



**August**  
**2012**

# **YARZE 3244**

## **Progress Report**

## CONTENTS

### 1. INTRODUCTION

- a. Introduction
- b. Project brief
- c. Project particulars

### 2. EXECUTIVE SUMMARY

- a. Project construction main data

### 3. PROGRESS OVER VIEW

- a. Progress of works

### 4. PHOTOS

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

**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

R02 Apartment 248m<sup>2</sup>  
Terraces = 200 m<sup>2</sup>  
Cave 7m<sup>2</sup> + 3 parkings

Architectural Consultancy  
**DNA**

**B-01**

This slide features a blue and green background with a white swoosh. On the left, the 'arze 3244' logo is displayed. A light green box contains the unit details: 'R02 Apartment 248m<sup>2</sup>', 'Terraces = 200 m<sup>2</sup>', and 'Cave 7m<sup>2</sup> + 3 parkings'. The central focus is a detailed architectural floor plan of the apartment, showing room layouts and furniture placement. To the right, a 3D architectural rendering shows the building's exterior, including a balcony and a view of the sea. The DNA logo and the unit identifier 'B-01' are also present.

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B-00 R02 Apartment 307 m<sup>2</sup>  
Terraces = 314 m<sup>2</sup>  
Cave 10.2m<sup>2</sup> + 3 parkings

