



November  
**2012**

# YARZE 3244

## Progress Report

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

Architects & Consulting  
**DNA**  
DOLMEN CONTRACTING

**B-01**

**arze**  
3244

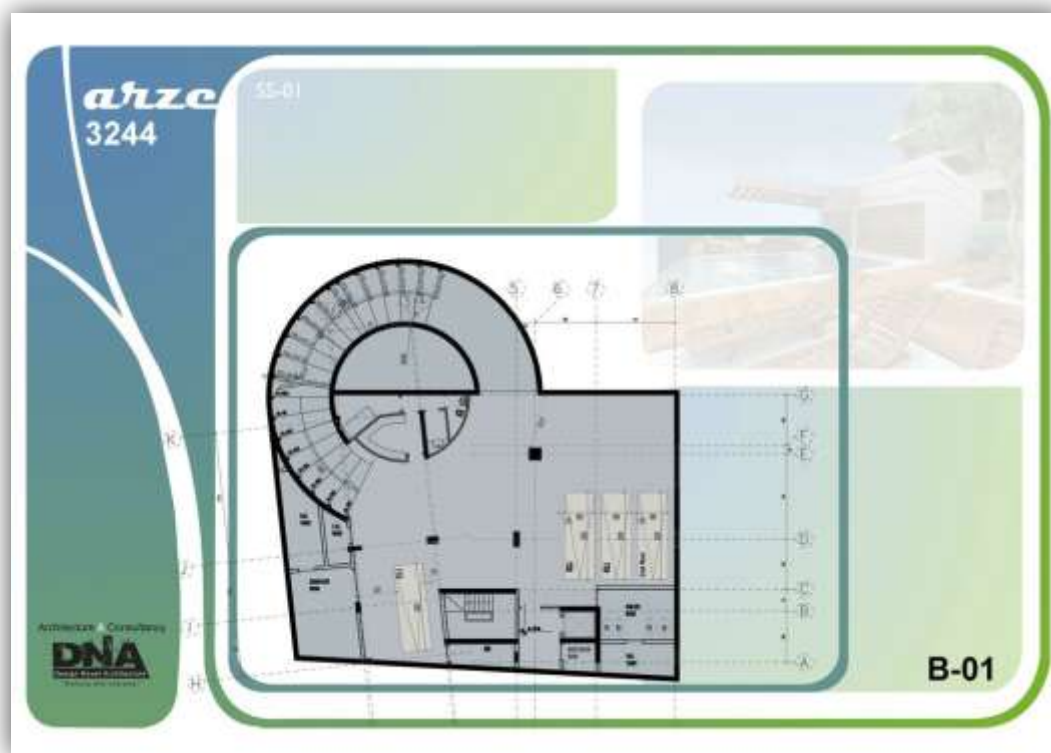
B-02 RDJ Apartment 307 m<sup>2</sup>  
Terraces = 314 m<sup>2</sup>  
Cave 10.2m<sup>2</sup> + 3 parkings

