VERMELHO

Progress Report

November
2013

DOLMEN
contracting

CONTENTS

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

Amidst Hamra's vibrant, trendy ambience emerges Vermelho, a contemporary building with a remarkable touch. This beautiful modern complex of both residential apartments and retail outlets emerges in the neighborhood that never sleeps and caters to what Hamra epitomizes; from well- renowned, high- street retail outlets to art exhibitions to festivals to 24/7 coffee shops to street expressions.

Vermelho is located in a prime location on Hamra Street in Beirut city. Apart from being surrounded by trendy boutiques, coffee shops, bars, supermarkets, and restaurants; the Central Bank, the Ministry of Tourism, the American University of Beirut, the Lebanese American University, the American University Hospital, Raouche and other landmark buildings are all of close proximity. Solidere, Verdun and Achrafieh are easily reached and the Rafic Hariri International Airport is less than 20 minutes away via the highway. **All of Beirut's amenities and all of Lebanon** are readily accessible to **Vermelho's residents.**

There are 3 retail areas found in the complex, 1 located in the basement area and 2 above ground level. The 3 en suite bedroom residential apartments are presented over 16 floors with 2 apartments per floor. Appointed with luxurious interiors, these approx. 160sqm homes are finished with an array of amenities and exclusive lifestyle. Each apartment on the first residential level comprises 183.6sqm of apartment area and 233sqm of terrace area and water features. **Vermelho's design** also incorporates 4 underground parking levels to accommodate for 2 parking spaces per apartment and additional spaces for visitors. Additionally the rooftop penthouse of 227.6sqm is equipped with a garden terrace and swimming pool which also cover an area of 140sqm. Stunning views of Hamra, the sea and the city are there for you to enjoy when dining al fresco on those balmy summer nights in Beirut.

