



October  
**2012**

# YARZE 3244

## Progress Report

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# 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:

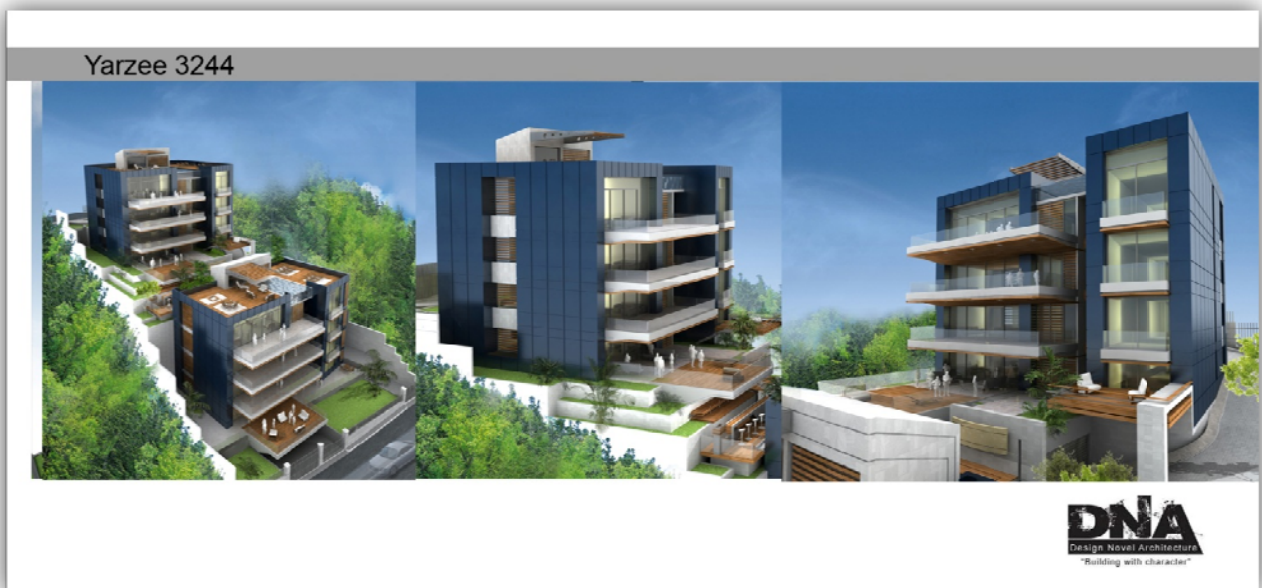




Figure 1: Yarze 3244 / Blocks A & B / Consultant: DNA



**arize**  
3244

RDJ Apartment 249m<sup>2</sup>

Terraces = 280 m<sup>2</sup>  
Cave 7m<sup>2</sup> + 3 parkings

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**DNA**  
Design Novel Architecture  
"Building with Character"

**B-01**

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B-02 RDJ Apartment 307 m<sup>2</sup>

