



September
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:

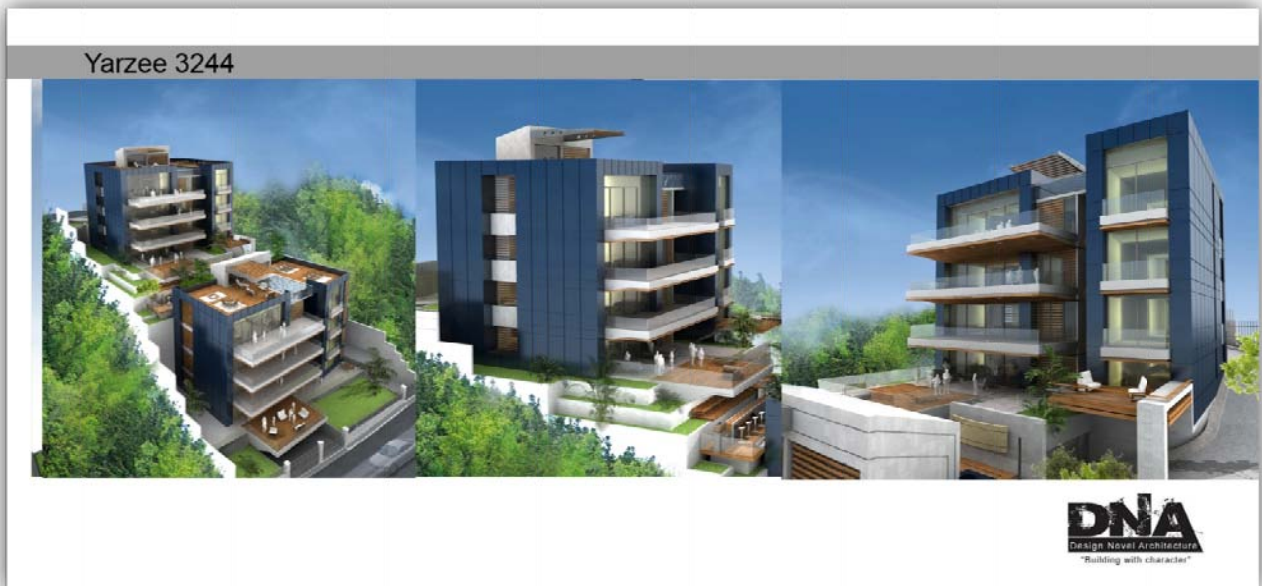




Figure 1: Yarze 3244 / Blocks A & B / Consultant: DNA



arze
3244

RDJ Apartment 249m²

Terraces = 280 m²
Cave 7m² + 3 parkings




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B-01

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B-02 RDJ Apartment 307 m²

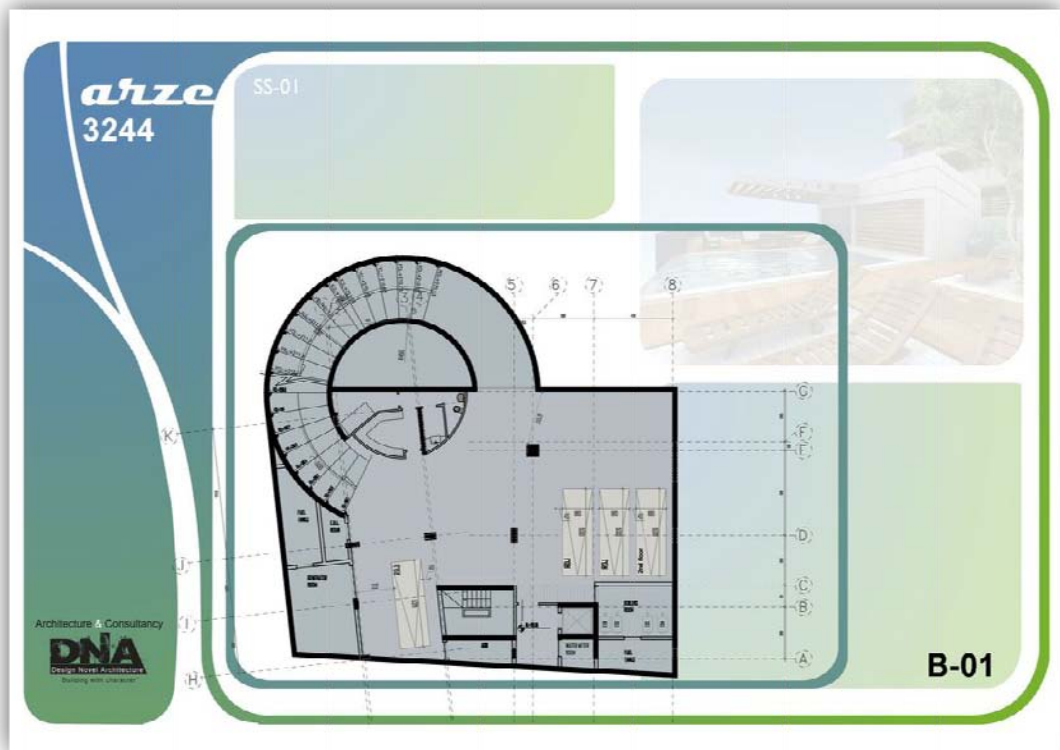
Terraces = 314 m²
Cave 10.2m² + 3 parkings



