



March  
**2013**

# **PATRIARCAT 482**

## **Progress Report**

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## 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

**PATRIARCAT RESIDENCE 482 (PR)**, is located in the prestigious location of Batrakiyeh in Beirut city. Its proximity to Solidere, Verdun, Hamra and Achrafieh is one of its biggest assets, as they are easily reached and the Rafic Hariri International Airport is less than 15 minutes away via the **highway**. **All of Beirut' s amenities and all of Lebanon are readily accessible to Patriarcats Tower' s residents.**

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









## c. PROJECT PARTICULARS

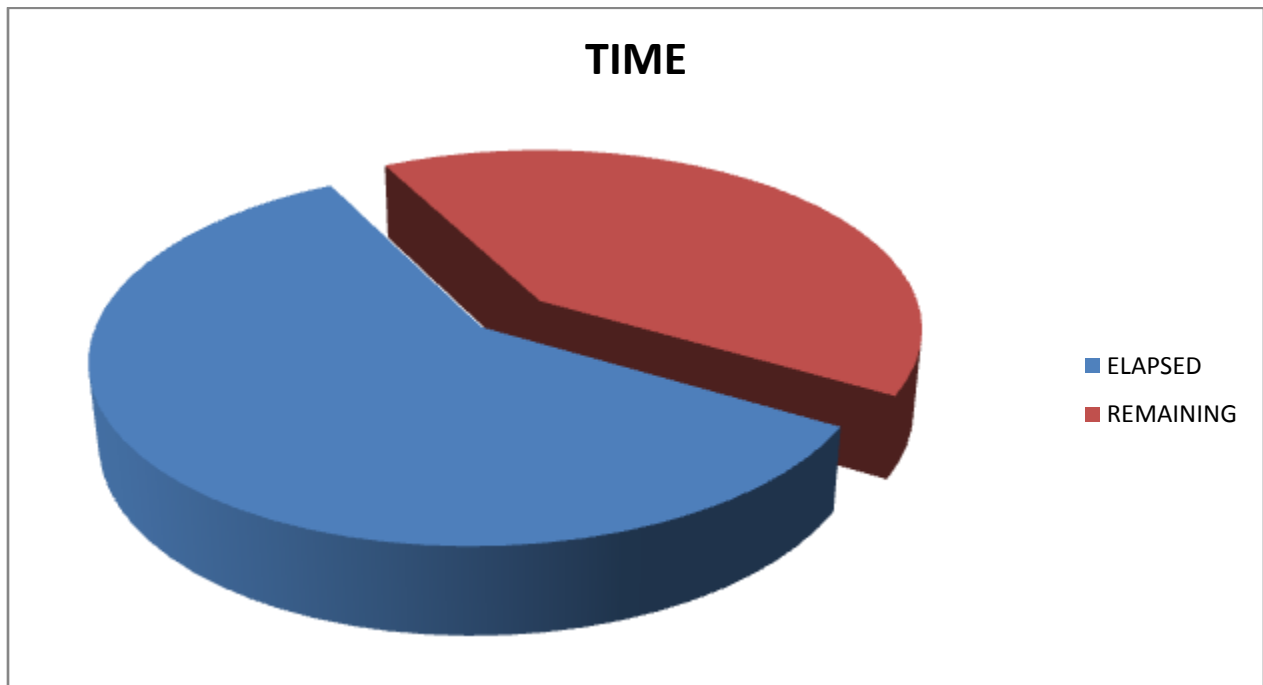
|                    |                          |     |
|--------------------|--------------------------|-----|
| Project Title:     | Patriarcat Residence 482 | PR  |
| Location:          | Beirut, Lebanon          |     |
| Developer:         | BMI SAL                  | BMI |
| Main Contractor:   | Dolmen Contracting       | DC  |
| Consultant:        | MN- Line Architects      | MNL |
| MEP Subcontractor: | AlBonian Group           | BG  |