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


THE BANK

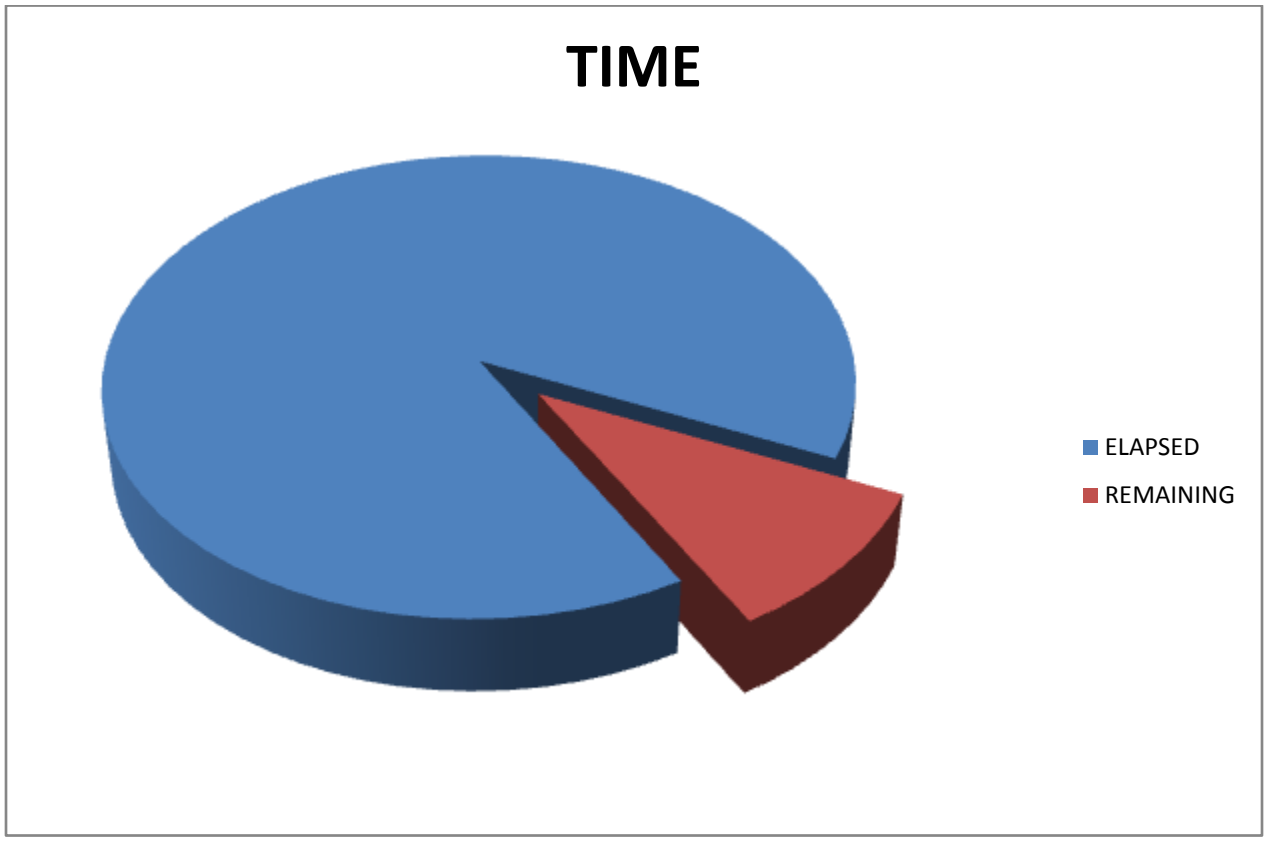
c. Project Particulars

Project Title:	Vermelho	VER
Location:	Beirut, Lebanon	
Owner:	B.A. Hamra	BAH
Developer:	Trillium Development	TD
Construction Manager:	Dolmen Contracting	DC
Architectural Consultant:	DNA	DNA
Shoring Subcontractor:	MGM	MGM
Excavation Subcontractor:	MGM	MGM

