



**August**  
**2012**

# **PALACIO**

## **Progress Report**

## CONTENTS

- 1. INTRODUCTION**
  - a. Introduction**
  - b. Project brief**
  - c. Project particulars**
  - d. List of subcontractors**
  
- 2. EXECUTIVE SUMMARY**
  - a. Project construction main data**
  
- 3. PROGRESS OVER VIEW**
  - a. Progress of works**
  - b. Quality Management**
  - c. Procurement Management**
  - d. Safety management**
  
- 4. PROGRESS PHOTOGRAPHS**

# 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**

**PALACIO Verdun Residence (PR)** is located in the heart of Verdun next to The Dunes residence. Palácio affords easy access to all quarters of Beirut and elsewhere. The seafront promenade is only moments walking distance away, the mountains to the east but 20 minutes drive distant.

Northwards and to the south the city' s environs are quickly reached via the highway with Rafic Hariri International Airport less than 10 minutes away.

In season, ski on the slopes and water ski off the beach, all within an hour. This key residential and commercial hub provides every amenity for the modern family.

There are banks and supermarkets aplenty, the cities medical facilities, schools and universities within easy reach and urban living fully catered for on your doorstep.

Below are some views of the project' s exterior and interior views:



Figure 1: Exterior Perspective / Architectural Consultant: Badih & Kantar Architects



Figure 2: Bird Eye View / Architectural Consultant: Badih & Kantar Architects



Figure 3: Building Entrance / Architectural Consultant: Badih & Kantar Architects



Figure 4: Entrance Lobby



Figure 5: Entrance Lobby



Figure 6: Entrance Lobby



Figure 7: Entrance Lobby





Figure 8: Apartment Interior / Consultant: Badih & Kantar Architects



Figure 9: Apartment Interior / Consultant: Badih & Kantar Architects



Figure 10: Apartment Interior / Consultant: Badih & Kantar Architects

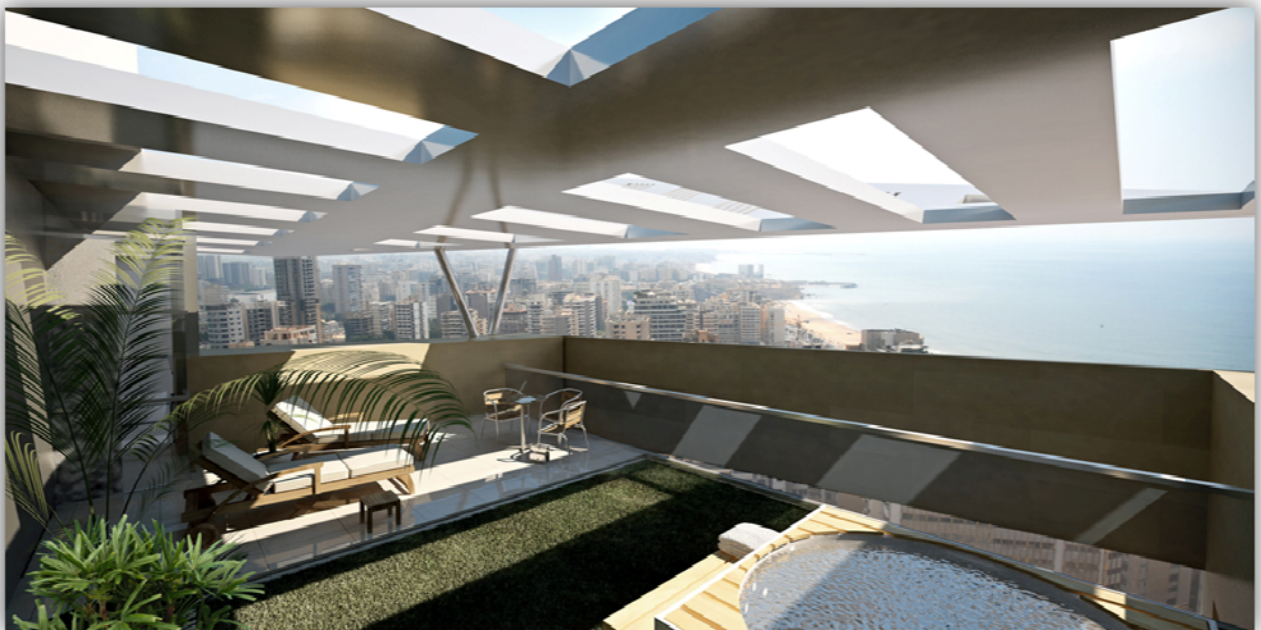


Figure 11: Penthouse terrace



Figure 12: Gymnasium and pool area @ Basement 1



Figure 13: Gymnasium and pool area @ Basement 1



Figure 14: Entrance lobby



Figure 15: Penthouse & canopy (13th floor) / Architectural Consultant: Badih & Kantar Architects

## c. Project Particulars

<b>Project Title:</b>	<b>Palacio Residence</b>	<b>PR</b>
<b>Location:</b>	<b>Beirut, Lebanon</b>	
<b>Owner:</b>	<b>Mercury Development</b>	<b>MD</b>
<b>Developer:</b>	<b>Ideal Development</b>	<b>ID</b>
<b>Main Contractor:</b>	<b>Dolmen Contracting</b>	<b>DC</b>
<b>Consultant:</b>	<b>Badih &amp; Kantar Architects</b>	<b>BK</b>
<b>Electromechanical Consultant:</b>	<b>Codeem</b>	<b>CDM</b>
<b>Technical Control:</b>	<b>Socotec</b>	<b>ST</b>