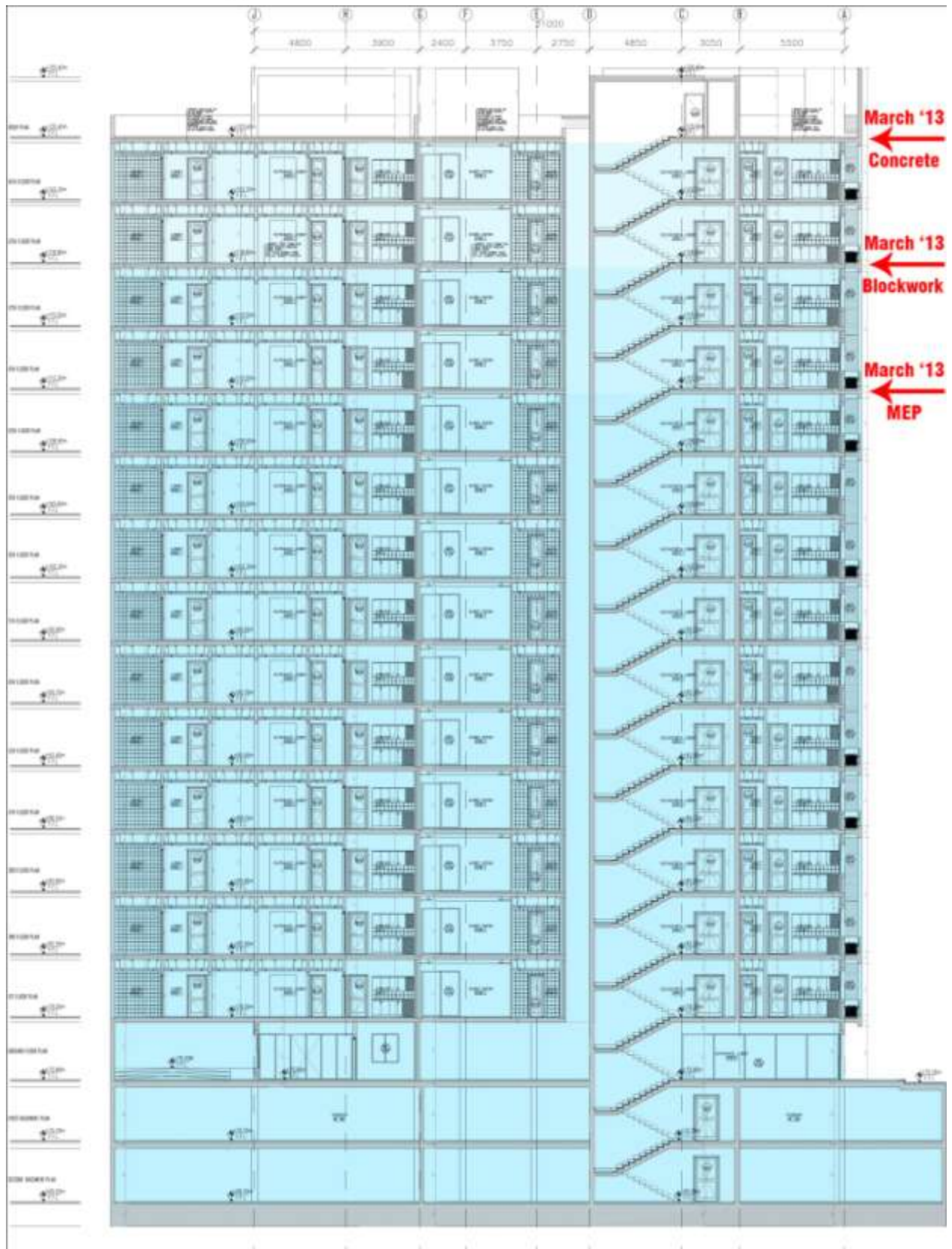


## 2. EXECUTIVE SUMMARY

### a. Project Construction Main Data

| Project name               |               |
|----------------------------|---------------|
| Project Budget             | 4,500,000 \$  |
| Project Start Date         | October 2011  |
| Project Finish Date        | December 2013 |
| Project Duration           | 820 days      |
| Days Elapsed               | 483           |
| Percentage Of days elapsed | 59 %          |





### 3. PROGRESS OVERVIEW

#### a. Progress of Works

| FLR | DIVISION | TASK | BLOCK A | BLOCK B | COMMENTS |
|-----|----------|------|---------|---------|----------|
|-----|----------|------|---------|---------|----------|

|                           |                |                           |      |      |  |
|---------------------------|----------------|---------------------------|------|------|--|
| Basement 3                | Concrete Works | Columns                   | 100% | 100% |  |
|                           |                | Slabs                     | 100% | 100% |  |
|                           | Finishes       | Masonry                   | 0%   | 0%   |  |
|                           |                | Lintels and jambs         | 0%   | 0%   |  |
|                           |                | Plastering                | 0%   | 0%   |  |
|                           | MEP            | Embedded Electrical works | 100% | 100% |  |
| Embedded Mechanical works |                | 100%                      | 100% |      |  |