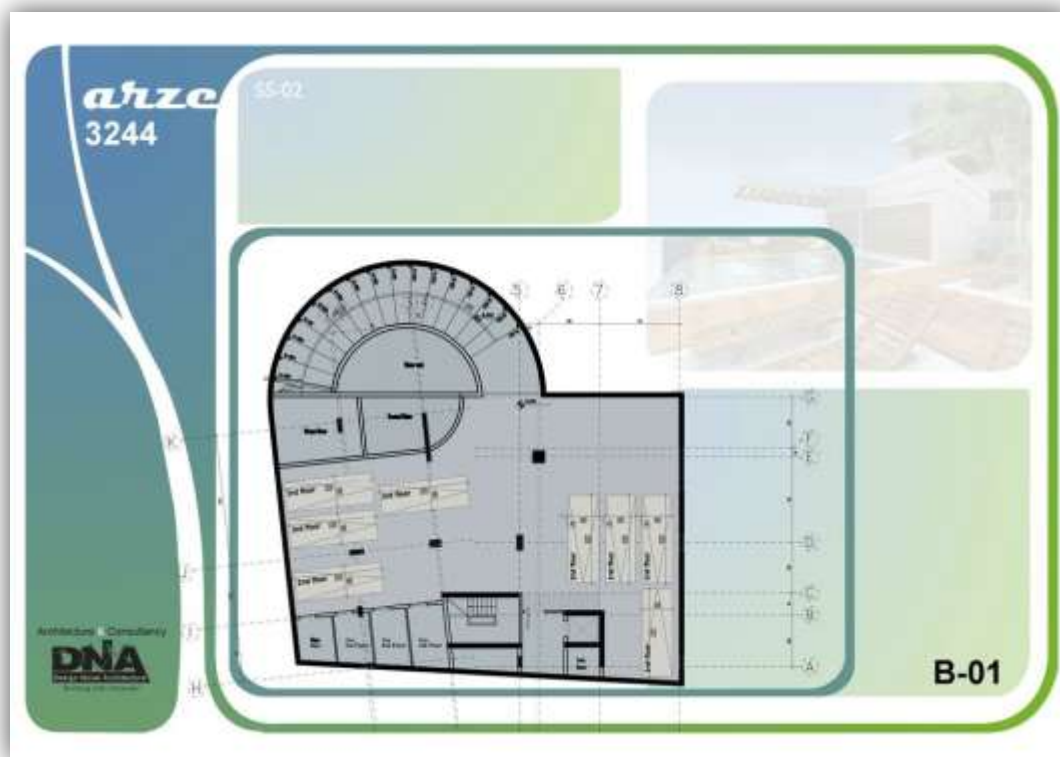
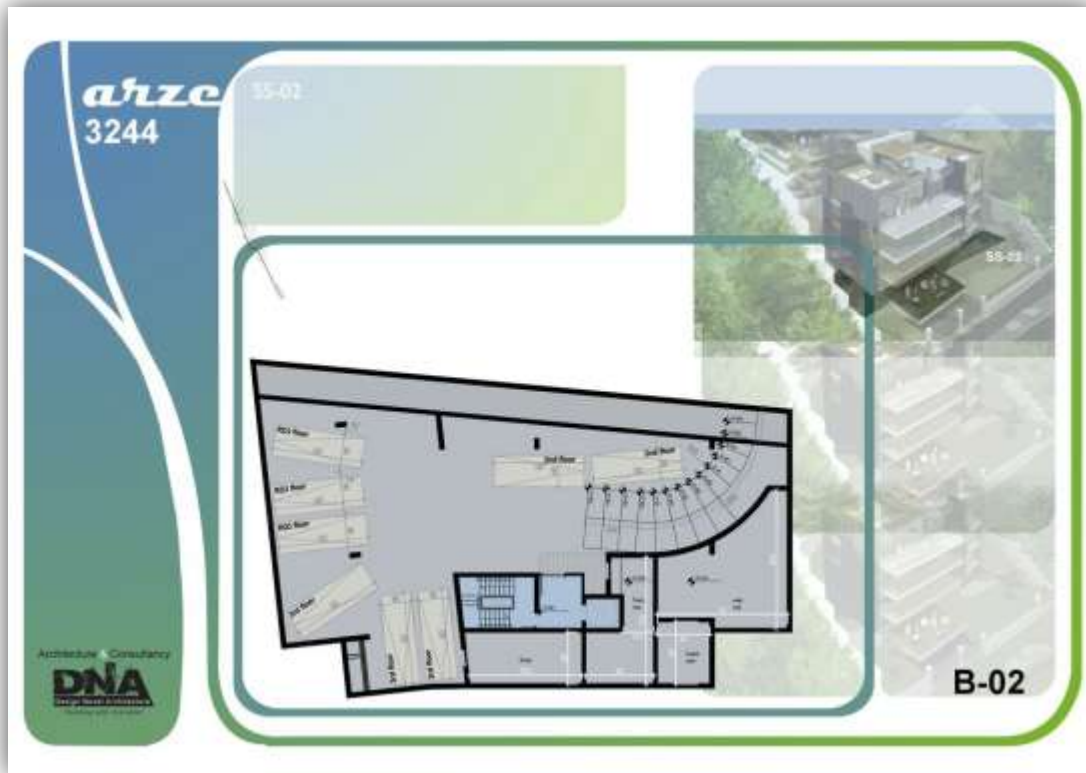
Architects & Consulting  
**DNA**  
DOLMEN CONTRACTING