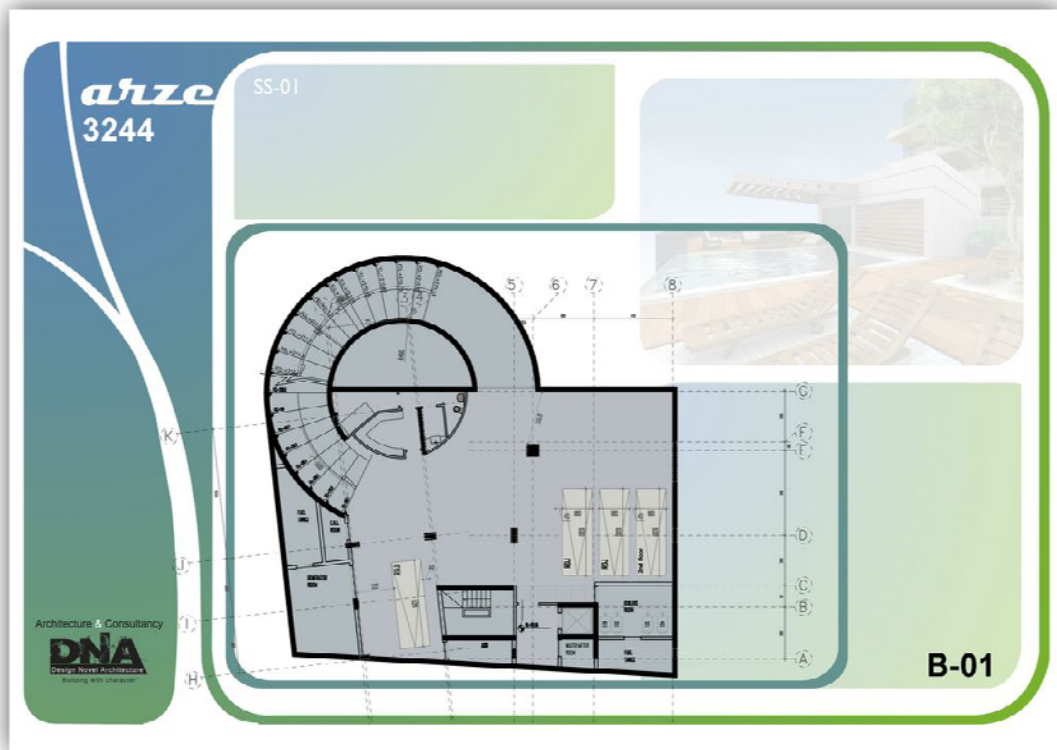
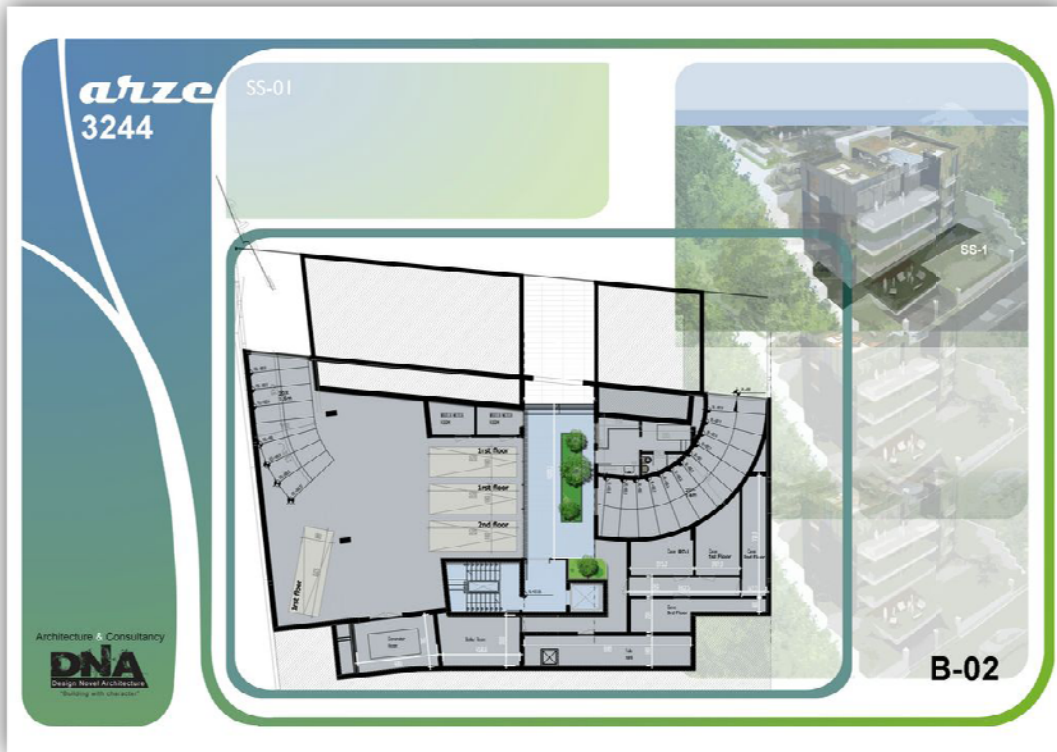
Terraces = 314 m<sup>2</sup>  
Cave 10.2m<sup>2</sup> + 3 parkings

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**B-02**







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SS-02

Architecture & Consultancy  
**DNA**  
Design Novel Architecture  
Building with character