2. EXECUTIVE SUMMARY

Project construction main data

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

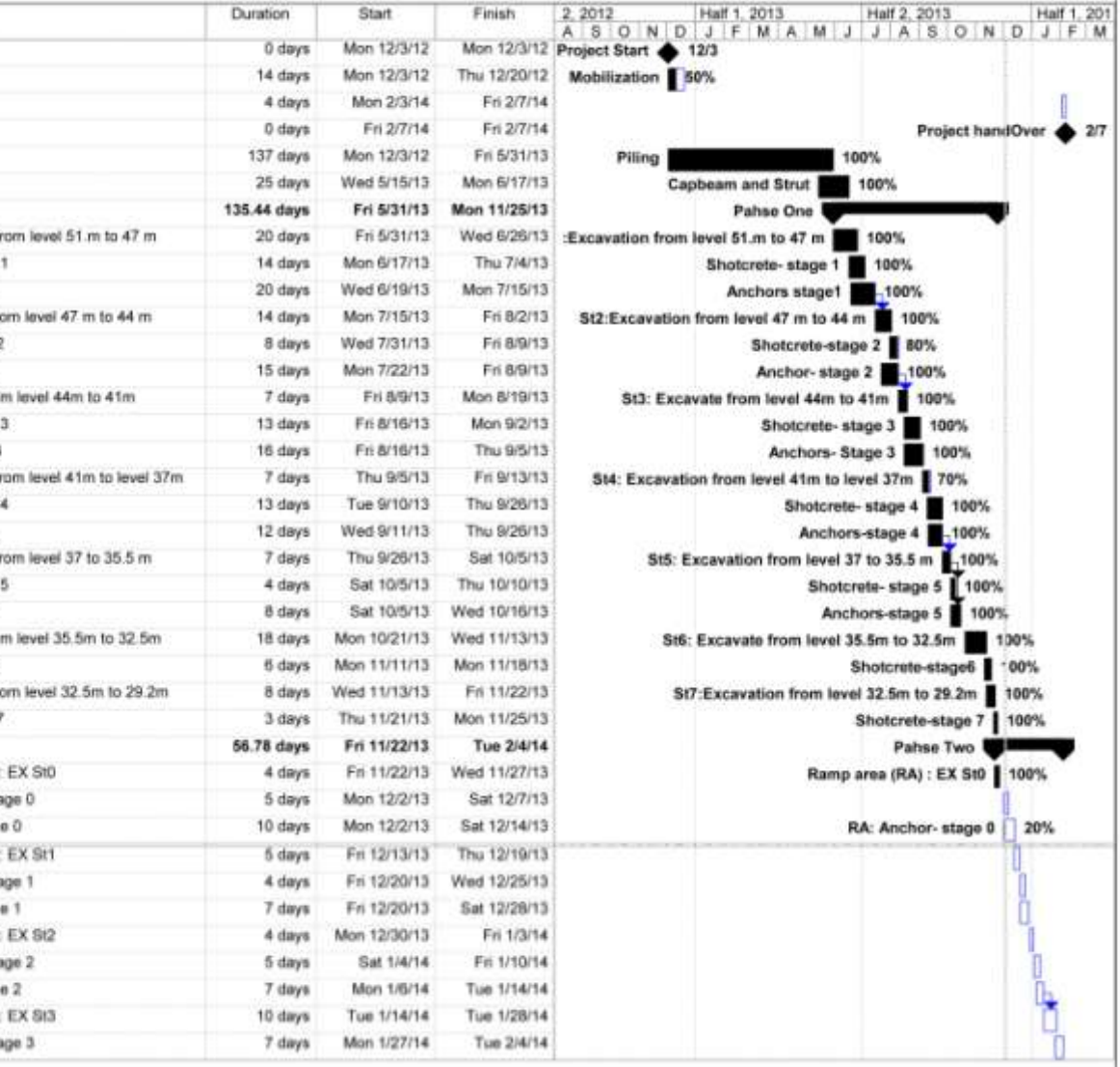


3. PROGRESS OVERVIEW

a. Progress of works

Vermelho

ID	Task Name	Duration	Start	Finish
1	Project Start	0 days	Mon 12/3/12	Mon 12/3/12
2	Mobilization	14 days	Mon 12/3/12	Thu 12/20/12
3	Demobilization	4 days	Mon 2/3/14	Fri 2/7/14
4	Project handOver	0 days	Fri 2/7/14	Fri 2/7/14
5	Piling	137 days	Mon 12/3/12	Fri 5/31/13
6	Capbeam and Strut	25 days	Wed 5/15/13	Mon 6/17/13
7	**Pahse One**	**135.44 days**	**Fri 5/31/13**	**Mon 11/25/13**
8	ST1:Excavation from level 51.m to 47 m	20 days	Fri 5/31/13	Wed 6/26/13
9	Shotcrete- stage 1	14 days	Mon 6/17/13	Thu 7/4/13
10	Anchors stage1	20 days	Wed 6/19/13	Mon 7/15/13
11	St2:Excavation from level 47 m to 44 m	14 days	Mon 7/15/13	Fri 8/2/13
12	Shotcrete-stage 2	8 days	Wed 7/31/13	Fri 8/9/13
13	Anchor- stage 2	15 days	Mon 7/22/13	Fri 8/9/13
14	St3: Excavate from level 44m to 41m	7 days	Fri 8/9/13	Mon 8/19/13
15	Shotcrete- stage 3	13 days	Fri 8/16/13	Mon 9/2/13
16	Anchors- Stage 3	16 days	Fri 8/16/13	Thu 9/5/13
17	St4: Excavation from level 41m to level 37m	7 days	Thu 9/5/13	Fri 9/13/13
18	Shotcrete- stage 4	13 days	Tue 9/10/13	Thu 9/26/13
19	Anchors-stage 4	12 days	Wed 9/11/13	Thu 9/26/13
20	St5: Excavation from level 37 to 35.5 m	7 days	Thu 9/26/13	Sat 10/5/13
21	Shotcrete- stage 5	4 days	Sat 10/5/13	Thu 10/10/13
22	Anchors-stage 5	8 days	Sat 10/5/13	Wed 10/16/13
23	St6: Excavate from level 35.5m to 32.5m	18 days	Mon 10/21/13	Wed 11/13/13
24	Shotcrete-stage6	6 days	Mon 11/11/13	Mon 11/18/13
25	St7:Excavation from level 32.5m to 29.2m	8 days	Wed 11/13/13	Fri 11/22/13
26	Shotcrete-stage 7	3 days	Thu 11/21/13	Mon 11/25/13
27	**Pahse Two**	**56.78 days**	**Fri 11/22/13**	**Tue 2/4/14**
28	Ramp area (RA) : EX St0	4 days	Fri 11/22/13	Wed 11/27/13
29	RA: Shotcrete-stage 0	5 days	Mon 12/2/13	Sat 12/7/13
30	RA: Anchor- stage 0	10 days	Mon 12/2/13	Sat 12/14/13
31	Ramp area (RA) : EX St1	5 days	Fri 12/13/13	Thu 12/19/13
32	RA: Shotcrete-stage 1	4 days	Fri 12/20/13	Wed 12/25/13
33	RA: Anchor- stage 1	7 days	Fri 12/20/13	Sat 12/28/13
34	Ramp area (RA) : EX St2	4 days	Mon 12/30/13	Fri 1/3/14
35	RA: Shotcrete-stage 2	5 days	Sat 1/4/14	Fri 1/10/14
36	RA: Anchor- stage 2	7 days	Mon 1/6/14	Tue 1/14/14
37	Ramp area (RA) : EX St3	10 days	Tue 1/14/14	Tue 1/28/14
38	RA: Shotcrete-stage 3	7 days	Mon 1/27/14	Tue 2/4/14



Project:VermelhoTimeSchedule006
Update 8 - 3rd of December
Date: Tue 12/3/13

Task | Split | Progress | Milestone | Summary | Project Summary | External Tasks | External Milestone | Deadline

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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, s**afety 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 PHOTOGHRAPHS

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.