**B-02**









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3244

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

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

Architectural Consulting  
**DNA**

B-01

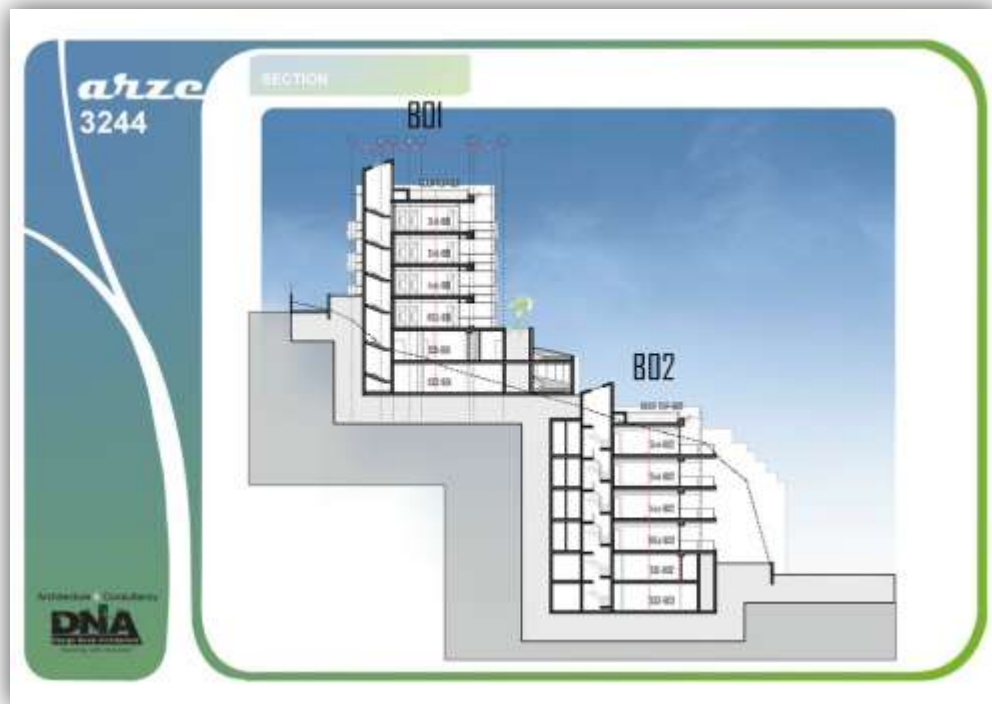
**arze**  
3244

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

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

Architectural Consulting  
**DNA**

B-02



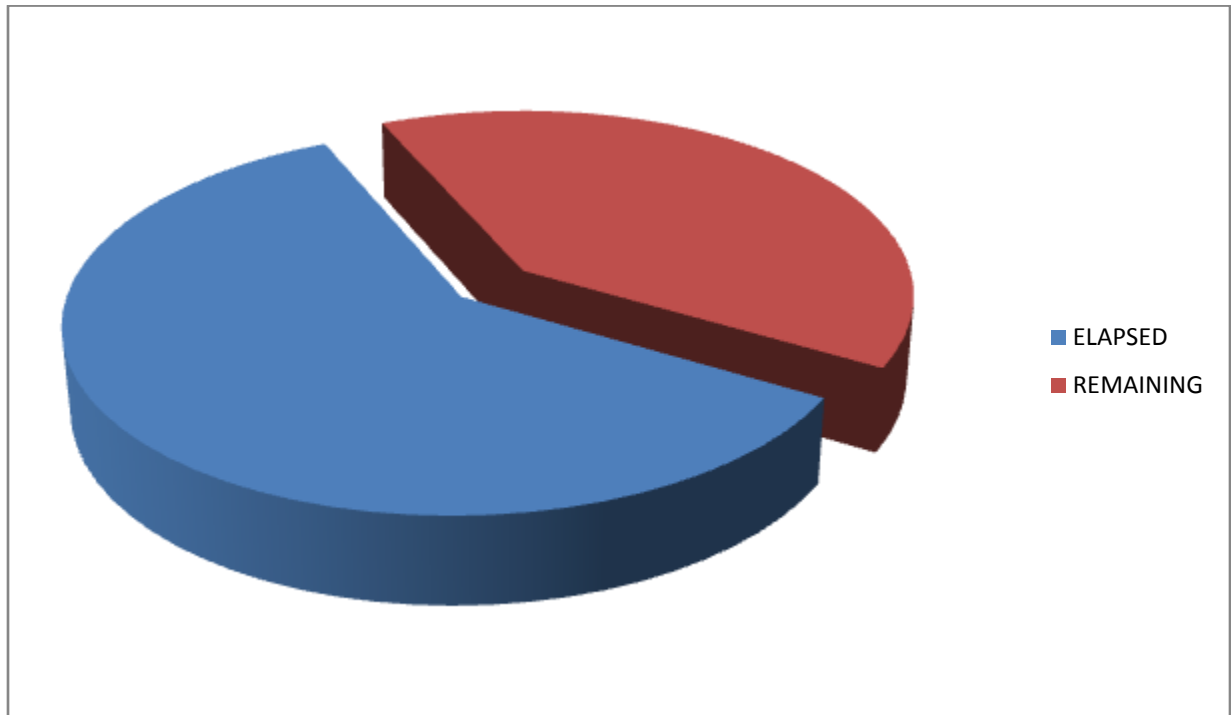
## PROJECT PARTICULARS

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	292 days
Percentage Of days elapsed	60%



## PROGRESS OF WORKS

### Block A

Floors	Description	Start	Finish	%	Comment
1 <sup>st</sup> Floor	Columns	30/10/2012	19/11/2012	100	Done
	Retaining walls	30/10/2012	19/11/2012	100	Done
	Core walls	30/10/2012	19/11/2012	100	Done
	Slab	15/10/2012	29/10/2012	100	Done
	Mechanical 1 <sup>st</sup> fix	23/10/2012	27/10/2012	100	Done
	Electrical 1 <sup>st</sup> fix	23/10/2012	27/10/2012	100	Done
2 <sup>nd</sup> Floor	Columns				
	Retaining walls				
	Core walls				
	Slab	17/11/2012			
	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	5/11/2012	100%	Done
	Retaining walls	15/10/2012	4/11/2012	100%	Done
	Core walls	17/10/2012	4/11/2012	100%	Done
	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
Garden Floor slab	Columns				
	Retaining walls				
	Core walls				
	Slab	1/11/2012	21/11/2012	100%	Work was delayed several days due to the PT drawings.
	Mechanical 1 <sup>st</sup> fix				
	Electrical 1 <sup>st</sup> fix				