## d. List of subcontractors

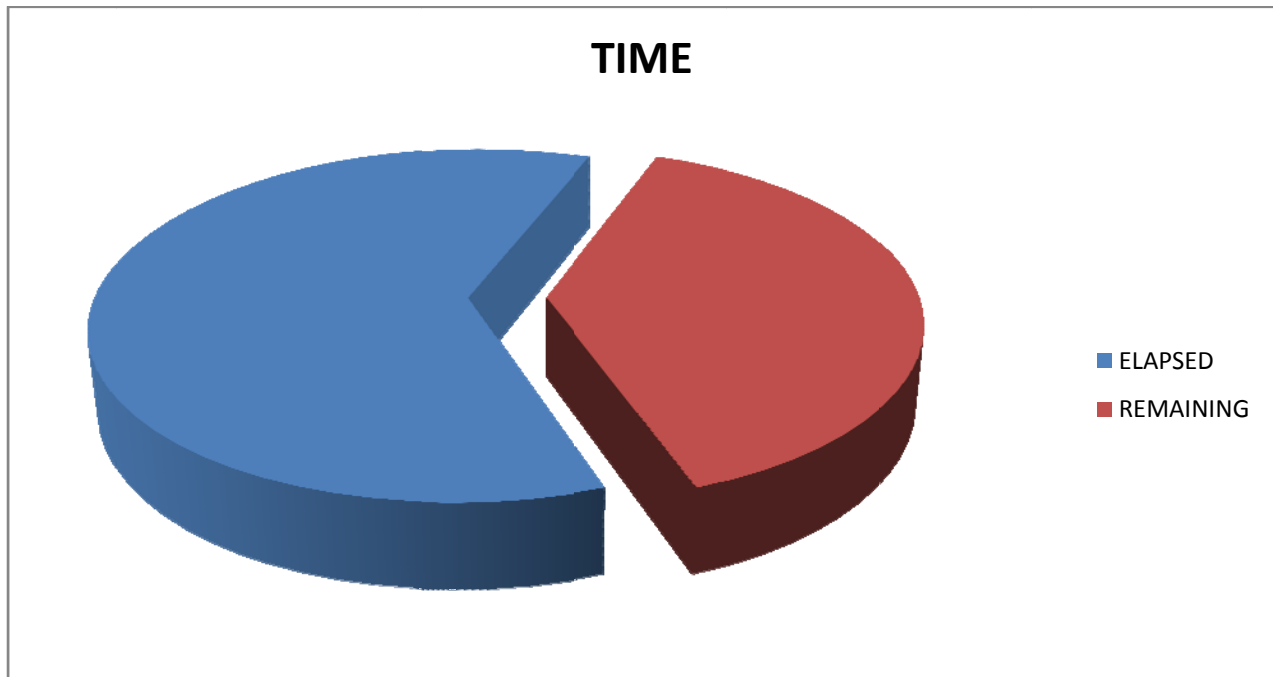
Below is the list of subcontractors assigned for the supply and execution of all trades:

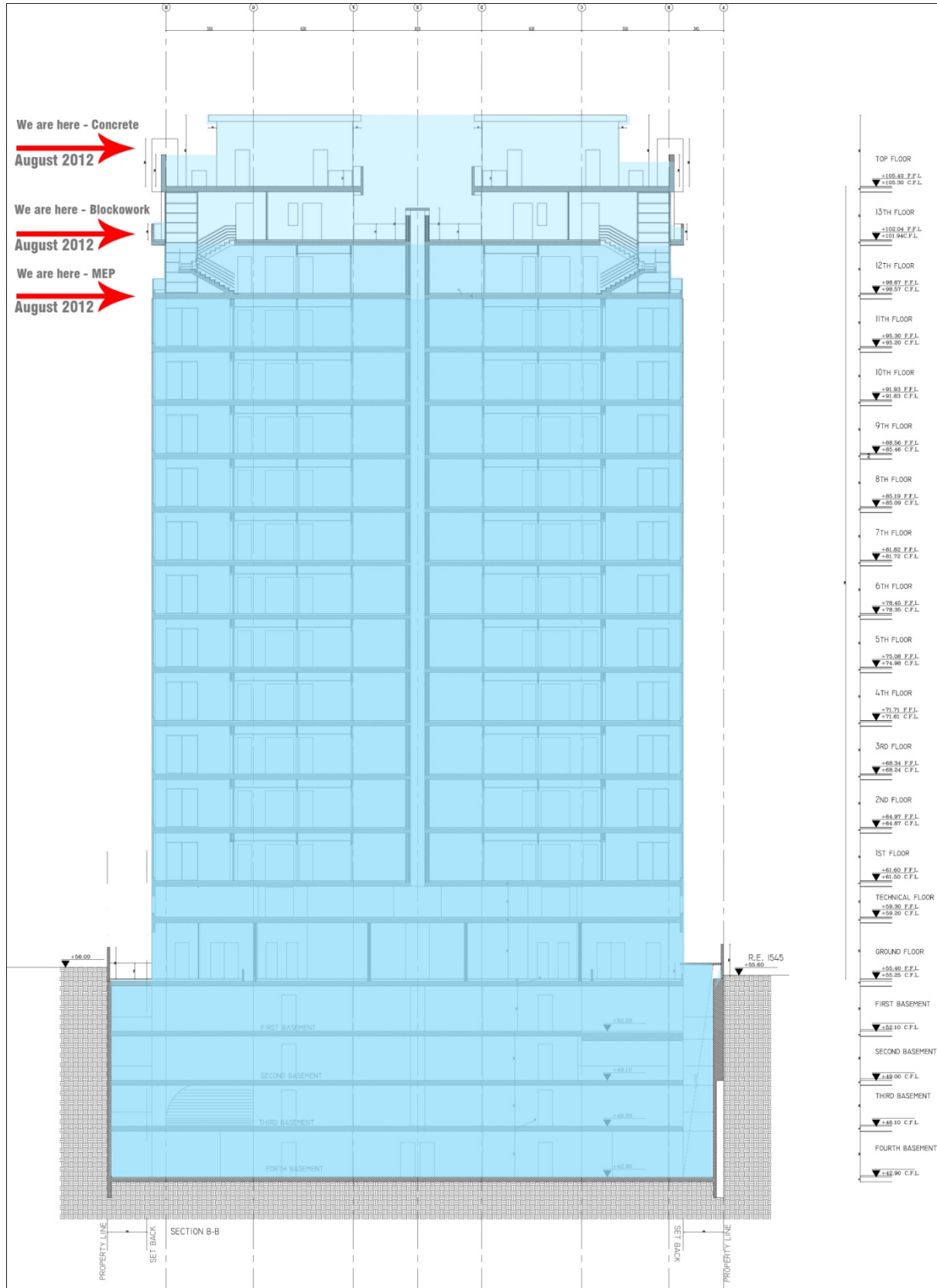
Finishes	Masonry	Yarah Engineering
	Plastering	Yarah Engineering
	Waterproofing	A-Build
	Paint	Yarah Engineering
	Tiles (ceramic)	RAK Ceramics / Yarah Engineering
	Tiles (marble)	BBG / Yarah Engineering
	Wood doors	Open Door
	Wood closets	Open door
	Aluminum and Glass	Glassline
	Door hardware	Fayad Projects
	External Cladding	Harmoush Group
	Kitchens	Varena-Poliform
MEP	Ducting	AlBina
	VRV units	Daikin / 22 Degrees
	Radiators	AlBina
	Sanitary ware and fixtures	Roca / Tony Emmanuel
	Lighting fixtures and fittings	Harb Electric
	Wiring devices	Harb Electric / Clear
	Cables	LibanCables / Clear
	Fans	Harb Electric

## 2. EXECUTIVE SUMMARY

### PROJECT CONSTRUCTION MAIN DATA

<b>Project name</b>	
<b>Project Budget</b>	
<b>Project Start Date</b>	<b>September 2011</b>
<b>Project Finish Date</b>	<b>May 2013</b>
<b>Project Duration</b>	<b>548</b>
<b>Days Elapsed</b>	<b>335</b>
<b>Percentage Of days elapsed</b>	<b>61%</b>