|                           |                |                           |      |      |  |
|---------------------------|----------------|---------------------------|------|------|--|
| Basement 2                | Concrete Works | Columns                   | 100% | 100% |  |
|                           |                | Slabs                     | 100% | 100% |  |
|                           | Finishes       | Masonry                   | 0%   | 0%   |  |
|                           |                | Lintels and jambs         | 0%   | 0%   |  |
|                           |                | Plastering                | 0%   | 0%   |  |
|                           | MEP            | Embedded Electrical works | 100% | 100% |  |
| Embedded Mechanical works |                | 100%                      | 100% |      |  |

|                           |                |                           |      |      |  |
|---------------------------|----------------|---------------------------|------|------|--|
| Basement 1                | Concrete Works | Columns                   | 100% | 100% |  |
|                           |                | Slabs                     | 100% | 100% |  |
|                           | Finishes       | Masonry                   | 0%   | 0%   |  |
|                           |                | Lintels and jambs         | 0%   | 0%   |  |
|                           |                | Plastering                | 0%   | 0%   |  |
|                           | MEP            | Embedded Electrical works | 100% | 100% |  |
| Embedded Mechanical works |                | 100%                      | 100% |      |  |

|                           |                |                           |      |      |  |
|---------------------------|----------------|---------------------------|------|------|--|
| Ground Floor              | Concrete Works | Columns                   | 100% | 100% |  |
|                           |                | Slabs                     | 100% | 100% |  |
|                           | Finishes       | Masonry                   | 0%   | 0%   |  |
|                           |                | Lintels and jambs         | 0%   | 0%   |  |
|                           |                | Plastering                | 0%   | 0%   |  |
|                           | MEP            | Embedded Electrical works | 100% | 100% |  |
| Embedded Mechanical works |                | 100%                      | 100% |      |  |

|                       |                |                   |      |      |  |
|-----------------------|----------------|-------------------|------|------|--|
| 1 <sup>st</sup> Floor | Concrete Works | Columns           | 100% | 100% |  |
|                       |                | Slabs             | 100% | 100% |  |
|                       | Finishes       | Masonry           | 100% | 100% |  |
|                       |                | Lintels and jambs | 100% | 100% |  |
|                       |                | Plastering        | 100% | 100% |  |
|                       | MEP            | Electrical works  | 95%  | 95%  |  |
| Mechanical works      |                | 80%               | 80%  |      |  |

|                       |                |                   |      |      |  |
|-----------------------|----------------|-------------------|------|------|--|
| 2 <sup>nd</sup> Floor | Concrete Works | Columns           | 100% | 100% |  |
|                       |                | Slabs             | 100% | 100% |  |
|                       | Finishes       | Masonry           | 100% | 100% |  |
|                       |                | Lintels and jambs | 100% | 100% |  |
|                       |                | Plastering        | 100% | 100% |  |
|                       | MEP            | Electrical works  | 95%  | 95%  |  |
| Mechanical works      |                | 80%               | 80%  |      |  |

|                       |                |                   |      |      |  |
|-----------------------|----------------|-------------------|------|------|--|
| 3 <sup>rd</sup> Floor | Concrete Works | Columns           | 100% | 100% |  |
|                       |                | Slabs             | 100% | 100% |  |
|                       | Finishes       | Masonry           | 100% | 100% |  |
|                       |                | Lintels and jambs | 100% | 100% |  |
|                       |                | Plastering        | 100% | 100% |  |
|                       | MEP            | Electrical works  | 80%  | 80%  |  |
| Mechanical works      |                | 80%               | 80%  |      |  |

|                       |                |                   |      |      |  |
|-----------------------|----------------|-------------------|------|------|--|
| 4 <sup>th</sup> floor | Concrete Works | Columns           | 100% | 100% |  |
|                       |                | Slabs             | 100% | 100% |  |
|                       | Finishes       | Masonry           | 100% | 100% |  |
|                       |                | Lintels and jambs | 100% | 100% |  |
|                       |                | Plastering        | 80%  | 80%  |  |
|                       | MEP            | Electrical works  | 75%  | 75%  |  |
| Mechanical works      |                | 75%               | 75%  |      |  |

|                       |                |                   |      |      |  |
|-----------------------|----------------|-------------------|------|------|--|
| 5 <sup>th</sup> Floor | Concrete Works | Columns           | 100% | 100% |  |
|                       |                | Slabs             | 100% | 100% |  |
|                       | Finishes       | Masonry           | 100% | 100% |  |
|                       |                | Lintels and jambs | 100% | 100% |  |
|                       |                | Plastering        | 80%  | 80%  |  |
|                       | MEP            | Electrical works  | 75%  | 75%  |  |
| Mechanical works      |                | 75%               | 75%  |      |  |

