



July
2012

YARZE 3244

Progress Report

DOLMEN
contracting

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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

YARZE 3244 is beautifully located on a property with an exceptional view on Southern Beirut. It provides luxurious services as the roof is transformed to a private pool with an exceptional panoramic view.

Located in one of Beirut' s high-end suburbs - Yarze - , it is a villa-like, two buildings four-storey each perfectly integrated within a high-density tree plantation area.

Each RDJ benefits from a private garden and terraces on different levels.

Below are some of the project' s exterior views:

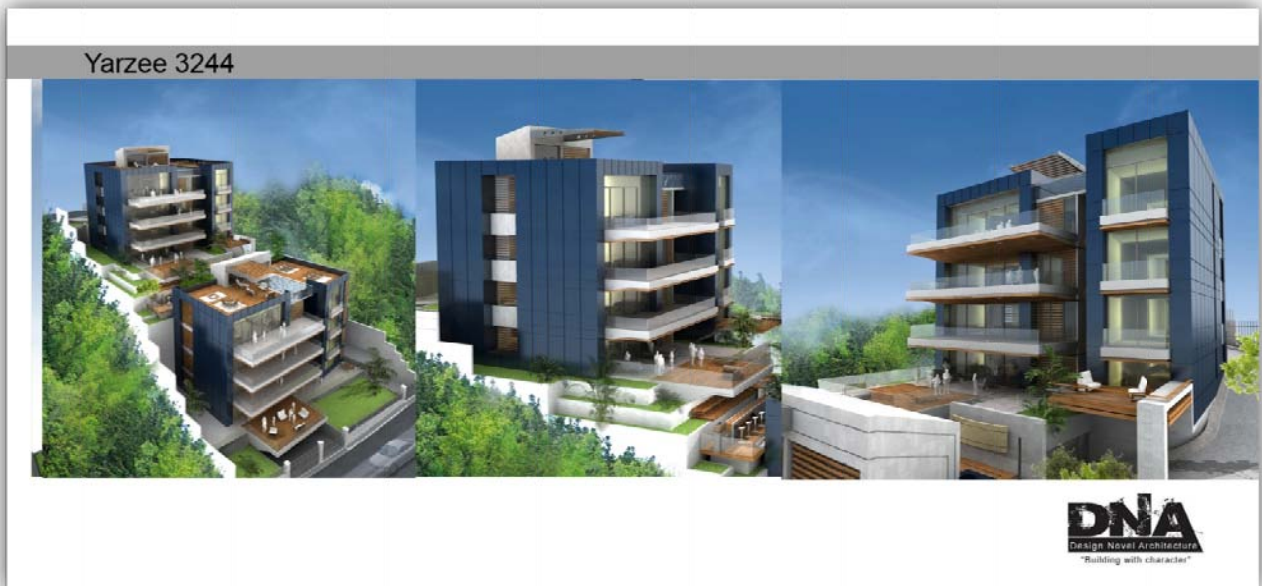




Figure 1: Yarze 3244 / Blocks A & B / Consultant: DNA



arze
3244

RDJ Apartment 249m²

Terraces = 280 m²
Cave 7m² + 3 parkings

Architecture & Consultancy