### 3. PROGRESS OVERVIEW

#### a. Progress of works

FLR	DIVISION	TASK	East	West	COMMENTS	
Basement 4	Concrete Works	Columns	100%			
		Slabs	100%			
	Finishes	Masonry	100%			
		Lintels and jambs	100%			
		Wood works - subframes	100%			
		Metal works - subframes	0%			
		Plastering	100%			
		Floors grinding	90%			
		Tiling	80%			
		Waterproofing - wet areas	100%			
		Paint works – putty + primer	90%			
		Metal works - doors & windows	0%			
		Wood works - joinery & doors	0%			
		Paint works - final coat	0%			
		Epoxy - final coat	0%			
		MEP	Drainage system UPVC	90%		
			PPR - wet areas	90%		
	Conduits and black boxes		90%			
	GS - dry areas		50%			
	Duct installation		90%			
	Cables and wires pulling		90%			
	Fans		0%			
	Tanks		0%			
	Pumps		0%			
	Sanitary fixtures installation		0%			
	Wiring devices installation		90%			
	Lighting fixtures installation		50%			
	Panel Board installation		0%			
Mechanical functional test	0%					
Electrical functional test	0%					

Basement 3	Concrete Works	Columns	100%	
		Slabs	100%	
	Finishes	Masonry	100%	
		Lintels and jambs	100%	
		Wood works - subframes	0%	
		Metal works - subframes	0%	
		Plastering	90%	
		Paint - ceilings	90%	
		Floors grinding	90%	
		Walls tiling (WCs and Kitchen)	0%	
		Waterproofing - wet areas	90%	
		False Ceilings	0%	
		Floors tiling	0%	
		Paint works – putty +primer	90%	
		Metal works - doors & windows	0%	
		Wood works - joinery & doors	0%	
		Wood works - kitchens & closets	0%	
		Polishing works	0%	
		Paint works - final coat	0%	
		Epoxy - final coat	0%	
	MEP	Drainage system UPVC	90%	
		PPR - wet areas	90%	
		Conduits and black boxes	90%	
		GS - dry areas	50%	
		Duct installation	90%	
		Cables and wires pulling	0%	
		Fans	0%	
		Tanks	0%	
		Pumps	0%	
		Sanitary fixtures installation	0%	
		Wiring devices installation	90%	
Lighting fixtures installation		50%		
Panel Board installation		0%		
Mechanical functional test	0%			
Electrical functional test	0%			

Basement 2	Concrete Works	Columns	100%	
		Slabs	100%	
	Finishes	Masonry	100%	
		Lintels and jambs	100%	
		Wood works - subframes	0%	
		Metal works - subframes	0%	
		Plastering	80%	
		Paint - ceilings	90%	
		Floors grinding	90%	
		Walls tiling (WCs and Kitchen)	0%	
		Waterproofing - wet areas	90%	
		False Ceilings	0%	
		Floors tiling	0%	
		Paint works – putty +primer	0%	
		Metal works - doors & windows	0%	
		Wood works - joinery & doors	100%	
		Wood works - kitchens & closets	100%	
		Polishing works	0%	
		Paint works - final coat	0%	
		Epoxy - final coat	0%	
	MEP	Drainage system UPVC	90%	
		PPR - wet areas	90%	
		Conduits and black boxes	90%	
		GS - dry areas	50%	
		Duct installation	0%	
		Cables and wires pulling	0%	
		Fans	0%	
		Tanks	0%	
		Pumps	0%	
		Sanitary fixtures installation	0%	
Wiring devices installation		90%		
Lighting fixtures installation		0%		
Panel Board installation		0%		
Mechanical functional test		0%		
Electrical functional test	0%			

Basement 1	Concrete Works	Columns	100%	
		Slabs	100%	
	Finishes	Masonry	50%	
		Lintels and jambs	50%	
		Wood works - subframes	0%	
		Metal works - subframes	0%	
		Plastering	50%	
		Paint - ceilings	90%	
		Floors grinding	0%	
		Walls tiling (WCs and Kitchen)	0%	
		Waterproofing - wet areas	100%	
		False Ceilings	0%	
		Floors tiling	0%	
		Paint works – putty +primer	0%	
		Metal works - doors & windows	0%	
		Wood works - joinery & doors	0%	
		Wood works - kitchens & closets	0%	
		Polishing works	0%	
		Paint works - final coat	0%	
		Epoxy - final coat	0%	
	MEP	Drainage system UPVC	90%	
		PPR - wet areas	90%	
		Conduits and black boxes	70%	
		GS - dry areas	50%	
		Duct installation	0%	
		Cables and wires pulling	0%	
		Fans	0%	
		Tanks	0%	
		Pumps	0%	
		Sanitary fixtures installation	0%	
Wiring devices installation		90%		
Lighting fixtures installation		0%		
Panel Board installation		0%		
Mechanical functional test		0%		
Electrical functional test	0%			

Ground Floor	Concrete Works	Columns	100%	
		Slabs	100%	
	Finishes	Masonry	50%	Pending design from consultant
		Lintels and jambs	50%	Pending design from consultant
		Wood works - subframes	0%	Pending design from consultant
		Metal works - subframes	0%	Pending design from consultant
		Plastering	0%	Pending design from consultant
		Paint - ceilings	0%	Pending design from consultant
		Floors grinding	0%	Pending design from consultant
		Walls tiling (WCs and Kitchen)	0%	Pending design from consultant
		Waterproofing - wet areas	0%	Pending design from consultant
		False Ceilings	0%	Pending design from consultant
		Floors tiling	0%	Pending design from consultant
		Paint works – putty +primer	0%	Pending design from consultant
		Metal works - doors & windows	0%	Pending design from consultant
		Wood works - joinery & doors	0%	Pending design from consultant
		Wood works - kitchens & closets	0%	Pending design from consultant
		Polishing works	0%	Pending design from consultant
		Paint works - final coat	0%	Pending design from consultant
		Epoxy - final coat	0%	Pending design from consultant
	MEP	Drainage system UPVC	0%	Pending design from consultant
		PPR - wet areas	0%	Pending design from consultant
		Conduits and black boxes	0%	Pending design from consultant
		GS - dry areas	0%	Pending design from consultant
		Duct installation	0%	Pending design from consultant
		Cables and wires pulling	0%	Pending design from consultant
		Fans	0%	Pending design from consultant
		Tanks	0%	Pending design from consultant
		Pumps	0%	Pending design from consultant
		Sanitary fixtures installation	0%	Pending design from consultant
Wiring devices installation		0%	Pending design from consultant	
Lighting fixtures installation		0%	Pending design from consultant	
Panel Board installation	0%	Pending design from consultant		
Mechanical functional test	0%	Pending design from consultant		
Electrical functional test	0%	Pending design from consultant		