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B-02





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SS-02

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B-02

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SS-02

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B-01

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B-01 typical Apartment 246m²

Terraces = 57 m²
Cave 7m² + 3 parkings

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B-01

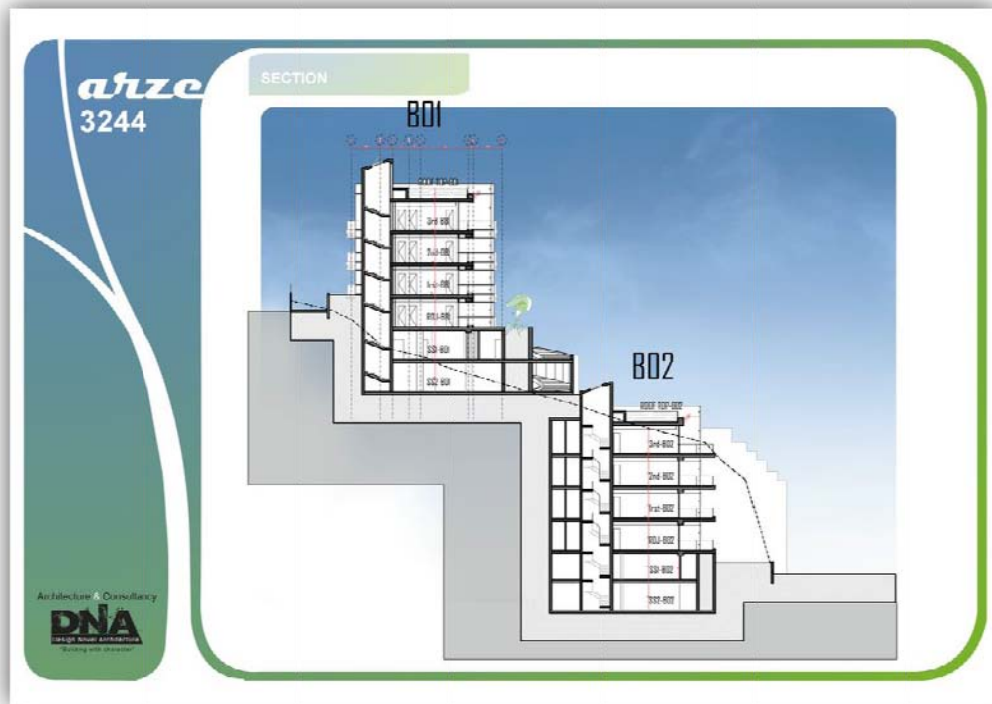
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B-02 typical Apartment 310.5m²