DNA
Design Nivel Architecture
Working with intention

B-01

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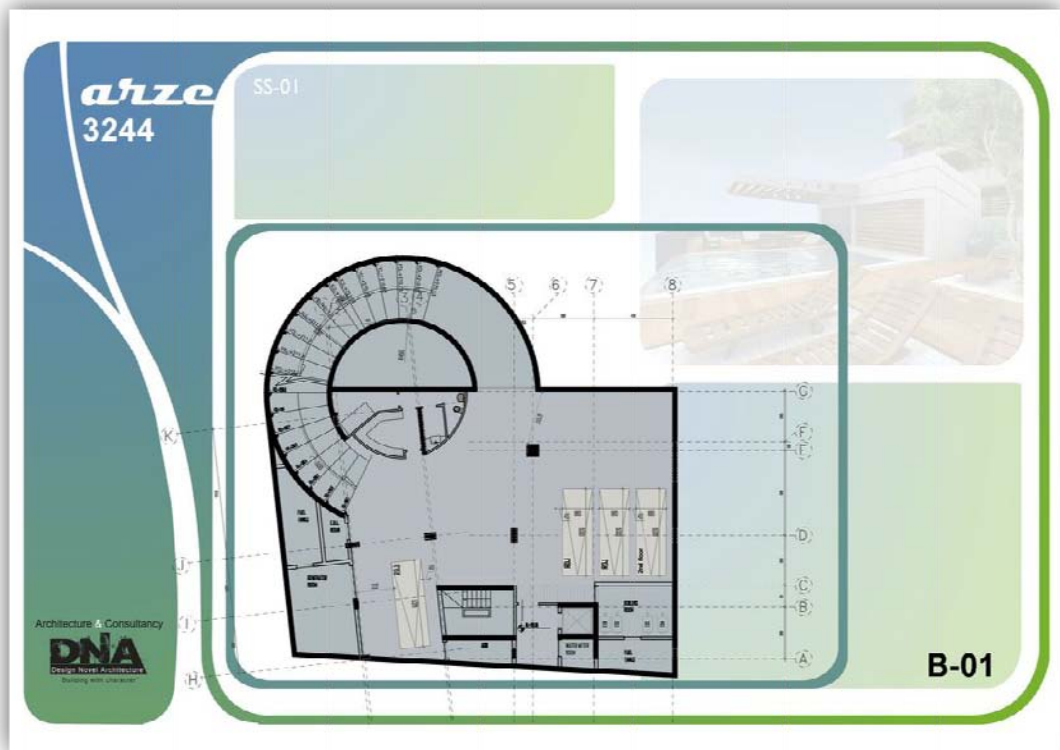
B-02 RDJ Apartment 307 m²

Terraces = 314 m²
Cave 10.2m² + 3 parkings

Architecture & Consultancy
DNA
Design Nivel Architecture
Working with intention

B-02





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SS-02

Architecture & Consultancy
DNA
Design Novel Architects

B-02

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SS-02

Architecture & Consultancy
DNA
Design Novel Architects

B-01

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B-01 typical Apartment 246m²

Terraces = 57 m²
Cave 7m² + 3 parkings

Architecture & Consultancy
DNA
Design Novel Architecture

B-01

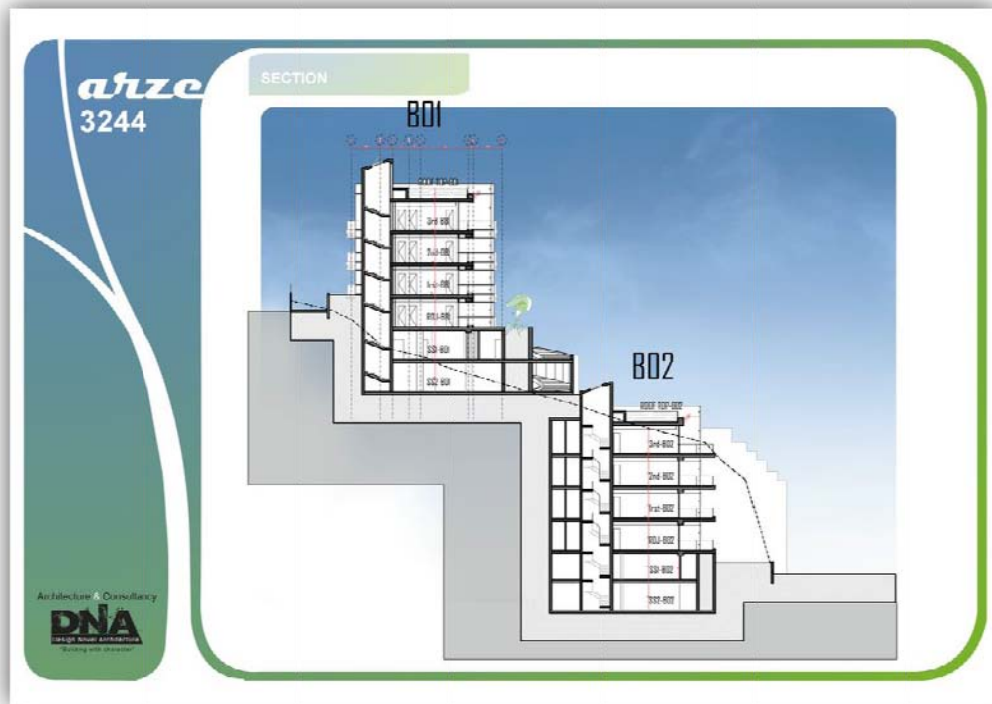
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B-02 typical Apartment 310.5m²