1st Floor	Concrete Works	Columns	100%	100%	
		Slabs	100%	100%	
	Finishes	Masonry	100%	100%	
		Lintels and jambs	100%	100%	
		Wood works - subframes	100%	100%	
		Metal works - subframes	0%	0%	
		Plastering	100%	60%	
		Paint - ceilings	0%	0%	
		Floors grinding	0%	0%	
		Walls tiling (WCs and Kitchen)	0%	0%	
		Waterproofing - wet areas	80%	80%	
		False Ceilings	0%	0%	
		Floors tiling	0%	0%	
		Paint works – putty +primer	0%	0%	
		Metal works - doors & windows	0%	0%	
		Wood works - joinery & doors	0%	0%	
		Wood works - kitchens & closets	0%	0%	
		Polishing works	0%	0%	
		Paint works - final coat	0%	0%	
		Epoxy - final coat	0%	0%	
	MEP	Drainage system UPVC	100%	100%	
		PPR - wet areas	100%	100%	
		Conduits and black boxes	100%	100%	
		GS - dry areas	0%	0%	
		Duct installation	10%	10%	
		Cables and wires pulling	100%	100%	
		Fans	100%	100%	
		Tanks	0%	0%	
		Pumps	0%	0%	
		Sanitary fixtures installation	0%	0%	
Wiring devices installation		0%	0%		
Lighting fixtures installation		0%	0%		
Panel Board installation		100%	100%		
Mechanical functional test		0%	0%		
Electrical functional test	0%	0%			

2nd Floor	Concrete Works	Columns	100%	100%	
		Slabs	100%	100%	
	Finishes	Masonry	100%	100%	
		Lintels and jambs	100%	100%	
		Wood works - subframes	100%	100%	
		Metal works - subframes	0%	0%	
		Plastering	100%	100%	
		Paint - ceilings	0%	0%	
		Floors grinding	0%	0%	
		Walls tiling (WCs and Kitchen)	0%	0%	
		Waterproofing - wet areas	100%	70%	
		False Ceilings	0%	0%	
		Floors tiling	0%	0%	
		Paint works – putty +primer	0%	0%	
		Metal works - doors & windows	0%	0%	
		Wood works - joinery & doors	0%	0%	
		Wood works - kitchens & closets	0%	0%	
		Polishing works	0%	0%	
		Paint works - final coat	0%	0%	
		Epoxy - final coat	0%	0%	
	MEP	Drainage system UPVC	100%	100%	
		PPR - wet areas	100%	100%	
		Conduits and black boxes	100%	100%	
		GS - dry areas	0%	0%	
		Duct installation	10%	10%	
		Cables and wires pulling	100%	80%	
		Fans	100%	100%	
		Tanks	0%	0%	
		Pumps	0%	0%	
		Sanitary fixtures installation	0%	0%	
		Wiring devices installation	0%	0%	
		Lighting fixtures installation	0%	0%	
Panel Board installation		100%	100%		
Mechanical functional test		0%	0%		
Electrical functional test	0%	0%			

3rd Floor	Concrete Works	Columns	100%	100%	
		Slabs	100%	100%	
	Finishes	Masonry	100%	100%	
		Lintels and jambs	100%	100%	
		Wood works - subframes	100%	100%	
		Metal works - subframes	0%	0%	
		Plastering	100%	100%	
		Paint - ceilings	0%	0%	
		Floors grinding	0%	0%	
		Walls tiling (WCs and Kitchen)	0%	0%	
		Waterproofing - wet areas	100%	70%	
		False Ceilings	0%	0%	
		Floors tiling	0%	0%	
		Paint works – putty +primer	0%	0%	
		Metal works - doors & windows	0%	0%	
		Wood works - joinery & doors	0%	0%	
		Wood works - kitchens & closets	0%	0%	
		Polishing works	0%	0%	
		Paint works - final coat	0%	0%	
		Epoxy - final coat	0%	0%	
	MEP	Drainage system UPVC	100%	100%	
		PPR - wet areas	100%	100%	
		Conduits and black boxes	100%	100%	
		GS - dry areas	0%	0%	
		Duct installation	0%	0%	
		Cables and wires pulling	100%	100%	
		Fans	100%	100%	
		Tanks	0%	0%	
		Pumps	0%	0%	
		Sanitary fixtures installation	0%	0%	
		Wiring devices installation	90%	90%	
		Lighting fixtures installation	0%	0%	
		Panel Board installation	100%	100%	
Mechanical functional test		0%	0%		
Electrical functional test	0%	0%			



4th Floor	Concrete Works	Columns	100%	100%	
		Slabs	100%	100%	
	Finishes	Masonry	100%	100%	
		Lintels and jambs	100%	100%	
		Wood works - subframes	100%	100%	
		Metal works - subframes	0%	0%	
		Plastering	20%	100%	
		Paint - ceilings	0%	0%	
		Floors grinding	0%	0%	
		Walls tiling (WCs and Kitchen)	0%	0%	
		Waterproofing - wet areas	100%	100%	
		False Ceilings	0%	0%	
		Floors tiling	0%	0%	
		Paint works – putty +primer	0%	0%	
		Metal works - doors & windows	0%	0%	
		Wood works - joinery & doors	0%	0%	
		Wood works - kitchens & closets	0%	0%	
		Polishing works	0%	0%	
		Paint works - final coat	0%	0%	
		Epoxy - final coat	0%	0%	
	MEP	Drainage system UPVC	10%	100%	
		PPR - wet areas	10%	100%	
		Conduits and black boxes	10%	100%	
		GS - dry areas	0%	0%	
		Duct installation	0%	0%	
		Cables and wires pulling	10%	100%	
		Fans	0%	100%	
		Tanks	0%	0%	
		Pumps	0%	0%	
		Sanitary fixtures installation	0%	0%	
Wiring devices installation		90%	0%		
Lighting fixtures installation		0%	0%		
Panel Board installation		100%	0%		
Mechanical functional test		0%	0%		
Electrical functional test	0%	0%			