**B-02**

**arze**  
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SS-02

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**B-01**

**arze**  
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B-01 typical Apartment 246m<sup>2</sup>

Terraces = 57 m<sup>2</sup>  
Cave 7m<sup>2</sup> + 3 parkings

3rd Floor  
2nd Floor  
1st Floor

**B-01**

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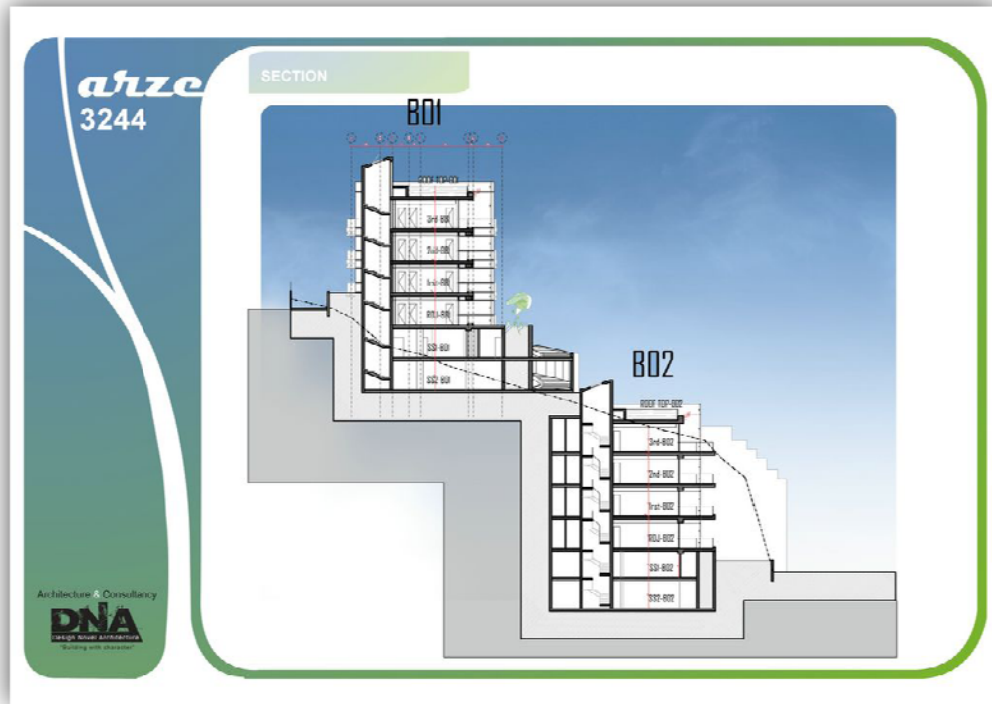
B-02 typical Apartment 310.5m<sup>2</sup>