|                       |                |                   |      |      |  |
|-----------------------|----------------|-------------------|------|------|--|
| 6 <sup>th</sup> Floor | Concrete Works | Columns           | 100% | 100% |  |
|                       |                | Slabs             | 100% | 100% |  |
|                       | Finishes       | Masonry           | 100% | 100% |  |
|                       |                | Lintels and jambs | 100% | 100% |  |
|                       |                | Plastering        | 80%  | 80%  |  |
|                       | MEP            | Electrical works  | 75%  | 75%  |  |
| Mechanical works      |                | 60%               | 60%  |      |  |

|                       |                |                   |      |      |  |
|-----------------------|----------------|-------------------|------|------|--|
| 7 <sup>th</sup> Floor | Concrete Works | Columns           | 100% | 100% |  |
|                       |                | Slabs             | 100% | 100% |  |
|                       | Finishes       | Masonry           | 100% | 100% |  |
|                       |                | Lintels and jambs | 10%  | 10%  |  |
|                       |                | Plastering        | 60%  | 60%  |  |
|                       | MEP            | Electrical works  | 75%  | 75%  |  |
| Mechanical works      |                | 60%               | 60%  |      |  |

|                       |                |                   |      |      |  |
|-----------------------|----------------|-------------------|------|------|--|
| 8 <sup>th</sup> Floor | Concrete Works | Columns           | 100% | 100% |  |
|                       |                | Slabs             | 100% | 100% |  |
|                       | Finishes       | Masonry           | 100% | 100% |  |
|                       |                | Lintels and jambs | 100% | 100% |  |
|                       |                | Plastering        | 30%  | 30%  |  |
|                       | MEP            | Electrical works  | 60%  | 60%  |  |
| Mechanical works      |                | 60%               | 60%  |      |  |

|                       |                |                   |      |      |  |
|-----------------------|----------------|-------------------|------|------|--|
| 9 <sup>th</sup> Floor | Concrete Works | Columns           | 100% | 100% |  |
|                       |                | Slabs             | 100% | 100% |  |
|                       | Finishes       | Masonry           | 100% | 100% |  |
|                       |                | Lintels and jambs | 100% | 100% |  |
|                       |                | Plastering        | 0%   | 0%   |  |
|                       | MEP            | Electrical works  | 60%  | 60%  |  |
| Mechanical works      |                | 60%               | 60%  |      |  |

|                        |                |                   |      |      |  |
|------------------------|----------------|-------------------|------|------|--|
| 10 <sup>th</sup> Floor | Concrete Works | Columns           | 100% | 100% |  |
|                        |                | Slabs             | 100% | 100% |  |
|                        | Finishes       | Masonry           | 100% | 100% |  |
|                        |                | Lintels and jambs | 100% | 100% |  |
|                        |                | Plastering        | 0%   | 0%   |  |
|                        | MEP            | Electrical works  | 10%  | 10%  |  |
| Mechanical works       |                | 10%               | 10%  |      |  |

|                        |                |                   |      |      |  |
|------------------------|----------------|-------------------|------|------|--|
| 11 <sup>th</sup> Floor | Concrete Works | Columns           | 100% | 100% |  |
|                        |                | Slabs             | 100% | 100% |  |
|                        | Finishes       | Masonry           | 80%  | 80%  |  |
|                        |                | Lintels and jambs | 50%  | 50%  |  |
|                        |                | Plastering        | 0%   | 0%   |  |
|                        | MEP            | Electrical works  | 0%   | 0%   |  |
| Mechanical works       |                | 0%                | 0%   |      |  |

|                        |                |                   |      |      |  |
|------------------------|----------------|-------------------|------|------|--|
| 12 <sup>th</sup> Floor | Concrete Works | Columns           | 100% | 100% |  |
|                        |                | Slabs             | 100% | 100% |  |
|                        | Finishes       | Masonry           | 10%  | 20%  |  |
|                        |                | Lintels and jambs | 0%   | 0%   |  |
|                        |                | Plastering        | 0%   | 0%   |  |
|                        | MEP            | Electrical works  | 0%   | 0%   |  |
|                        |                | Mechanical works  | 0%   | 0%   |  |