5th Floor	Concrete Works	Columns	100%	100%	
		Slabs	100%	100%	
	Finishes	Masonry	100%	100%	
		Lintels and jambs	100%	100%	
		Wood works - subframes	100%	100%	
		Metal works - subframes	0%		
		Plastering	100%	100%	
		Paint - ceilings	0%		
		Floors grinding	0%		
		Walls tiling (WCs and Kitchen)	0%		
		Waterproofing - wet areas	100%	50%	
		False Ceilings	0%		
		Floors tiling	0%		
		Paint works – putty +primer	0%		
		Metal works - doors & windows	0%		
		Wood works - joinery & doors	0%		
		Wood works - kitchens & closets	0%		
		Polishing works	0%		
		Paint works - final coat	0%		
		Epoxy - final coat	0%		
	MEP	Drainage system UPVC	100%	100%	
		PPR - wet areas	100%	100%	
		Conduits and black boxes	100%	100%	
		GS - dry areas	0%		
		Duct installation	0%		
		Cables and wires pulling	100%	100%	
		Fans	100%	70%	
		Tanks	0%		
		Pumps	0%		
		Sanitary fixtures installation	0%		
		Wiring devices installation	90%		
		Lighting fixtures installation	0%		
		Panel Board installation	100%	100%	
Mechanical functional test		0%			
Electrical functional test		0%			

6th Floor	Concrete Works	Columns	100%	100%	
		Slabs	100%	100%	
	Finishes	Masonry	100%	100%	
		Lintels and jambs	100%	100%	
		Wood works - subframes	80%	8 0%	
		Metal works - subframes	0%	0%	
		Plastering	20%	80%	
		Paint - ceilings	0%	0%	
		Floors grinding	0%	0%	
		Walls tiling (WCs and Kitchen)	0%	0%	
		Waterproofing - wet areas	0%	0%	
		False Ceilings	0%	0%	
		Floors tiling	0%	0%	
		Paint works – putty +primer	0%	0%	
		Metal works - doors & windows	0%	0%	
		Wood works - joinery & doors	0%	0%	
		Wood works - kitchens & closets	0%	0%	
		Polishing works	0%	0%	
		Paint works - final coat	0%	0%	
		Epoxy - final coat	0%	0%	
	MEP	Drainage system UPVC	50%	100%	
		PPR - wet areas	50%	100%	
		Conduits and black boxes	90%	100%	
		GS - dry areas	0%	0%	
		Duct installation	0%	0%	
		Cables and wires pulling	0%	100%	
		Fans	0%	0%	
		Tanks	0%	0%	
		Pumps	0%	0%	
		Sanitary fixtures installation	0%	0%	
Wiring devices installation		90%	15%		
Lighting fixtures installation		0%	0%		
Panel Board installation		100%	100%		
Mechanical functional test		0%	0%		
Electrical functional test	0%	0%			

7th Floor	Concrete Works	Columns	100%	100%	
		Slabs	100%	100%	
	Finishes	Masonry	100%	100%	
		Lintels and jambs	100%	100%	
		Wood works - subframes	100%	10 0%	
		Metal works - subframes	0%	0%	
		Plastering	100%	100%	
		Paint - ceilings	0%	0%	
		Floors grinding	0%	0%	
		Walls tiling (WCs and Kitchen)	0%	0%	
		Waterproofing - wet areas	0%	0%	
		False Ceilings	0%	0%	
		Floors tiling	0%	0%	
		Paint works – putty +primer	0%	0%	
		Metal works - doors & windows	0%	0%	
		Wood works - joinery & doors	0%	0%	
		Wood works - kitchens & closets	0%	0%	
		Polishing works	0%	0%	
		Paint works - final coat	0%	0%	
		Epoxy - final coat	0%	0%	
	MEP	Drainage system UPVC	100%	100%	
		PPR - wet areas	100%	100%	
		Conduits and black boxes	100%	100%	
		GS - dry areas	100%	100%	
		Duct installation	0%	0%	
		Cables and wires pulling	100%	100%	
		Fans	0%	0%	
		Tanks	0%	0%	
		Pumps	0%	0%	
		Sanitary fixtures installation	0%	0%	
Wiring devices installation		90%	50%		
Lighting fixtures installation		0%	0%		
Panel Board installation		100%	100%		
Mechanical functional test		0%	0%		
Electrical functional test	0%	0%			

8th Floor	Concrete Works	Columns	100%	100%	
		Slabs	100%	100%	
	Finishes	Masonry	100%	100%	
		Lintels and jambs	100%	100%	
		Wood works - subframes	100%	100%	
		Metal works - subframes	0%	0%	
		Plastering	80%	70%	
		Paint - ceilings	0%	0%	
		Floors grinding	0%	0%	
		Walls tiling (WCs and Kitchen)	0%	0%	
		Waterproofing - wet areas	0%	0%	
		False Ceilings	0%	0%	
		Floors tiling	0%	0%	
		Paint works – putty +primer	0%	0%	
		Metal works - doors & windows	0%	0%	
		Wood works - joinery & doors	0%	0%	
		Wood works - kitchens & closets	0%	0%	
		Polishing works	0%	0%	
		Paint works - final coat	0%	0%	
		Epoxy - final coat	0%	0%	
	MEP	Drainage system UPVC	100%	100%	
		PPR - wet areas	100%	100%	
		Conduits and black boxes	100%	100%	
		GS - dry areas	0%	0%	
		Duct installation	0%	0%	
		Cables and wires pulling	100%	100%	
		Fans	0%	0%	
		Tanks	0%	0%	
		Pumps	0%	0%	
		Sanitary fixtures installation	0%	0%	
Wiring devices installation		80%	80%		
Lighting fixtures installation		0%	0%		
Panel Board installation		100%	100%		
Mechanical functional test		0%	0%		
Electrical functional test	0%	0%			

9th Floor	Concrete Works	Columns	100%	100%	
		Slabs	100%	100%	
	Finishes	Masonry	100%	100%	
		Lintels and jambs	100%	100%	
		Wood works - subframes	0%	0%	
		Metal works - subframes	0%	0%	
		Plastering	0%	0%	
		Paint - ceilings	0%	0%	
		Floors grinding	0%	0%	
		Walls tiling (WCs and Kitchen)	0%	0%	
		Waterproofing - wet areas	0%	0%	
		False Ceilings	0%	0%	
		Floors tiling	0%	0%	
		Paint works – putty +primer	0%	0%	
		Metal works - doors & windows	0%	0%	
		Wood works - joinery & doors	0%	0%	
		Wood works - kitchens & closets	0%	0%	
		Polishing works	0%	0%	
		Paint works - final coat	0%	0%	
		Epoxy - final coat	0%	0%	
	MEP	Drainage system UPVC	100%	100%	
		PPR - wet areas	100%	100%	
		Conduits and black boxes	100%	100%	
		GS - dry areas	0%	0%	
		Duct installation	0%	0%	
		Cables and wires pulling	100%	100%	
		Fans	0%	0%	
		Tanks	0%	0%	
		Pumps	0%	0%	
		Sanitary fixtures installation	0%	0%	
		Wiring devices installation	50%	50%	
		Lighting fixtures installation	0%	0%	
Panel Board installation		100%	100%		
Mechanical functional test		0%	0%		
Electrical functional test	0%	0%			