**Table 2-Progress of works block B**



d.PHOTOS

**Block A**



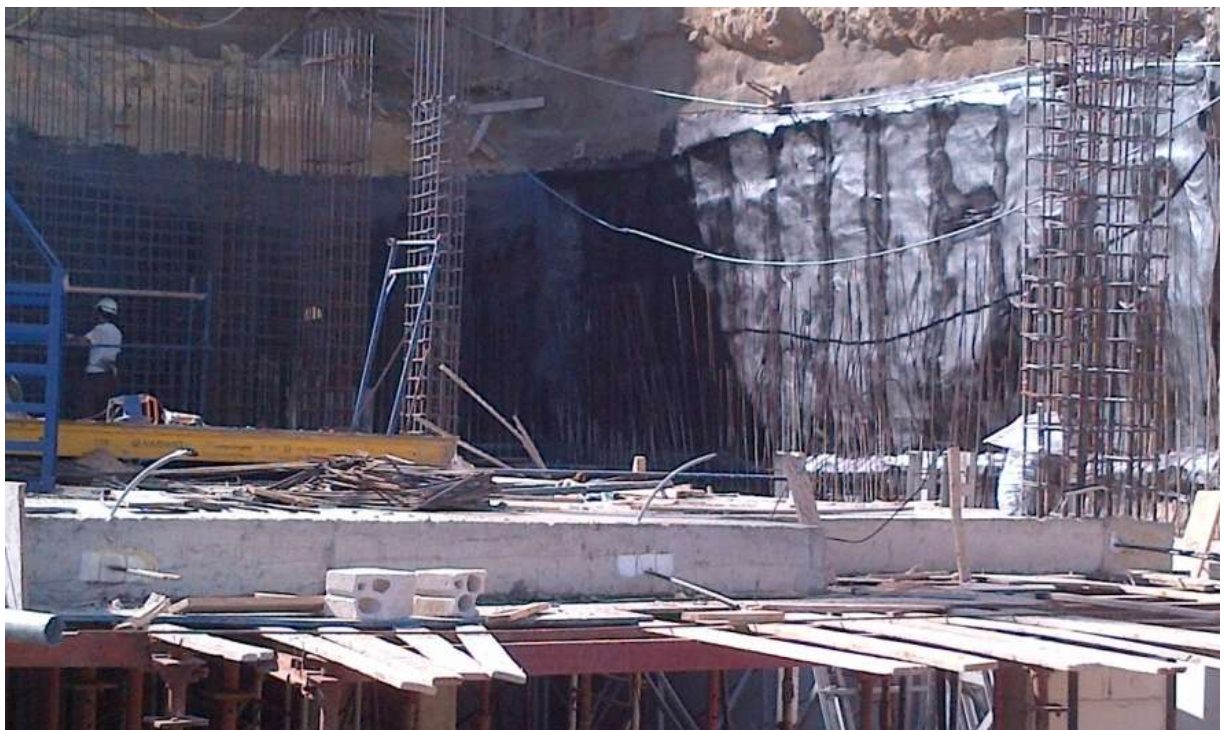
**Figure 2-Level 1 slab**



**Figure 3-Level 1 slab**



**Figure 4-Formwork for wall level 1**



**Figure 5-Waterproofing**



**Figure 6-Works on level 1 slab**



**Figure 7-Formwork for wall level 1**



**Figure 8-Formwork for level 2 slab**



**Figure 9-Reinforcement and PT works for level 2 slab**

**Block B**



**Figure 10-Work on garden floor slab**



**Figure 11-Formwork for ramp wall Garden Floor**



**Figure 12-Formwork for garden floor slab**



**Figure 13-Reinforcement and PT works for garden floor slab**



**Figure 14-Reinforcement and PT works for garden floor slab**



**Figure 15-Garden floor slab**

## e. Job Description:

### Block A

- Steel works and formwork for walls and columns Level 1
- Steel works and formwork for 2<sup>nd</sup> floor slab
- Mechanical and electrical works for 2<sup>nd</sup> floor slab
- Pouring 1<sup>st</sup> slab:
  - 115m<sup>3</sup> on 29-10-2012
- Pouring walls and columns ground floor
  - 2m<sup>3</sup> on 5-11-2012
  - 8.5m<sup>3</sup> on 6-11-2012
  - 29m<sup>3</sup> on 8-11-2012
  - 20m<sup>3</sup> on 12-11-2012
  - 29m<sup>3</sup> on 13-11-2012
  - 30m<sup>3</sup> on 14-11-2012
  - 22.5m<sup>3</sup> 16-11-2012
  - 8.5m<sup>3</sup> on 17-11-2012
  - 4m<sup>3</sup> on 19-11-2012

### Block B

- Steel works and formwork for columns and walls basement 1
- Steel works and formwork for garden floor slab
- Steel works and formwork for columns and walls garden floor slab
- Mechanical and electrical works for garden floor slab
- Pouring garden floor slab:
  - 120m<sup>3</sup> on 21-11-2012
- Pouring walls and columns basement 1
  - 11m<sup>3</sup> on 29-10-2012
  - 7m<sup>3</sup> on 30-10-2012
  - 4.5m<sup>3</sup> on 31-10-2012
  - 15m<sup>3</sup> on 2-11-2012