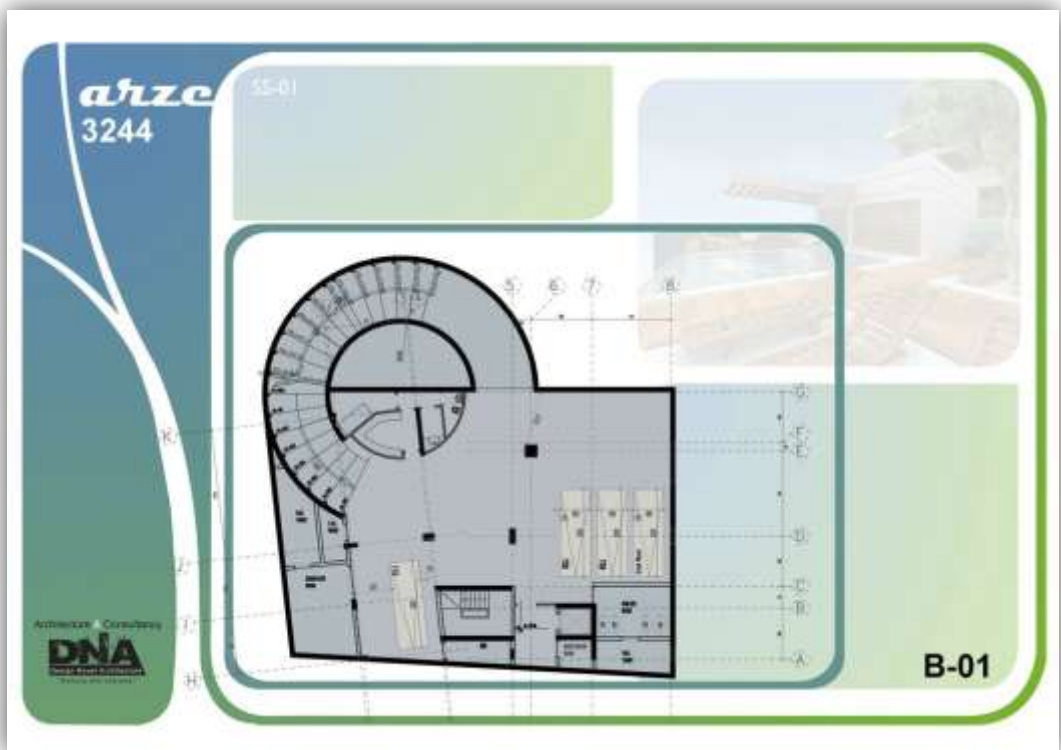
Architectural Consultancy  
**DNA**