Terraces = 55 m<sup>2</sup>  
Cave 10.2m<sup>2</sup> + 3 parkings

3rd Floor  
2nd Floor  
1st Floor

**B-02**

Architecture & Consultancy  
**DNA**  
Design Naval Architecture



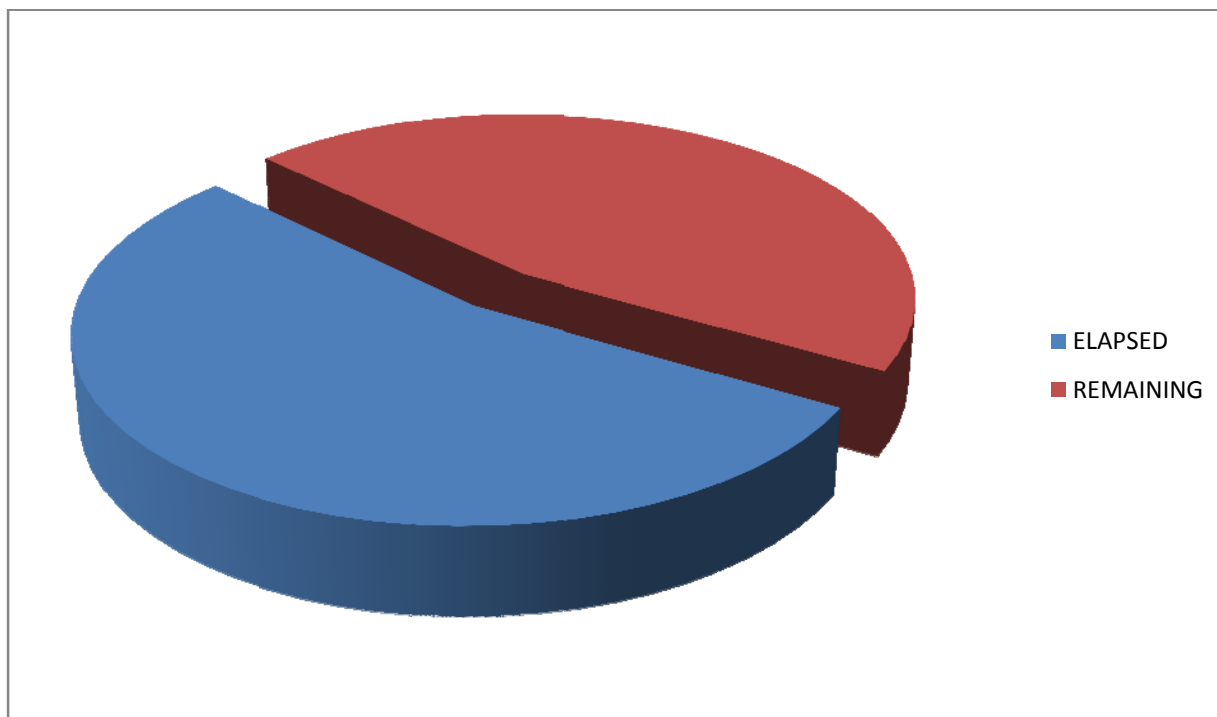
## PROJECT PARTICULARS

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

## C. EXECUTIVE SUMMARY

### PROJECT CONSTRUCTION MAIN DATA

<b>Project name</b>	
<b>Project Budget</b>	3,000,000 \$
<b>Project Start Date</b>	February 2012
<b>Project Finish Date</b>	June 2013
<b>Project Duration</b>	487 days
<b>Days Elapsed</b>	262 days
<b>Percentage Of days elapsed</b>	53.8%



## PROGRESS OF WORKS

### Block A

Floors	Description	Start	Finish	%	Comment
Ground Floor	Columns	27/09/2012	15/10/2012	100%	Done
	Retaining walls	27/09/2012	16/10/2012	100%	Done
	Core walls	27/09/2012	16/10/2012	100%	Done
	Slab	13/09/2012	26/09/2012	100%	Done
	Mechanical 1 <sup>st</sup> fix	17/09/2012	24/09/2012	100%	Done
	Electrical 1 <sup>st</sup> fix	17/09/2012	24/09/2012	100%	Done
1 <sup>st</sup> Floor	Columns				
	Retaining walls				
	Core walls				
	Slab	15/10/2012			Formwork and reinforcement are done. Pouring is scheduled for Monday 29-10-2012
	Mechanical 1 <sup>st</sup> fix				
	Electrical 1 <sup>st</sup> fix				

Table 1-Progress of works block A

**Block B**

Floors	Description	Start	Finish	%	Comment
1 <sup>st</sup> Basement	Columns	17/10/2012		45%	
	Retaining walls	15/10/2012		70%	
	Core walls	17/10/2012		30%	
	Slab	27/09/2012	13/10/2012	100%	Done
	Mechanical 1 <sup>st</sup> fix	11/10/2012	12/10/2012	100%	Done
	Electrical 1 <sup>st</sup> fix	11/10/2012	12/10/2012	100%	Done