|                        |                |                   |      |      |  |
|------------------------|----------------|-------------------|------|------|--|
| 13 <sup>th</sup> Floor | Concrete Works | Columns           | 100% | 100% |  |
|                        |                | Slabs             | 100% | 100% |  |
|                        | Finishes       | Masonry           | 0%   | 0%   |  |
|                        |                | Lintels and jambs | 0%   | 0%   |  |
|                        |                | Plastering        | 0%   | 0%   |  |
|                        | MEP            | Electrical works  | 0%   | 0%   |  |
|                        |                | Mechanical works  | 0%   | 0%   |  |

|                        |                |                   |      |      |  |
|------------------------|----------------|-------------------|------|------|--|
| 14 <sup>th</sup> Floor | Concrete Works | Columns           | 100% | 100% |  |
|                        |                | Slabs             | 0%   | 0%   |  |
|                        | Finishes       | Masonry           | 0%   | 0%   |  |
|                        |                | Lintels and jambs | 0%   | 0%   |  |
|                        |                | Plastering        | 0%   | 0%   |  |
|                        | MEP            | Electrical works  | 0%   | 0%   |  |
|                        |                | Mechanical works  | 0%   | 0%   |  |

## b. 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 March 2013.



### 3. PHOTOS

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.





Progress of works on the 6<sup>th</sup> floor



Progress of works on the 7<sup>th</sup> floor



Progress of works on the 8<sup>th</sup> floor



Progress of works on the 9<sup>th</sup> floor



Progress of works on the 10<sup>th</sup> floor



Progress of works on the 12<sup>th</sup> floor

CONSTRUCTION SITE

**MONTHLY HEALTH AND SAFETY INSPECTION CHECK LIST**

|                                |                                  |
|--------------------------------|----------------------------------|
| <b>COMPANY NAME</b>            | Dolmen Contracting SAL           |
| <b>SITE NAME</b>               | BatrakyeH                        |
| <b>INSPECTION COMPLETED BY</b> | H&S Coordinator: ahmad chehaitly |
| <b>DATE</b>                    | March2013                        |

| GENERAL ISSUES   | YES | NO | NOTES   |
|--|-----|----|---|
| The company health and safety policy is available to all.  |     | X  | <b>All persons on the site are informed about all safety steps that they should follow up</b> |
| The Pre Construction Information is available on site.   | X   |    |   |
| The Construction Phase Health and Safety Plan is Available on Site.                                  |     |    |   |
| 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.   |     |    |   |
| 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. |     |    |   |
| 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   |    |   |
|  |     |    |   |
| EMERGENCY PROCEDURES   | YES | NO | NOTES   |
| 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  | X   |    |   |

|  |            |           |  |
|--|------------|-----------|--|
| services   |            |           |  |
| 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>   |            |           |  |
|  | <b>YES</b> | <b>NO</b> | <b>NOTES</b>   |
| Risk Assessments /Method Statements have been completed and made available to all parties.             |            |           |  |
| 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>   |            |           |  |
|  | <b>YES</b> | <b>NO</b> | <b>NOTES</b>   |
| Risk Assessments /Method Statements have been completed and made available to all parties              |            |           | <b>Hoist is not so safe and its broken</b>                   |
| Ladders are secured to prevent slippage.   | X          |           |  |
| Ladders extend the correct distance above the working platform.  | X          |           |  |
| <b>WORKING AT HEIGHT</b>   |            |           |  |
|  | <b>YES</b> | <b>NO</b> | <b>NOTES</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          |           |  |
| Safety nets/air bags are in place.   | X          |           | Air bags not existed   |
| <b>EXCAVATIONS</b>   |            |           |  |
|  | <b>YES</b> | <b>NO</b> | <b>NOTES</b>   |
| Risk Assessments /Method Statements have been completed and made available to all parties              |            | X         | <b>Only lift openings found and all are safe and fenced.</b> |
| 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>  |            |           |  |
|  | <b>YES</b> | <b>NO</b> | <b>NOTES</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  | X          |           |  |



|   |            |           |              |
|---|------------|-----------|--------------|
| 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          |           |              |
| Hot and cold water is provided to the washing facilities.                                 | X          |           |              |
| 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>ADDITIONAL ITEMS</b> | <b>YES</b> | <b>NO</b> | <b>NOTES</b> |
|-------------------------|------------|-----------|--------------|
|                         |            |           |              |
|                         |            |           |              |
|                         |            |           |              |
|                         |            |           |              |
|                         |            |           |              |
|                         |            |           |              |
|                         |            |           |              |

|           |  |
|-----------|--|
| Name      |  |
| Date      |  |
| Position  |  |
| Signature |  |