Terraces = 55 m²
Cave 10.2m² + 3 parkings

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B-02



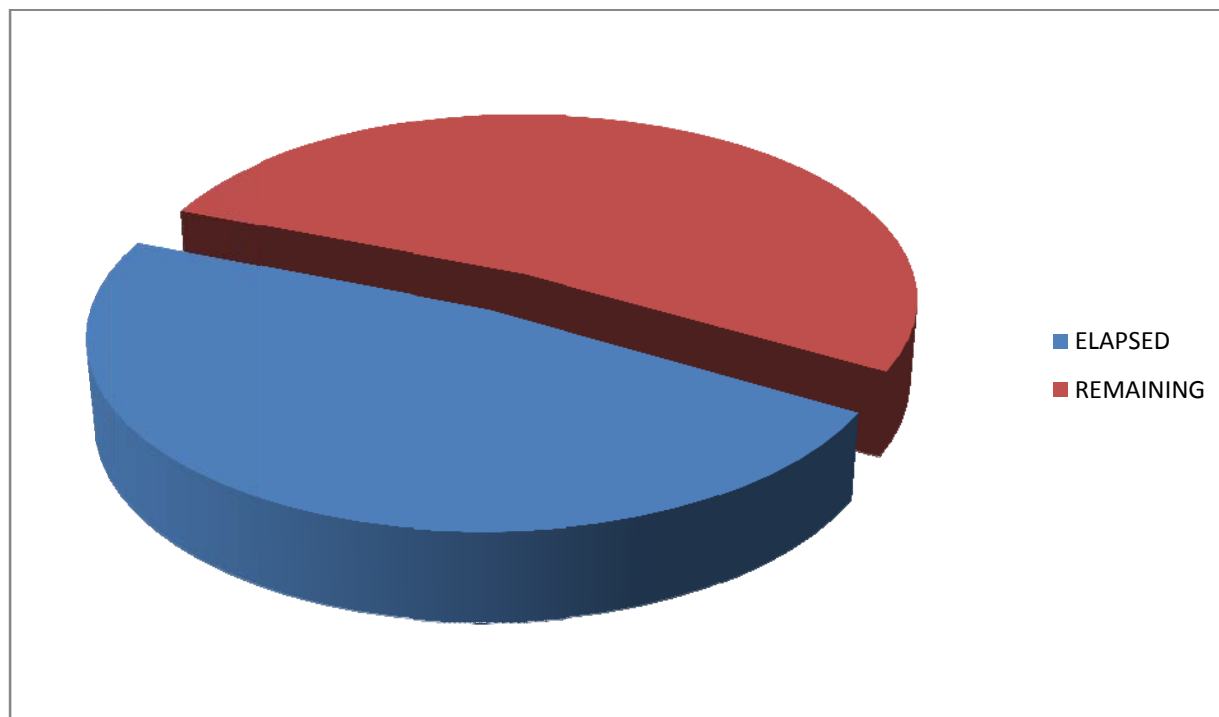
PROJECT PARTICULARS

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	232 days
Percentage Of days elapsed	47.6%



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





























Job Description:

- Formwork and steel work for retaining walls and columns Basement 1 block B.
- Formwork and steel work for retaining walls and columns Ground Floor block A.
- Formwork and steel work on Slab Ground Floor block A.
- Mechanical and electrical work on Slab Ground Floor block A.
- Pouring walls and columns Ground Floor block A:
 - 14m³ on 1/9/2012
 - 23.5m³ on 3/9/2012
 - 25m³ on 4/9/2012
 - 27m³ on 5/9/2012
 - 18m³ on 6/9/2012

- 16m³ on 7/9/2012
- 8m³ on 8/9/2012
- 21.5m³ on 10/9/2012
- 7m³ on 12/9/2012
- 1m³ on 18/9/2012
- Pouring slab Ground Floor on block A : 148m³ on 26/9/2012
- Pouring walls and columns basement 1 block B :
 - 11m³ on 30/8/2012
 - 9m³ on 31/8/2012
 - 5m³ on 1/9/2012
 - 17m³ on 24/9/2012
 - 8m³ on 26/9/2012

Comments:

- This month's work was off schedule:
 - i. Pouring the slab Ground Floor on block A was delayed 2 months.
 - ii. Pouring the retaining walls and columns for basement 1 block B was delayed 3 months and 10 days.
 - iii. There was a little progress in block A (even if it's not going according to schedule), but there was almost no work in block B.

CONSTRUCTION SITE

MONTHLY HEALTH AND SAFETY INSPECTION CHECK LIST

COMPANY NAME	Dolmen Contracting SAL
SITE NAME	Yarzi
INSPECTION COMPLETED BY	H&S Coordinator: Ahmad Chehaitly
DATE	September 2012

GENERAL ISSUES	YES	NO	NOTES
The company health and safety policy is available to all.		X	
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	
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 services		X	
Is the location of the first aid box clearly signed?		X	
The first aid box suitably stocked and replenished when necessary		X	

SCAFFOLDS	YES	NO	NOTES
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	
LADDERS	YES	NO	NOTES
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		
WORKING AT HEIGHT	YES	NO	NOTES
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
EXCAVATIONS	YES	NO	NOTES
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	
VEHICLES ON SITE	YES	NO	NOTES
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		

WELFARE	YES	NO	NOTES
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		





ADDITIONAL ITEMS	YES	NO	NOTES

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	
Date	
Position	
Signature	

Health & Safety Report

Batrakieh Project

Project Name : Yarzi		Date :25 /09/2012	
Project Manager : Joseph Antonios		Reference : KR/0001/Y	
Health & Safety Inspector : Kassem Raya			
Description/Location	proposed solution	comment	PHOTOS
Unsafe entrance and passageway.	Site entrance should be safe.	Done.	
High edge not fenced.	Edges should be fenced to avoid falling accidents.	Pending,order done to get fences in order to solve this.	
Wall is about to fall.	Site should be safe workplace.	pending,waiting to finish the first slab in order to take action	
Unsafe path and cause falling accidents.	Path and entrance must be safe to prevent falling accidents	Pending,trying to insure safe path	
Laborer not wearing helmet and safety boots.	Usage of PPE.	PPE used.	