



December
2013

ISOCELE

Progress Report

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1.

a. Introduction

The progress report is an assessment that takes place during a project or process, that conveys details such as what sub-goals have been accomplished, what resources have been expended, what problems have been encountered, and whether the project or process is expected to be completed on time and within budget.

It is intended to be a proactive decision- making document; a separate section on actions and alerts has been highlighted for each action along the due dates.

This report also provides a streamlined analysis of the actual, planned and forecasted events of the project.

The executive summary will provide brief information on the project status.

The general progress overview will provide details on progress achieved to date on the project. The progress that is reported encompasses time, cost, quality, risk, scope, procurement, resources, and safety management.

b. Project Brief

Beauty, functionality, suitability... these three words define the very spirit and foundation of ISOCELE, a modern and impressive high rise commercial complex which consists of 19 floors of office spaces, 3 floors dedicated to retail and 6 car parking basement levels that carry a total of 280 spaces - 162 for offices and retail shops with an extra 118. In all, ISOCELE boasts being built up to very high standards of quality, reliability and comfort.

ISOCELE - named from the equally measured and triangular shape of the land on which it was built - demonstrates exquisite execution of one of the most challenging building designs. It is simply a sight to behold. From its excellent arrangement of spaces and contemporary layout, the ISOCELE concept produces an interesting mix of retail shops and office spaces, masterfully adapted to create a dynamic and stimulating business environment for you.

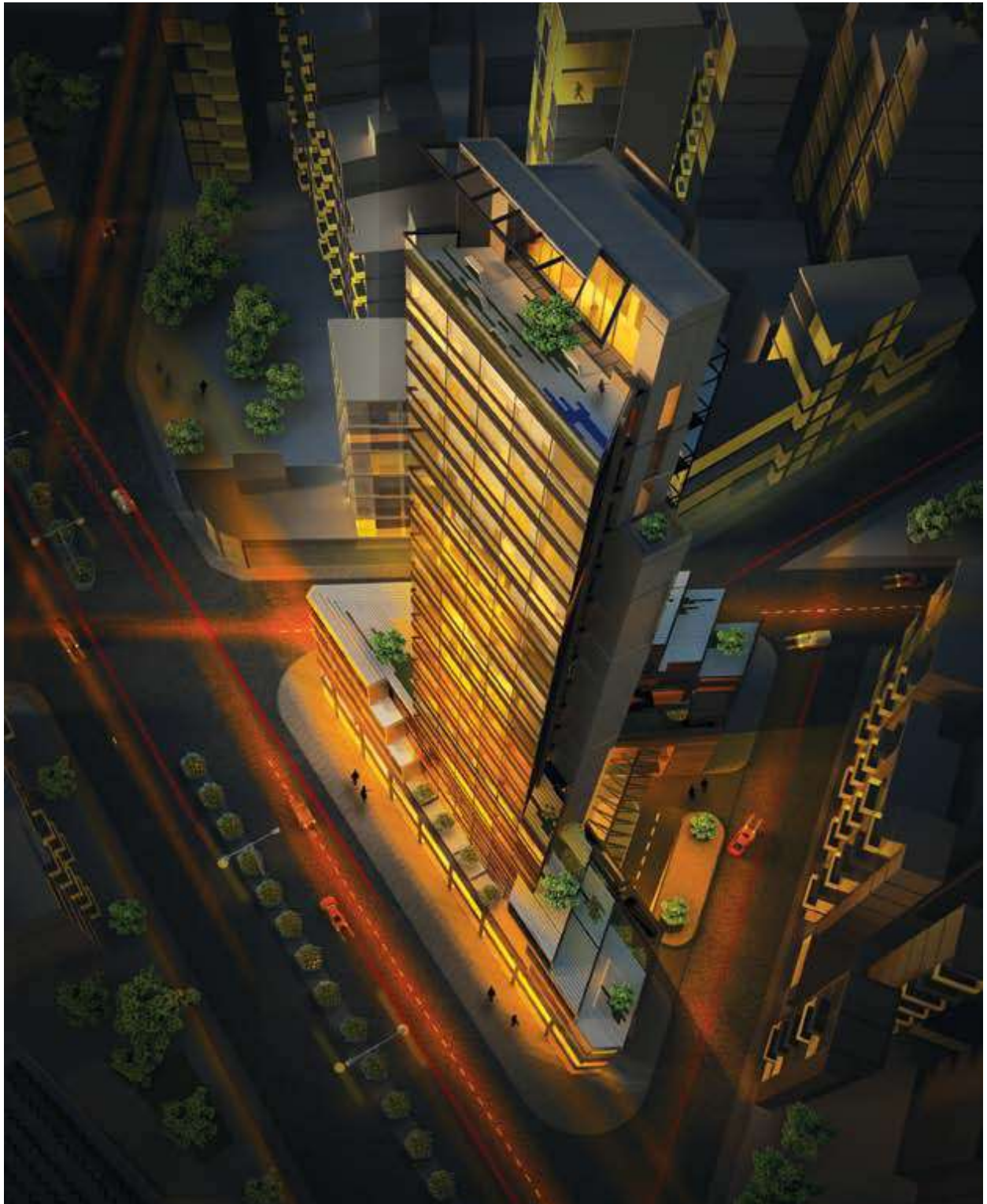
ISOCELE is strategically located in a highly urban area on the main street of Sami El Solh in Beirut, with easy access to major destinations within and outside Beirut. Some places of interest just minutes away from ISOCELE include educational establishments, shopping centers, museum, hospitals, restaurants, syndicates and banks. There are a number of educational establishments in the immediate area like the Lycee Francais School which is just three minutes away. Similarly, the USJ, AUST and Sagesse Universities are five minutes away. In addition, ABC Ashrafieh Mall, Galaxy Mall, Beirut Mall, Sodeco Square and the famous City Centre Shopping Mall opening in 2013 are just round the corner. To top that, you are only ten minutes away from Habtoor, Le Mall and Downtown, Verdun, while the sea, mountain, Raifc Hariri international airport and sea port are all easily and speedily accessible. To add icing to the cake, various boutiques, coffee shops and very good restaurants surround ISOCELE offering you the wonderful tastes and delights of Beirut.