Table 2-Progress of works block B



**Block A**



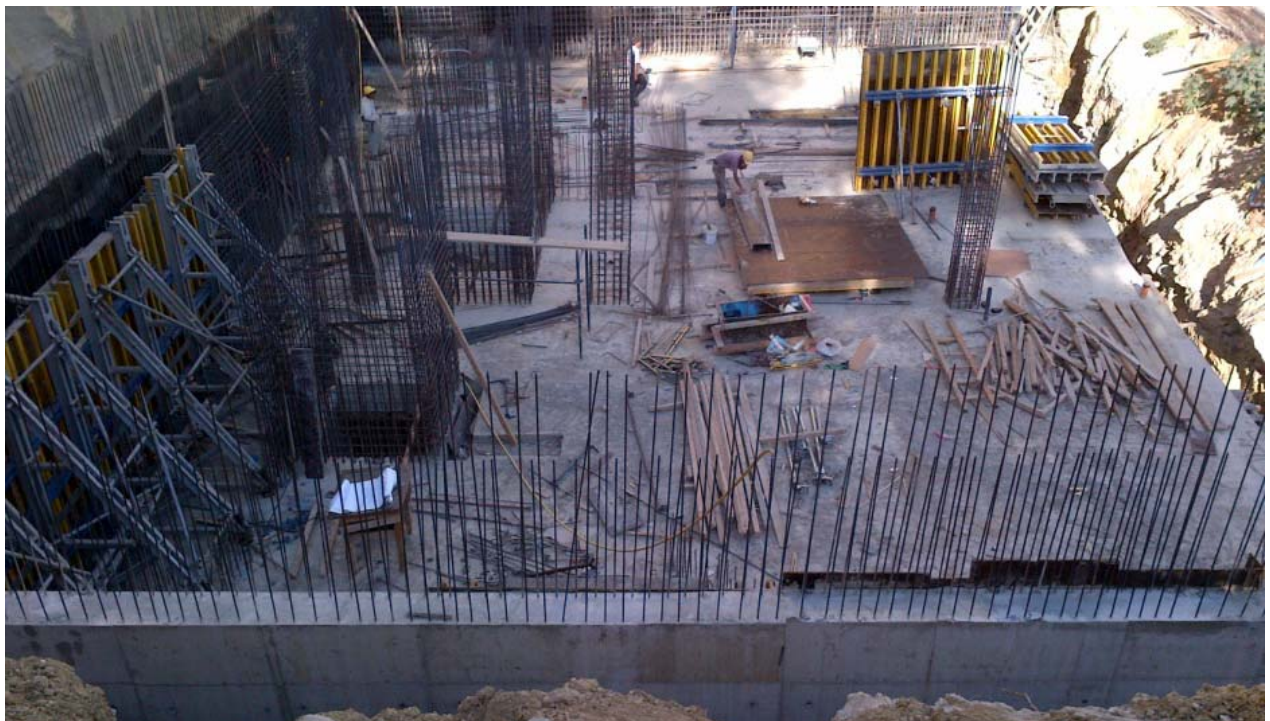
**Figure 2-Formwork of Wall Ground floor**



**Figure 3-Pouring of wall Ground floor**



**Figure 4-Steel work for wall Ground floor**



**Figure 5-Steel work and formwork for vertical elements Ground floor**



**Figure 6-Steel work and formwork for vertical elements Ground floor**



**Figure 7-Formwork for slab 1st floor**



Figure 8-Post-tension for slab 1st floor

## Block B



Figure 9-Formwork for slab basement 1



**Figure 10-Steel and electrical works on slab basement 1**



**Figure 11-Steel works for slab basement 1**



**Figure 12-Slab basement 1**



**Figure 13-Steel and formwork for vertical elements basement 1**



**Figure 14-Formwork and steel work for vertical elements basement 1**

## e.Job Description:

### Block A

- Steel works and formwork for walls and columns GF
- Steel works and formwork for 1<sup>st</sup> floor slab
- Mechanical and electrical works for 1<sup>st</sup> floor slab
- Pouring GF slab:
  - 148m<sup>3</sup> on 26-9-2012
- Pouring walls and columns ground floor
  - 20m<sup>3</sup> on 3-10-2012
  - 24.5m<sup>3</sup> on 5-10-2012
  - 28m<sup>3</sup> on 9-10-2012
  - 25.5m<sup>3</sup> on 10-10-2012
  - 22m<sup>3</sup> on 11-10-2012
  - 7.5m<sup>3</sup> on 12-10-2012
  - 22m<sup>3</sup> on 15-10-2012
  - 6m<sup>3</sup> on 16-10-2012