10th Floor	Concrete Works	Columns	100%	100%	
		Slabs	100%	100%	
	Finishes	Masonry	100%	100%	
		Lintels and jambs	100%	100%	
		Wood works - subframes	0%	0%	
		Metal works - subframes	0%	0%	
		Plastering	0%	0%	
		Paint - ceilings	0%	0%	
		Floors grinding	0%	0%	
		Walls tiling (WCs and Kitchen)	0%	0%	
		Waterproofing - wet areas	0%	0%	
		False Ceilings	0%	0%	
		Floors tiling	0%	0%	
		Paint works – putty +primer	0%	0%	
		Metal works - doors & windows	0%	0%	
		Wood works - joinery & doors	0%	0%	
		Wood works - kitchens & closets	0%	0%	
		Polishing works	0%	0%	
		Paint works - final coat	0%	0%	
		Epoxy - final coat	0%	0%	
	MEP	Drainage system UPVC	100%	100%	
		PPR - wet areas	100%	100%	
		Conduits and black boxes	100%	100%	
		GS - dry areas	0%	0%	
		Duct installation	0%	0%	
		Cables and wires pulling	100%	100%	
		Fans	0%	0%	
		Tanks	0%	0%	
		Pumps	0%	0%	
		Sanitary fixtures installation	0%	0%	
Wiring devices installation		0%	0%		
Lighting fixtures installation		0%	0%		
Panel Board installation		100%	100%		
Mechanical functional test		0%	0%		
Electrical functional test	0%	0%			

11th Floor	Concrete Works	Columns	100%	100%	
		Slabs	100%	100%	
	Finishes	Masonry	100%	100%	
		Lintels and jambs	100%	100%	
		Wood works - subframes	0%	0%	
		Metal works - subframes	0%	0%	
		Plastering	0%	0%	
		Paint - ceilings	0%	0%	
		Floors grinding	0%	0%	
		Walls tiling (WCs and Kitchen)	0%	0%	
		Waterproofing - wet areas	0%	0%	
		False Ceilings	0%	0%	
		Floors tiling	0%	0%	
		Paint works – putty +primer	0%	0%	
		Metal works - doors & windows	0%	0%	
		Wood works - joinery & doors	0%	0%	
		Wood works - kitchens & closets	0%	0%	
		Polishing works	0%	0%	
		Paint works - final coat	0%	0%	
		Epoxy - final coat	0%	0%	
	MEP	Drainage system UPVC	100%	100%	
		PPR - wet areas	100%	100%	
		Conduits and black boxes	100%	100%	
		GS - dry areas	0%	0%	
		Duct installation	0%	0%	
		Cables and wires pulling	100%	0%	
		Fans	0%	0%	
		Tanks	0%	0%	
		Pumps	0%	0%	
		Sanitary fixtures installation	0%	0%	
Wiring devices installation		0%	0%		
Lighting fixtures installation		0%	0%		
Panel Board installation	0%	0%			
Mechanical functional test	0%	0%			
Electrical functional test	0%	0%			



12th Floor	Concrete Works	Columns	100%	100%	Pending client decision
		Slabs	100%	100%	Pending client decision
	Finishes	Masonry	40%	40%	Pending client decision
		Lintels and jambs	0%	0%	Pending client decision
		Wood works - subframes	0%	0%	Pending client decision
		Metal works - subframes	0%	0%	Pending client decision
		Plastering	0%	0%	Pending client decision
		Paint - ceilings	0%	0%	Pending client decision
		Floors grinding	0%	0%	Pending client decision
		Walls tiling (WCs and Kitchen)	0%	0%	Pending client decision
		Waterproofing - wet areas	0%	0%	Pending client decision
		False Ceilings	0%	0%	Pending client decision
		Floors tiling	0%	0%	Pending client decision
		Paint works – putty +primer	0%	0%	Pending client decision
		Metal works - doors & windows	0%	0%	Pending client decision
		Wood works - joinery & doors	0%	0%	Pending client decision
		Wood works - kitchens & closets	0%	0%	Pending client decision
		Polishing works	0%	0%	Pending client decision
		Paint works - final coat	0%	0%	Pending client decision
	Epoxy - final coat	0%	0%	Pending client decision	
	MEP	Drainage system UPVC	15%	15%	Pending client decision
		PPR - wet areas	0%	0%	Pending client decision
		Conduits and black boxes	15%	15%	Pending client decision
		GS - dry areas	0%	0%	Pending client decision
		Duct installation	0%	0%	Pending client decision
		Cables and wires pulling	0%	0%	Pending client decision
		Fans	0%	0%	Pending client decision
		Tanks	0%	0%	Pending client decision
Pumps		0%	0%	Pending client decision	
Sanitary fixtures installation		0%	0%	Pending client decision	
Wiring devices installation		0%	0%	Pending client decision	
Lighting fixtures installation		0%	0%	Pending client decision	
Panel Board installation		0%	0%	Pending client decision	
Mechanical functional test	0%	0%	Pending client decision		
Electrical functional test	0%	0%	Pending client decision		

13th Floor	Concrete Works	Columns	100%	100%	Pending client decision
		Slabs	100%	100%	Pending client decision
	Finishes	Masonry	0%	0%	Pending client decision
		Lintels and jambs	0%	0%	Pending client decision
		Wood works - subframes	0%	0%	Pending client decision
		Metal works - subframes	0%	0%	Pending client decision
		Plastering	0%	0%	Pending client decision
		Paint - ceilings	0%	0%	Pending client decision
		Floors grinding	0%	0%	Pending client decision
		Walls tiling (WCs and Kitchen)	0%	0%	Pending client decision
		Waterproofing - wet areas	0%	0%	Pending client decision
		False Ceilings	0%	0%	Pending client decision
		Floors tiling	0%	0%	Pending client decision
		Paint works – putty +primer	0%	0%	Pending client decision
		Metal works - doors & windows	0%	0%	Pending client decision
		Wood works - joinery & doors	0%	0%	Pending client decision
		Wood works - kitchens & closets	0%	0%	Pending client decision
		Polishing works	0%	0%	Pending client decision
		Paint works - final coat	0%	0%	Pending client decision
		Epoxy - final coat	0%	0%	Pending client decision
	MEP	Drainage system UPVC	0%	0%	Pending client decision
		PPR - wet areas	0%	0%	Pending client decision
		Conduits and black boxes	0%	0%	Pending client decision
		GS - dry areas	0%	0%	Pending client decision
		Duct installation	0%	0%	Pending client decision
		Cables and wires pulling	0%	0%	Pending client decision
		Fans	0%	0%	Pending client decision
		Tanks	0%	0%	Pending client decision
		Pumps	0%	0%	Pending client decision
		Sanitary fixtures installation	0%	0%	Pending client decision
Wiring devices installation		0%	0%	Pending client decision	
Lighting fixtures installation		0%	0%	Pending client decision	
Panel Board installation		0%	0%	Pending client decision	
Mechanical functional test		0%	0%	Pending client decision	
Electrical functional test	0%	0%	Pending client decision		

## **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.

## **a. 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.

### **REPORT:**

Appended is the health and safety report that was provided by the health and safety department for the correspondent month of July 2012.