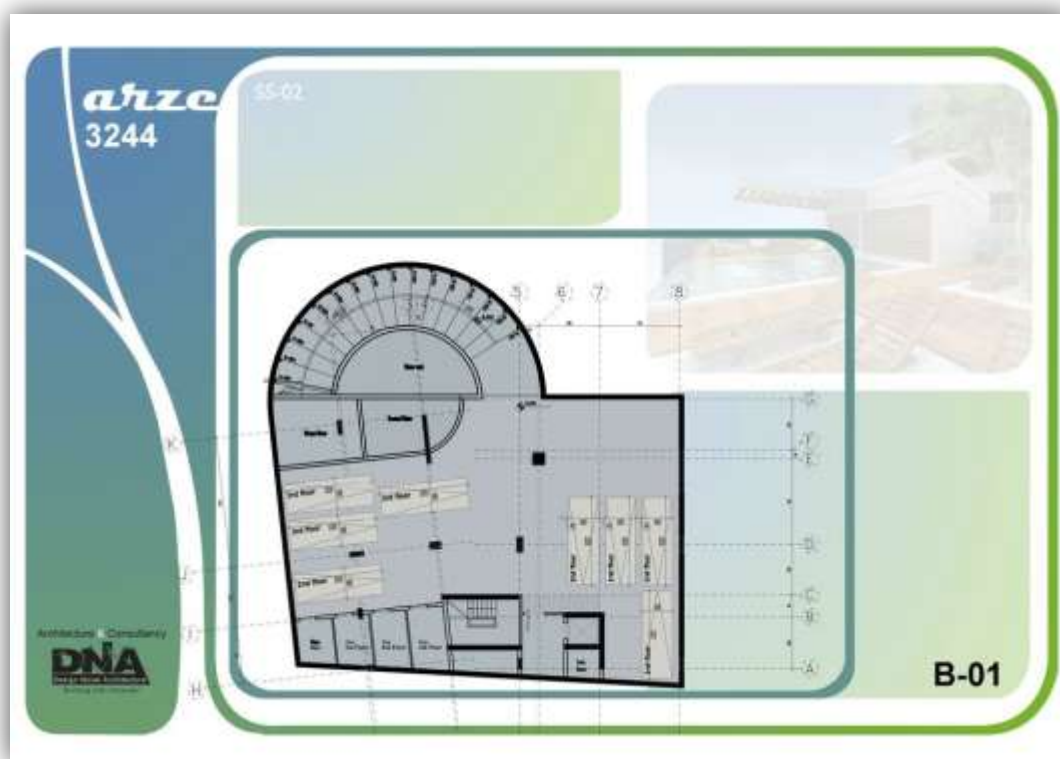
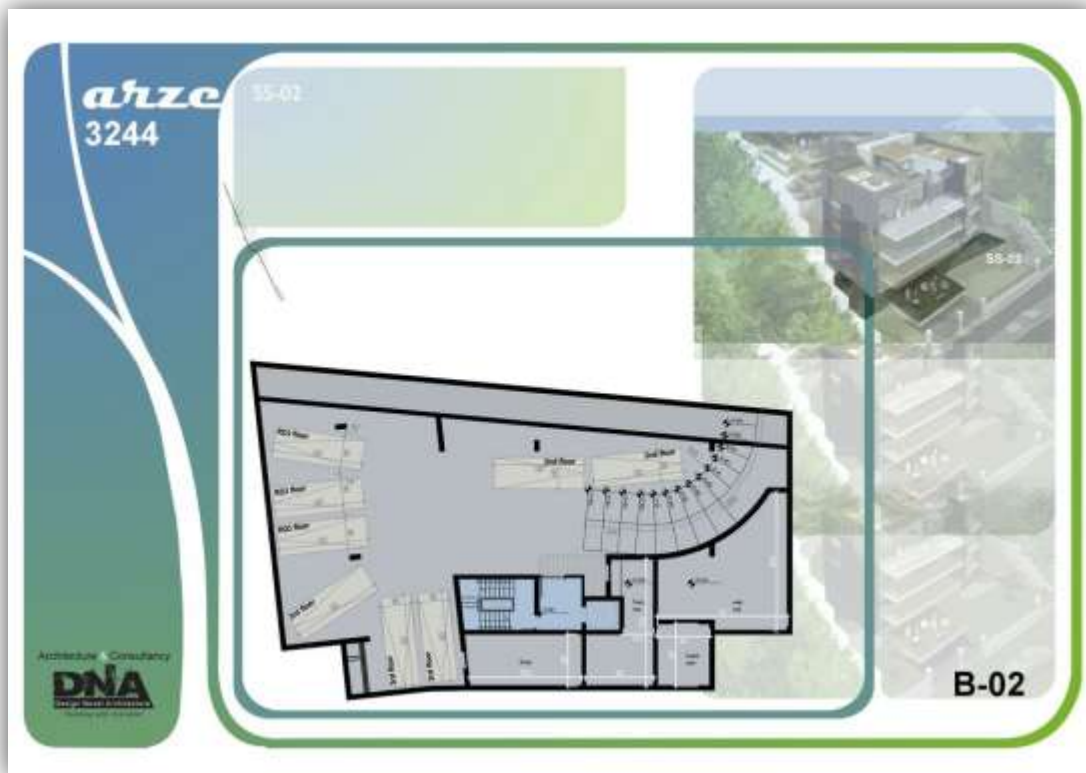
**B-02**

