ground Disturbance
- ☒ Work on/near water
- ☐ Structure over 45 years old
- ☒ Located within Floodplains/Wetlands

**Narrative:**

The Company for the Integrated Development of Cantera's Peninsula is located in a community center at Bravo de Boston neighborhood. The Public Corporation was created, by Law, in 1992. Geographically, it is a set of 16 communities with an extension of 300 acres. At the beginning, this community was developed in an informal way, parallel to the development of Santurce. The initial plan included 11 sectors. Then, with the construction of new projects, 5 additional communities were added. The peninsula is surrounded by two lakes (Lake San Jose and Lake del Condado) and Caño Martín Peña. The community facilities visited have been built, by phases, since 2000 to 2013.

Cantera's Peninsula Company (sub-applicant) has presented a site visit schedule for buildings and structures on site. Sub-applicant did an inventory of damages for each building and structure in the facilities, but did not present a comprehensive Scope of Work. PA asked for a more detailed Scope of Work and informed the Sub-applicant's representative of all the information needed for an evaluation of the damages related to the disaster.

During this site visit, we inspected 10 structures (See Location Map). The table below summarizes the information and findings:

<b>Num in Map</b>	<b>Longitude/Latitude</b>	<b>Name/Type of Structure</b>	<b>Brief Damages Description</b>	<b>Eligible for NRHP</b>
1	18.432122 -66.035275	Community Center	It was built in 2000. During the incident period wind and rain damaged: power generator, acoustical ceilings in several offices, glass panel in windows, A/C units', computers and electronic equipment's.	No
2	18.432000 -66.035313	Utility building/boats	This is an utility metal plate's structure (30'x43'). The metal roof was severely damaged by wind.	No
3	18.431111 -66.035556	Gazebo 1	The metal roof flashing was affected by wind.	No
4	18.432209 -66.035138	Restaurant	The wind and infiltration of water damaged 2 A/C, 2 solar panels on the roof, 3 rolling doors, retractable shades and exterior lighting.	No



5	18.432019 -66.035614	Audiovisual Center	Wind and rain affected ceiling cement stucco, 3 rolling doors and 1 gypsum board wall panel	No
6	18.432385 -66.035022	Exhibition Center	The exterior aluminum trellis was almost gone. Infiltration of water damaged interior paint.	No
7	18.432389 -66.035030	Peripheral Street	Flood undermined segments of the peripheral street.	No
8	18.432391 -66.035015	Floating Deck	This structure was severely damaged by wind.	No
9	18.431968 -66.035024	Gazebo 2	As the gazebo 1, the metal roof was affected by wind.	No
10	18.431667 -66.034444	Bridge	A nearby wood bridge was completely destroy.	No

#### **Environmental Considerations:**

All the buildings and structure are within the floodplain. The lowest floor of the buildings are above Base Flood Elevation (BFE).

The applicant must comply with all environmental permits and laws, States and Federal.  
/TVS



**Photo 1. Community Center A/C and Acoustical Ceiling Damages**



**Photo 2. Utility building's roof damages**



**Photo 3. Restaurant's rolling doors damaged**





Photo

4. Audiovisual Center gypsum board wall damaged



Photo 5. Exhibition Center's trellis broken





**Photo 6. Water and flood undermined pavement**



**Photo 7. Floating Deck**





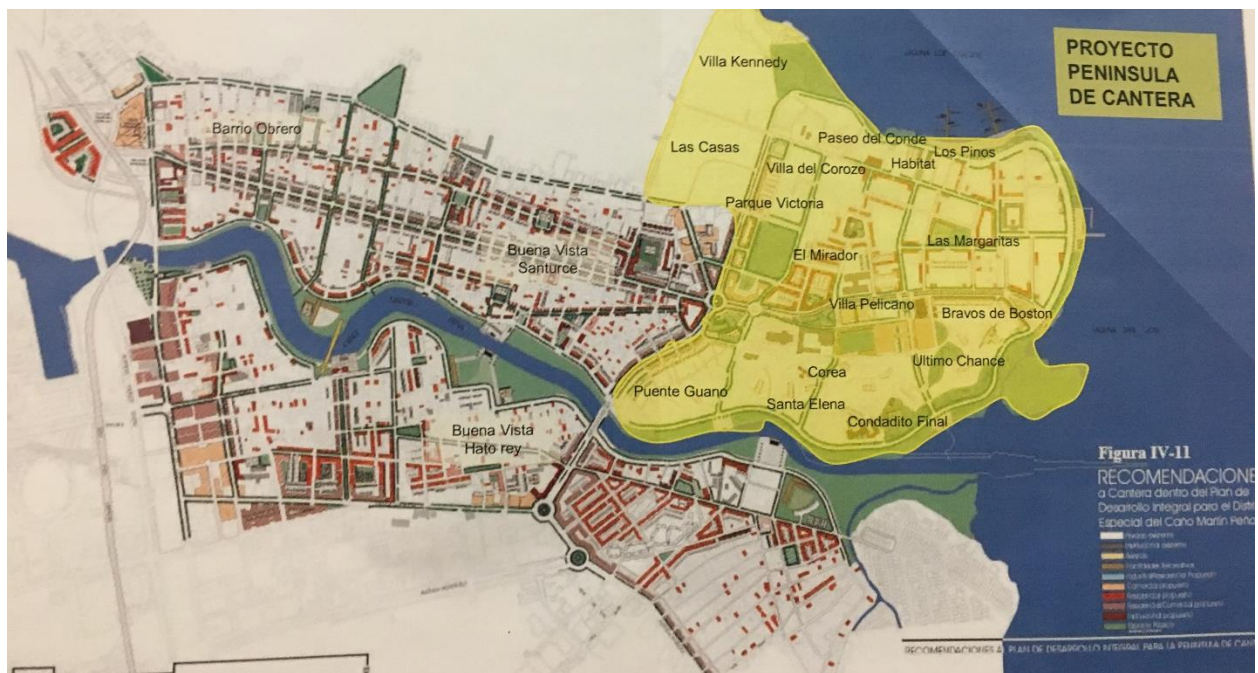
**Photo 8. Gazebo 2 metal roof was damaged**



**Photo 9. Wood pedestrian bridge was destroyed**



## Location Maps



FIRMEtte



# National Flood Hazard Layer FIRMette



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth
		Regulatory Floodway Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRS
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Digital Data Available
		No Digital Data Available
OTHER FEATURES		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Unmapped



## Site Visit Attendance

FEMA-4339-DR-PR PUBLIC ASSISTANCE MEETING ADDRESS: METRO OFFICE PARK

Sign In Sheet

APPLICANT: Cantera DESARROLLO INTEGRAL DE LA PENINSULA

COUNTY OR COMMUNITY STATEWIDE

Disaster: FEMA -4336/4339-DR-PR

(PLEASE PRINT ALL ENTRIES) DATE: 23-Feb-2018

NO	NAME (PRINTED)	AGENCY / TITLE	PHONE NUMBER	EMAIL
1				
2				
3				
4				
5				
6				
7				