### Block B

- Steel works and formwork for columns and walls basement 2
- Steel works and formwork for basement 1 slab
- Steel works and formwork for columns and walls basement 1
- Mechanical and electrical works for basement 1 slab
- Pouring basement 1 slab:
  - 121m<sup>3</sup> on 13-10-2012
- Pouring walls and columns basement 2
  - 8m<sup>3</sup> on 26-9-2012
  - 4.5m<sup>3</sup> on 9-10-2012
  - 4.5m<sup>3</sup> on 10-10-2012
- Pouring walls and columns basement 1
  - 9m<sup>3</sup> on 17-10-2012
  - 11m<sup>3</sup> on 19-10-2012
  - 10m<sup>3</sup> on 20-10-2012
  - 5.5m<sup>3</sup> on 22-10-2012



## f. Comments:

- This month's work was off schedule:
  - i. Pouring the 1<sup>st</sup> Floor slab block A was 2 months and 10 days off schedule.
  - ii. Pouring of 1<sup>st</sup> Floor slab block A took 27 days
  - iii. Pouring of Basement 1 slab block B was about 3 months off schedule
  - iv. Work has been delayed given the insufficiency of workers and equipment.

CONSTRUCTION SITE

**MONTHLY HEALTH AND SAFETY INSPECTION CHECK LIST**






<b>COMPANY NAME</b>	Dolmen Contracting SAL
<b>SITE NAME</b>	Yarzi
<b>INSPECTION COMPLETED BY</b>	H&S Coordinator: Ahmad Chehaitly
<b>DATE</b>	Oct 2012

<b>GENERAL ISSUES</b>	<b>YES</b>	<b>NO</b>	<b>NOTES</b>
The company health and safety policy is available to all.	<b>x</b>		
The Pre Construction Information is available on site.	<b>x</b>		
The Construction Phase Health and Safety Plan is Available on Site.			
Risk Assessments /Method Statements have been completed and made available to all parties.	<b>x</b>		
All persons on site have completed a site induction program.	<b>x</b>		
All statutory notices are displayed.			
Appropriate site safety signage is in place.	<b>X</b>		
A system is in place to allow all persons on site to raise health and safety issues with management.	<b>X</b>		
All persons on site are aware of the Permit to Work System	<b>X</b>		
There is a system in place to monitor the presence of lone, or out of hour's workers.	<b>X</b>		
<b>EMERGENCY PROCEDURES</b>	<b>YES</b>	<b>NO</b>	<b>NOTES</b>
Risk Assessments / Method Statements have been completed and made available to all parties		<b>X</b>	
Fire action notices are in place		<b>X</b>	
Fire fighting equipment is readily available.		<b>X</b>	
All persons working on site are familiar with the location of this equipment		<b>X</b>	
All persons on site have inducted into the emergency procedures for the site.		<b>X</b>	
Exit routes are clearly marked		<b>X</b>	
Assembly points are clearly marked		<b>X</b>	
Are there sufficient First Aid notices informing staff of how and where to gain First Aid help?		<b>X</b>	
Clearly displayed notices advise how to contact the emergency services		<b>X</b>	
Is the location of the first aid box clearly signed?		<b>X</b>	
The first aid box suitably stocked and replenished when necessary		<b>X</b>	

<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.		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	
<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	x		
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	
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 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	<b>X</b>		
The correct number of toilets are provided and maintained/cleaned.	<b>X</b>		
Hot and cold water is provided to the washing facilities.	<b>X</b>		
Soap and towels are provided.	<b>X</b>		
Correct wet and dirty working clothing is provided.		<b>X</b>	
Changing and drying facilities are provided and maintained.	<b>X</b>		
Drinking water is provided.	<b>X</b>		
Safety boots, helmets and high visibility jackets are provided.	<b>X</b>		

<b>ADDITIONAL ITEMS</b>	<b>YES</b>	<b>NO</b>	<b>NOTES</b>

Description/Location	proposed solution	comment	PHOTOS
Way relating the two Blocks	Ways must be safe	Concrete had been put to insure safe path and fence done	
High edge not fenced.	Edges should be fenced to avoid falling accidents.	Done	
Wall is about to fall	Site should be safe work place.	Concrete Wall had been done and so it become safe	
Safe path and entrance to the site	Path and entrance must be safe to prevent falling accidents	Done	
Laborer not wearing helmet and safety belt.	Usage of PPE.	PPE used.	

Signature: kassem Raya

Date:25 -10-2012

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