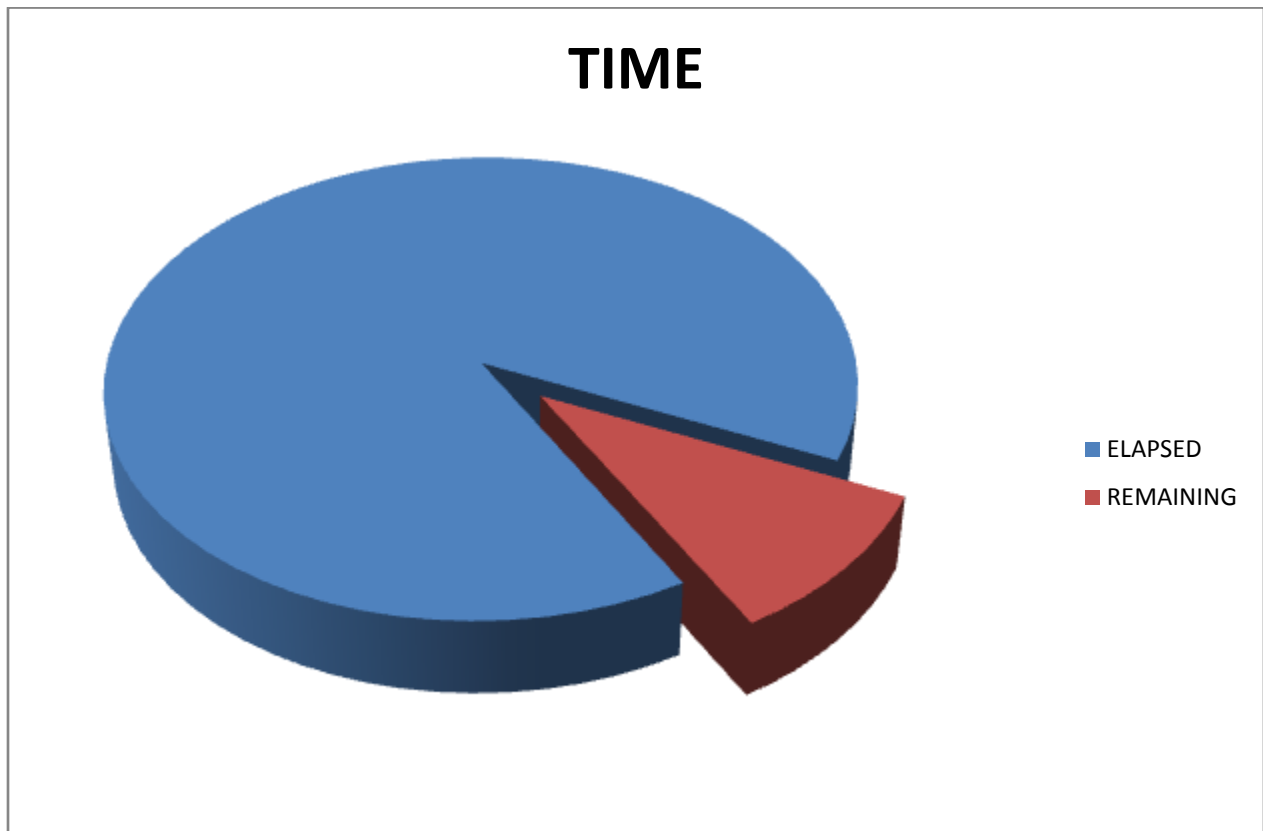
c. Project Particulars

<u>Project Title:</u>	Isocele	Isocele
<u>Location:</u>	Beirut, Lebanon	
<u>Owner:</u>	Avenue Tower	AT
<u>Developer:</u>	Trillium Development	TD
<u>Construction Management:</u>	Dolmen Contracting	DC