## 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.



Figure 16: Concrete works complete - View from the 13th floor



Figure 17: Blockwork initiation @ 12th floor



Figure 18: Concrete works complete @ 12th floor



Figure 19: Blockwork initiation @ 12th floor



Figure 20: Blockwork @ 11th floor





Figure 21: Concrete works @ 12th floor



Figure 22: Blockwork @ 11th floor



Figure 23: Blockwork @ 11th floor



Figure 24: Blockwork @ 10th floor



Figure 25: Blockwork @ 10th floor



Figure 26: Mechanical installations in shaft / view from the 10th



Figure 27: Kitchen plumbing installations @ 10th floor

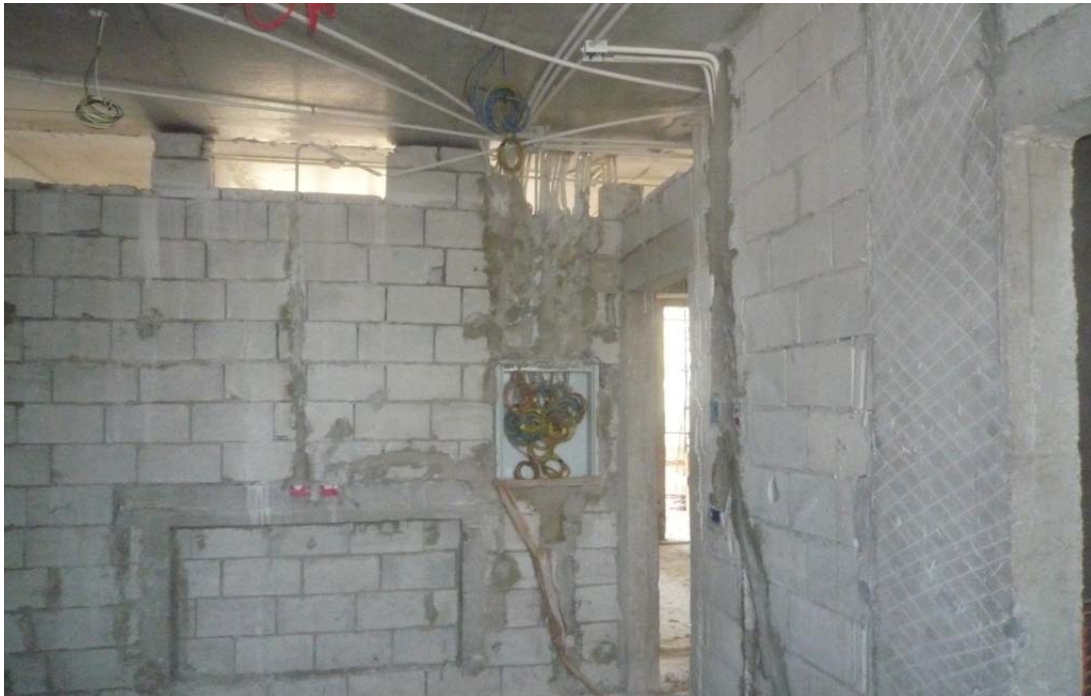


Figure 28: Panel board installation @ 10th floor



Figure 29: Blockwork @ 9th floor



Figure 30: Blockwork @ 9th floor



Figure 31: Plumbing installations @ 9th floor

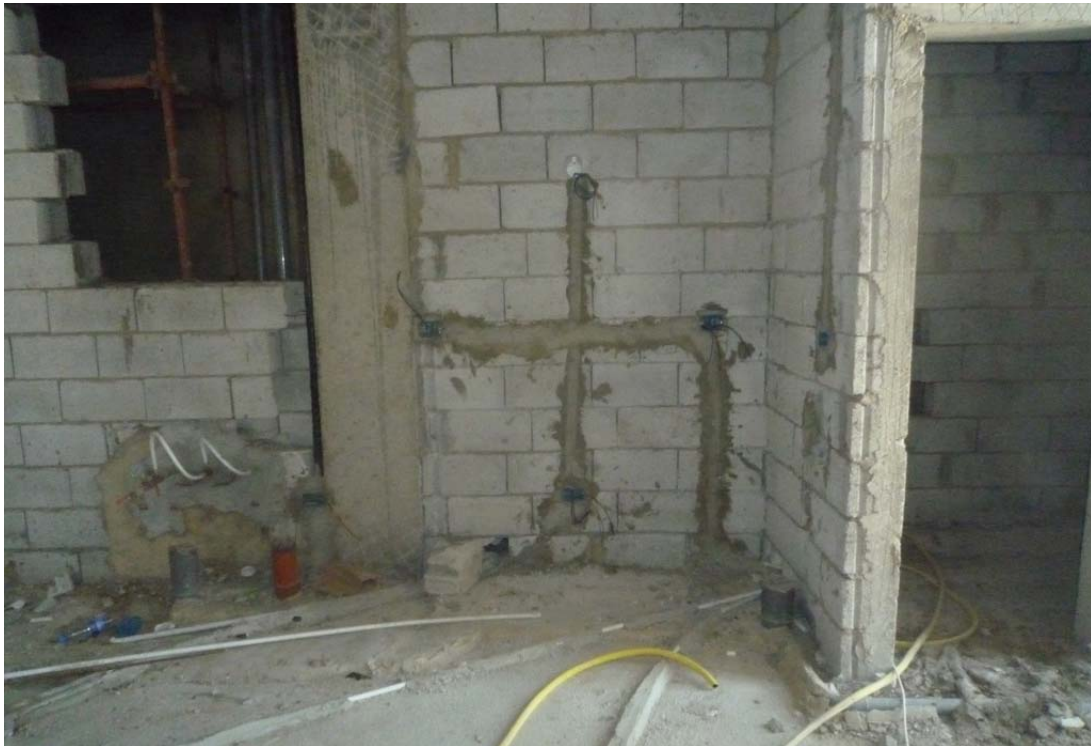


Figure 32: Electrical 1st fix @ 9th floor



Figure 33: Plastering works @ 8th floor



Figure 34: Wood subframes installation @ 8th floor



Figure 35: Blockwork @ 8th floor (recent modifications)



Figure 36: Blockwork @ 7th floor





Figure 37: Panel board installation @ 7th floor



Figure 38: Plaster works @ 7th floor



Figure 39: Wood subframes installation @ 7th floor



Figure 40: Plaster works @ 6th floor



Figure 41: Plastering works @ 6th floor



Figure 42: Plaster works @ 6th floor



Figure 43: Blockwork @ 4th floor (east)