  - 7m<sup>3</sup> on 5-11-2012
  - 4m<sup>3</sup> on 12-11-2012



## f. Comments:

- This month's work was off schedule:
  - i. Pouring of 2nd floor slab block A is scheduled for Wednesday, 28 November
  - ii. Pouring of Garden Floor slab block B was about 4 months off schedule
  - iii. 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>	Yarze 3244
<b>INSPECTION COMPLETED BY</b>	H&S Coordinator: Ahmad chehaitly
<b>DATE</b>	Nov 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.			
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>	<b>PO done to insure First aid box in the site</b>

The first aid box suitably stocked and replenished when necessary		X	
<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	<b>Site not ready for scaffolds</b>
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		<b>Air bags not available</b>
<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		

	YES	NO	NOTES
<b>WELFARE</b>			
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		

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.

# Health & Safety Report

## Yarzi Project

Project Name : Yarzi		Date :25 /11/2012	
Project Manager : Jossef Antonios		Reference : KR/0003/Y	
Health & Safety Inspector : Kassem Raya			
Description/Location	proposed solution	comment	PHOTOS
Way relating the two Blocks	Ways must be safe	Concrete had been put to insure safe path and green fence done	
High edge fenced.	Edges should be fenced to avoid falling accidents.	Done	
Edges around the generator at high levels are fenced	Edges should be fenced to avoid falling accidents	Done	
Safe path and entrance to the site in block B	Path and entrance must be safe to prevent falling accidents	Done	
Entrance was not good and not safe	entrance of the site should be safe.	Done	
Laborer wearing helmet and safety shoes.	Usage of PPE.	PPE used.	

Signature: kassem Raya

Date:25 -11-2012