<u>Shoring Subcontractor:</u>	Bauer	Bauer

2. EXECUTIVE SUMMARY

Project construction main data

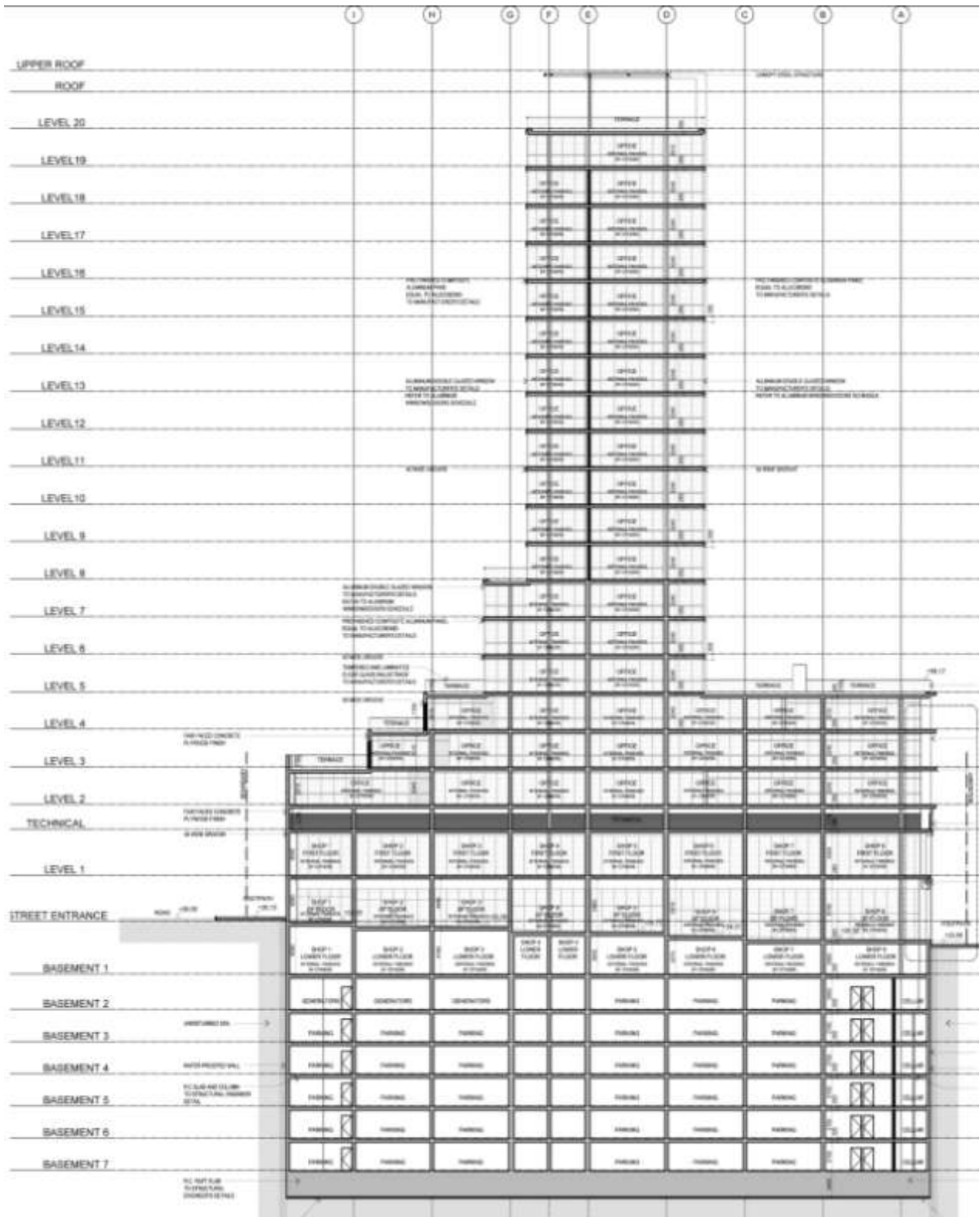
Project name	ISOCELE
Project Budget	TBA
Project Start Date	---
Project Finish Date	---
Project Duration (days)	---
Days Elapsed	---
Percentage Of days elapsed	---