Terraces = 55 m²
Cave 10.2m² + 3 parkings

Architecture & Consultancy
DNA
Design Novel Architecture

B-02



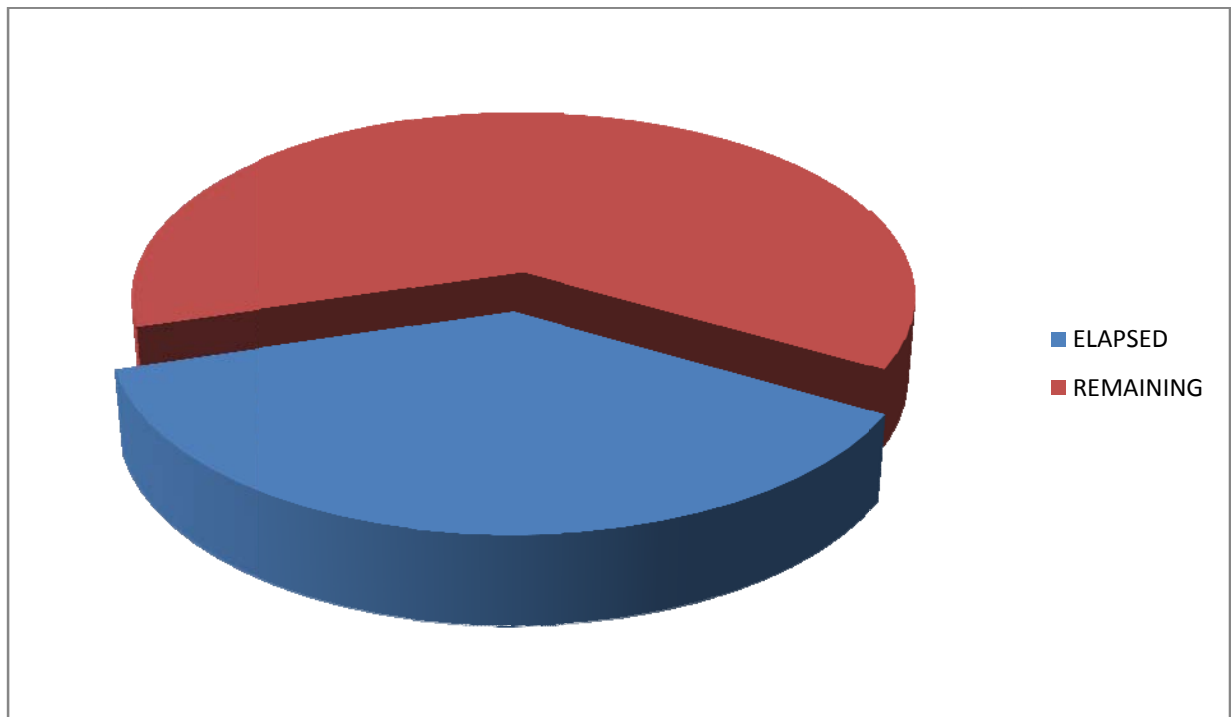
PROJECT PARTICULARS

Project Title:	Yarze 3244	YAR
Location:	Beirut, Lebanon	
Owner:	BA Yarze 3244	BA
Developer:	Ideal Development	ID
Main Contractor:	Dolmen Contracting	DC
Consultant:	DNA	DNA

C. EXECUTIVE SUMMARY

PROJECT CONSTRUCTION MAIN DATA

Project name	
Project Budget	3,000,000 \$
Project Start Date	February 2012
Project Finish Date	June 2013
Project Duration	487 days
Days Elapsed	181 days
Percentage Of days elapsed	37%



PROGRESS OF WORKS

Floors	Description	Start	Finish	%	Comment
2 nd Basement	Shoring			100%	Done before DC
	Excavation			100%	Done before DC
	Blinding			100%	Done before DC
	Raft foundation	1/10/2011	22/10/2011	100%	Starting of DC job
	Columns	23/10/2011	17/12/2011	100%	
	Retaining walls	23/10/2011	17/12/2011	85%	Delayed-due to poor performance of old contractor
	Core walls	23/10/2011	17/12/2011	100%	
	MEP 1 st fix	23/10/2011	17/12/2011	100%	
1 st Basement	Columns	29/12/2011	22/1/2012	40%	Delayed-due to poor performance of old contractor
	Retaining walls	29/12/2011	22/1/2012	10%	Delayed-due to poor performance of old contractor
	Core walls	29/12/2011	22/1/2012	10%	Delayed-due to poor performance of old contractor
	Slab	11/12/2011	4/1/2012	50%	Delayed-due to poor performance of old contractor
	Mechanical 1 st fix	11/12/2011	4/1/2012	50%	Postponed-waiting new contractor starting
	Electrical 1 st fix	11/12/2011	4/1/2012	50%	Postponed-waiting new contractor starting