This slide has a similar layout to the one above. It features the 'arze 3244' logo on the left. A light green box provides the unit details: 'B-00 R02 Apartment 307 m<sup>2</sup>', 'Terraces = 314 m<sup>2</sup>', and 'Cave 10.2m<sup>2</sup> + 3 parkings'. The central part of the slide is dominated by a large architectural floor plan of the apartment. To the right, a 3D rendering shows the building's exterior with a view of the sea. The DNA logo and the unit identifier 'B-02' are also present.









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B-01 typical Apartment 348m<sup>2</sup>

Terrace = 57 m<sup>2</sup>  
Cave Day<sup>1</sup> + 2 parkings

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**DNA**

B-01

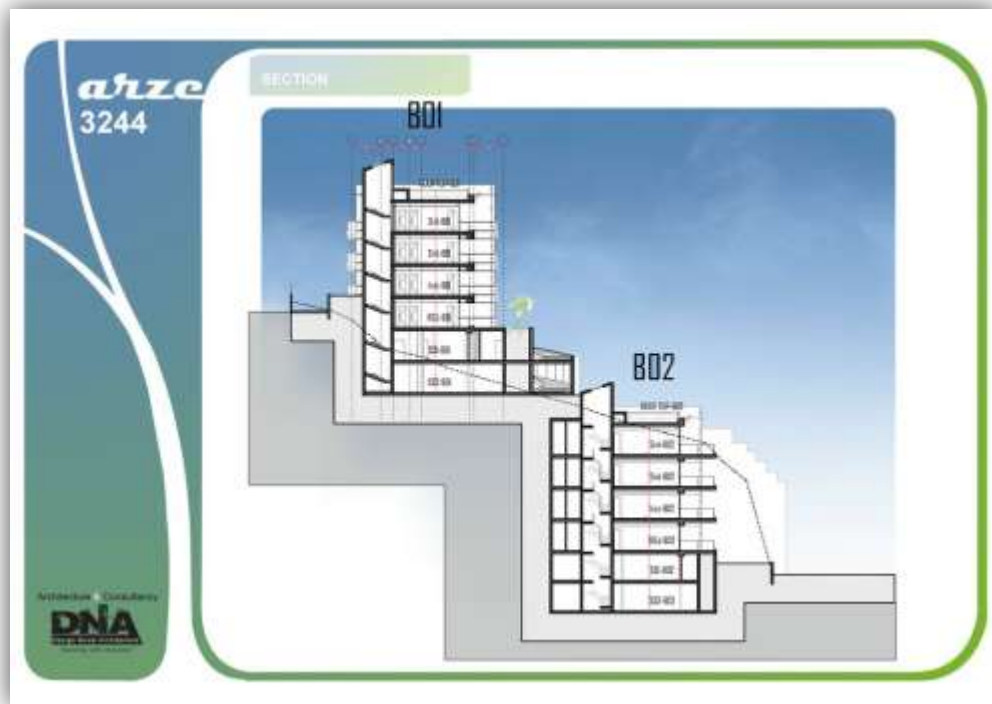
**arze**  
3244

B-02 typical Apartment 218.8m<sup>2</sup>

Terrace = 58 m<sup>2</sup>  
Cave 10.2m<sup>2</sup> + 2 parkings

Architectural Consultant  
**DNA**

B-02



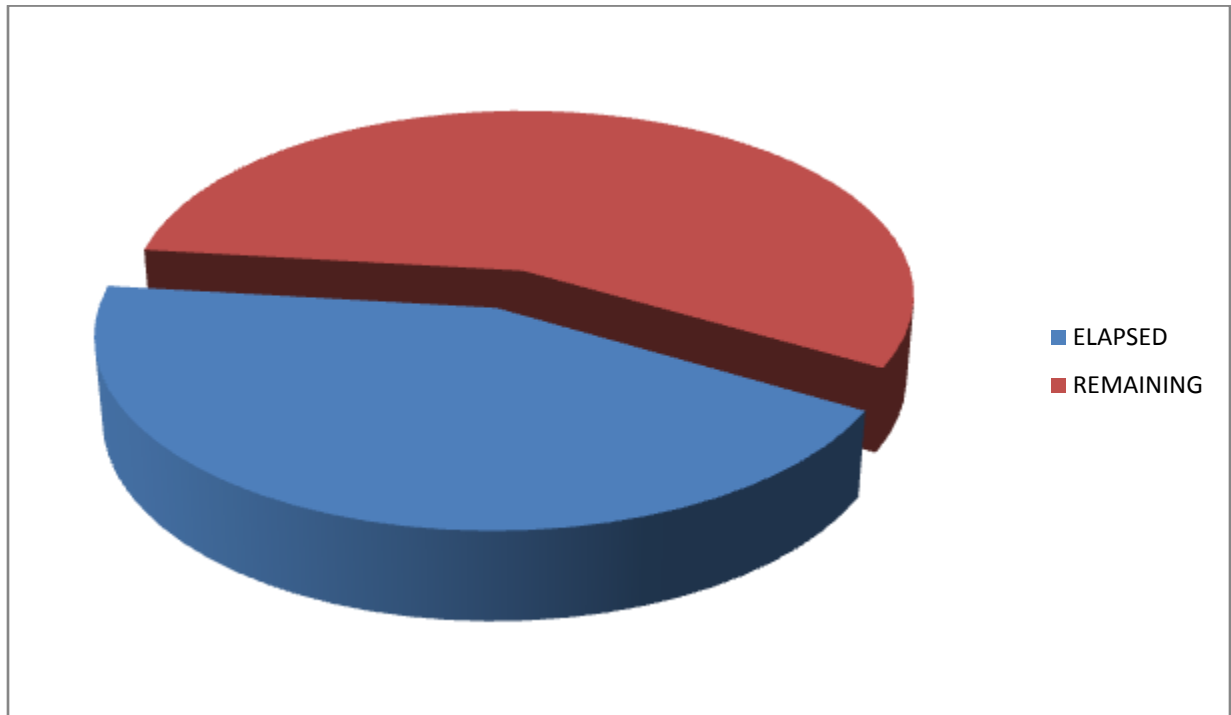
## PROJECT PARTICULARS

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	212 days
Percentage Of days elapsed	43%



## PROGRESS OF WORKS

Floors	Description	Start	Finish	%	Comment
2 <sup>nd</sup> 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 <sup>st</sup> fix	23/10/2011	17/12/2011	100%	
1 <sup>st</sup> 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 <sup>st</sup> fix	11/12/2011	4/1/2012	50%	Postponed-waiting new contractor starting
	Electrical 1 <sup>st</sup> fix	11/12/2011	4/1/2012	50%	Postponed-waiting new contractor starting

d. PHOTOS

























**Job Description:**

- Formwork for retaining walls and columns block B
- Formwork and steel work on Slab basement 1 block A
- Mechanical and electrical work on Slab basement 1 block A
- Pouring ramp basement1 block A: 15m<sup>3</sup> on 8/2/2012
- Pouring slab basement1 on block A : 114m<sup>3</sup> on 8/17/2012
- Pouring retaining walls block B : 11m<sup>3</sup> on 8/27/2012

**Comments:**

- This month's work was off schedule:
  - i. Pouring the slab basement1 on block A was delayed 1 month and 15 days.
  - ii. Pouring the retaining walls and columns for basement 1 block B was delayed 2 months and 10days.
  - iii. Due to "Ramadan" , almost no work on site from 8/17/2012 till 8/27/2012 (no laborors available).