3. PROGRESS OVERVIEW

a. Progress of works

Subcontractor	Division	Description	Completion	Comments
Bauer	Shoring	Guide walls	100%	---
		Secant Piles	99%	---
		Cap Beam	100%	---
		Waler beam/Corner strutting	0%	---
		Anchors	14.5%	---
		Shotcrete	3%	---
		Dewatering	0%	---
ICD	Excavation	Excavation	9%	---



b. Quality Management

Quality management is now accepted as the way to improve standards Industry' s competitiveness and reputation both at home and abroad. Effective and well monitored quality management system ensure that customers (clients) requirements are considered at all stages, guaranteeing good design, reliable performance, prompt delivery and efficient service leading to increased customer confidence and corporate credibility.

The ISO (International Standard organization) standard 9001 is now accepted by all member countries as the basis for certification of quality management systems, and throughout the world companies are introducing and working to this standard.

Many people believe that the standard is only applicable to a manufacturing company, this is not so. It is a management system that can be applied to any organization in any sector of industry or commerce and of any size. Many Administrations, Municipal Authorities, Colleges, and Universities control their operations by the standard and in turn require contractors who work for them to be approved to the standard.

To understand why the standard is being adopted on such large scale, we must first have an appreciation of quality control and quality assurance concepts. Throughout industry and commerce considerable resources are used to inspect and check. Many tasks have to be carried out a second time due to some form of error detected by these inspections and checks. Whilst this ensures that eventually the customer or user of the service receives satisfaction, it is obviously costly and a waste of resources. This approach is quality control. An alternative way is to introduce controls within the organization to prevent errors taking place rather than allowing them to occur and then have to inspect them out at the end. This approach is quality assurance.

c. Procurement Management

Procuring goods and services from external suppliers can be a critical path for many projects. Often, the performance of the supplier will reflect on the performance of the overall project team. It's therefore crucial that you manage suppliers' performance carefully, to ensure that they produce deliverables which meet the expectations.

Dolmen Contracting will be producing a detailed procurement report for each project. In addition to the statuses of payments and goods, the report will include a description of any problems with suppliers/subcontractors that may have been encountered during the procurement/purchase processes.

d.Safety Management

OBJECTIVES

The objective of DOLMEN CONTRACTING (DC) is to control or minimize lost time injuries/accidents (LTI/A) in all project operations, and to promote an accident and injury-free (AIF) culture. Our goals are to identify and follow the most suitable and applicable local and international standards in the construction industry within a STEP CHANGE approach and to preserve a safe work environment. Our mission is to protect the Health and Safety of personnel involved in project operations while minimizing damage caused to the environment by controlling the hazards and impacts.

DC has been thoroughly monitoring all necessary procedures and the relevant implementations by the contractor. Simultaneously, ID explained to all project teams, that by complying with the occupational HSE Regulations, they also need to filter down to all laborers and operators and not only be discussed at the executive level. As a general rule, **safety is everyone's responsibility throughout the project life cycle.**

SUMMARY OF HSE REPORT

Safe Work Procedures that are reasonably practicable have been applied for most of the project activities so far and have minimized **the risk of employees' Health, Safety and Environment.**

4. PROGRESS PHOTOGRAPHS

The following section provides some indicative idea on progress of works that were conducted by the main contractor.

They are not necessarily demonstrating all activities of works that were carried out during the period of the report.