d. PHOTOS

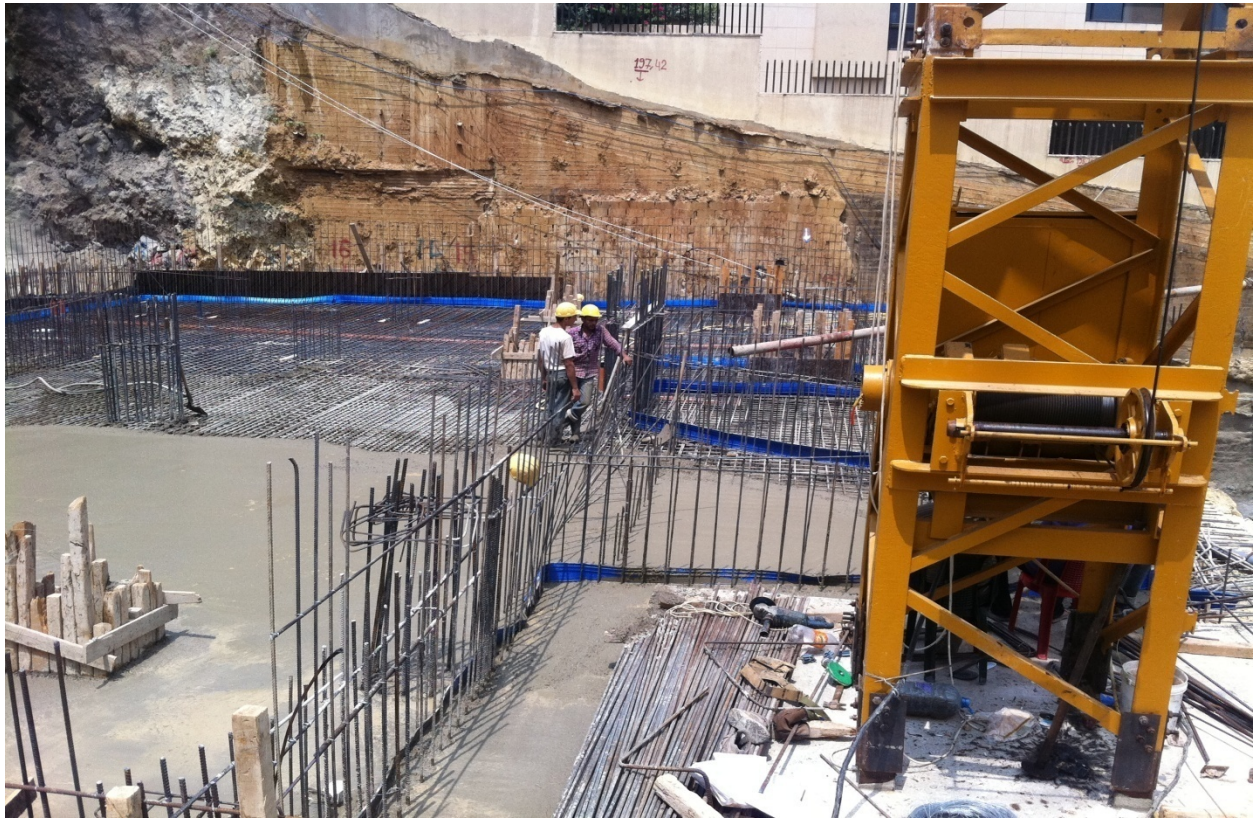
















Job Description:

- Formwork for retaining walls and columns block A
- Formwork and steel work on raft block B
- Mechanical and electrical work on raft block B
- Pouring retaining walls and columns block A:
 - i. 21 m³ on 7/2/2012
 - ii. 27m³ on 7/4/2012
 - iii. 24m³ on 7/7/2012
 - iv. 31m³ on 7/10/2012
 - v. 27m³ on 7/12/2012
 - vi. 15m³ on 7/14/2012
 - vii. 5m³ on 7/19/2012
- Pouring elevator pits block B : 42m³ on 7/2/2012
- Pouring raft block B : 249m³ on 7/19/2012
- Formwork for slab basement 2 block A

Comments:

- This month's work was off schedule:
 - i. Pouring the raft foundation on block B was delayed 1 months and 3 days.
 - ii. Pouring the retaining walls and columns for basement 2 block A was delayed 1 month.