Figure 44: Fan coil units installed @ 3rd floor



Figure 45: Fan coil units installed @ 3rd floor



Figure 46: Blockwork @ 2nd floor (west)



Figure 47: Blockwork @ 1st floor (west)



Figure 48: Plaster works and VAC installations @ 1st floor (east)

CONSTRUCTION SITE

**MONTHLY HEALTH AND SAFETY INSPECTION CHECK LIST**

<b>COMPANY NAME</b>	Dolmen Contracting SAL
<b>SITE NAME</b>	Palacio
<b>INSPECTION COMPLETED BY</b>	H&S Coordinator: Ahmad Chehaitly
<b>DATE</b>	August 2012

<b>GENERAL ISSUES</b>	<b>YES</b>	<b>NO</b>	<b>NOTES</b>
The company health and safety policy is available to all.		X	The company health and safety policy is under process and will be soon available on our sites.
The Pre Construction Information is available on site.	X		
The Construction Phase Health and Safety Plan is Available on Site.	X		
Risk Assessments /Method Statements have been completed and made available to all parties.	X		
All persons on site have completed a site induction program.	X		
All statutory notices are displayed.	X		
Appropriate site safety signage is in place.	X		
A system is in place to allow all persons on site to raise health and safety issues with management.	X		
All persons on site are aware of the Permit to Work System	X		
There is a system in place to monitor the presence of lone, or out of hour's workers.	X		
<b>EMERGENCY PROCEDURES</b>	<b>YES</b>	<b>NO</b>	<b>NOTES</b>
Risk Assessments / Method Statements have been completed and made available to all parties	X		
Fire action notices are in place	X		
Fire fighting equipment is readily available.	X		
All persons working on site are familiar with the location of this equipment	X		
All persons on site have inducted into the emergency procedures for the site.	X		
Exit routes are clearly marked	X		
Assembly points are clearly marked	X		
Are there sufficient First Aid notices informing staff of how and where to gain First Aid help?		X	
Clearly displayed notices advise how to contact the emergency services	X		
Is the location of the first aid box clearly signed?	X		

The first aid box suitably stocked and replenished when necessary	X		
<b>SCAFFOLDS</b>			
Risk Assessments / Method Statements have been completed and made available to all parties.	X		
All alterations are carried out and certified by a competent person.	X		
Safe access is available to the scaffold.	X		
Uprights are provided with base plates and sole plates.	X		
All ledgers braces and struts are in position.	X		
The scaffold is secured to minimise the likelihood of collapse.	X		
Guard rails and toe boards have been installed in accordance with best practice.	X		
<b>LADDERS</b>			
Risk Assessments / Method Statements have been completed and made available to all parties	X		
Ladders are secured to prevent slippage.	X		
Ladders extend the correct distance above the working platform.	X		
<b>WORKING AT HEIGHT</b>			
Risk Assessments / Method Statements have been completed and made available to all parties.	X		
There is adequate edge protection.	X		
Harnesses (safety belts) are available and used.	X		
No work is allowed under areas with persons working at height.	X		
Debris protection is in place	X		Except last two floors
Safety nets/air bags are in place.	X		
<b>EXCAVATIONS</b>			
Risk Assessments / Method Statements have been completed and made available to all parties	X		
Properly designed and maintained support systems are in place.	X		
Safe secure access to the excavation is in place	X		
Sufficient barriers are in place to stop persons accidentally falling into the excavation	X		
The stability of adjacent structures has been considered in relation to excavation work	X		
Plant, materials and spoil are stored away from the excavation to minimise the possibility of collapse	X		
The excavation is inspected and the results recorded by a competent person on a regular basis.	X		
<b>VEHICLES ON SITE</b>			
Risk Assessments / Method Statements have been completed and made available to all parties.	X		
Separate pedestrian and vehicle routes are clearly marked.	X		
One systems and turning areas are provided to minimise the need for reversing.	X		
Vehicles have reversing warning alarms.	X		
The vehicles are properly maintained.	X		







<b>WELFARE</b>	<b>YES</b>	<b>NO</b>	<b>NOTES</b>
Risk Assessments / Method Statements have been completed and made available to all parties	X		
The correct number of toilets are provided and maintained/cleaned.		X	<b>The number of toilets not enough.</b>
Hot and cold water is provided to the washing facilities.		X	<b>Hot water not provided.</b>
Soap and towels are provided.		X	
Correct wet and dirty working clothing is provided.	X		
Changing and drying facilities are provided and maintained.	X		
Drinking water is provided.	X		
Safety boots, helmets and high visibility jackets are provided.		X	<b>Not all subcontractors respect.</b>
<b>Electrical</b>	<b>YES</b>	<b>NO</b>	<b>NOTES</b>
Extension cords or attachments cords with bare wires or missing ground Prongs or damaged taken out of service?	X		<b>There is some damaged always and we rectified one by one.</b>
Ground fault circuit interrupters being used?	X		
Terminal boxes equipped with required covers?	X		
Are flexible cords and cables protected from damage?		X	
Are unused openings in cabinet boxes and fittings closed?		X	
Are all cabinets, panels and switches located in wet locations enclosed in weather proof enclosures?	X		
<b><i>Lighting</i></b>	<b>YES</b>	<b>NO</b>	<b>NOTES</b>
Is the lighting bright enough, especially over workstations?	X		
Are stairs and corridors etc properly lit?	X		
Are light bulbs replaced promptly?	X		
<b>Slips, trip and falls</b>	<b>YES</b>	<b>NO</b>	<b>NOTES</b>
Are floors and stairs in good condition, free from constructions and non-slip?	X		
Are spills cleared up immediately?	X		
Do all staircases have securely fixed handrails?	X		

<b>ADDITIONAL ITEMS</b>	<b>YES</b>	<b>NO</b>	<b>NOTES</b>

The following section provides some indicative idea on the health and safety being taken on site by the health and safety inspectors and coordinators. They are not necessarily demonstrating all activities of works that were carried out during the period of the report.

Name	<b>Ahmad Chehaitly</b>
Date	<b>27-08-2012</b>
Position	<b>Health and Safety coordinator</b>
Signature	<b>Chehaitly</b>



Description/Location	proposed solution	comment	PHOTOS
laborer on site not wearing "helmet,safety boot"	Usage of ppe	PPE provided but Not all subcontractors respect.	
Debris from wood on GF not removed from three weeks.	Debris should be removed immediately.	Pending.	
Attachment cord with bare wires '7th floor'	All cables should be covered.	No safety officer representative in site to follow up.	
Edge not fenced "3rd floor"	Edges should be fenced properly to avoid falling accidents	Pending.	
Lift on 5th floor fenced.	Lifts should be fenced properly.	Corrected.	