



January
2013

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
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RDJ Apartment 248m²
Terraces = 200 m²
Cave 7m² + 3 parkings

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DNA
DOLMEN CONTRACTING

B-01

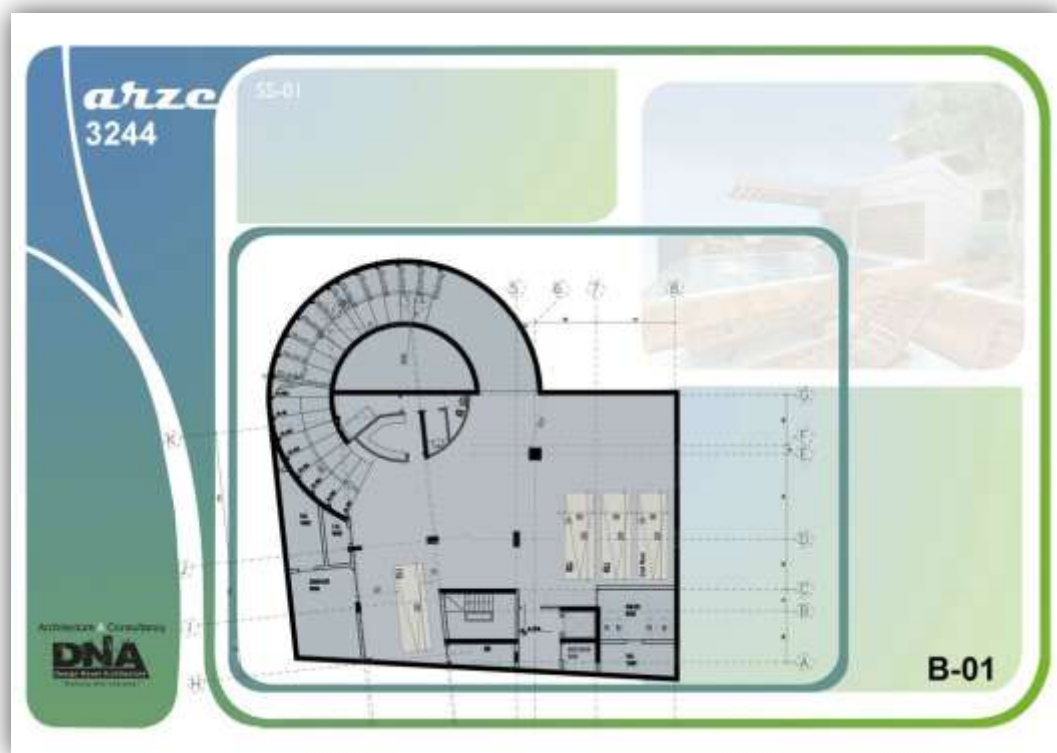
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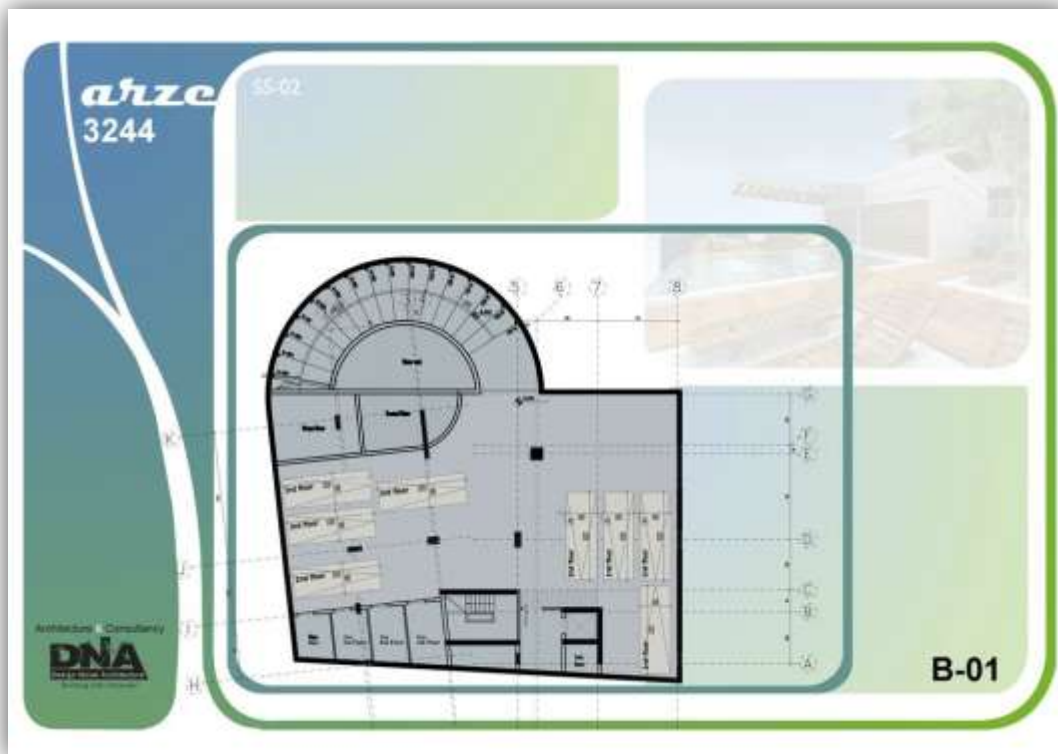
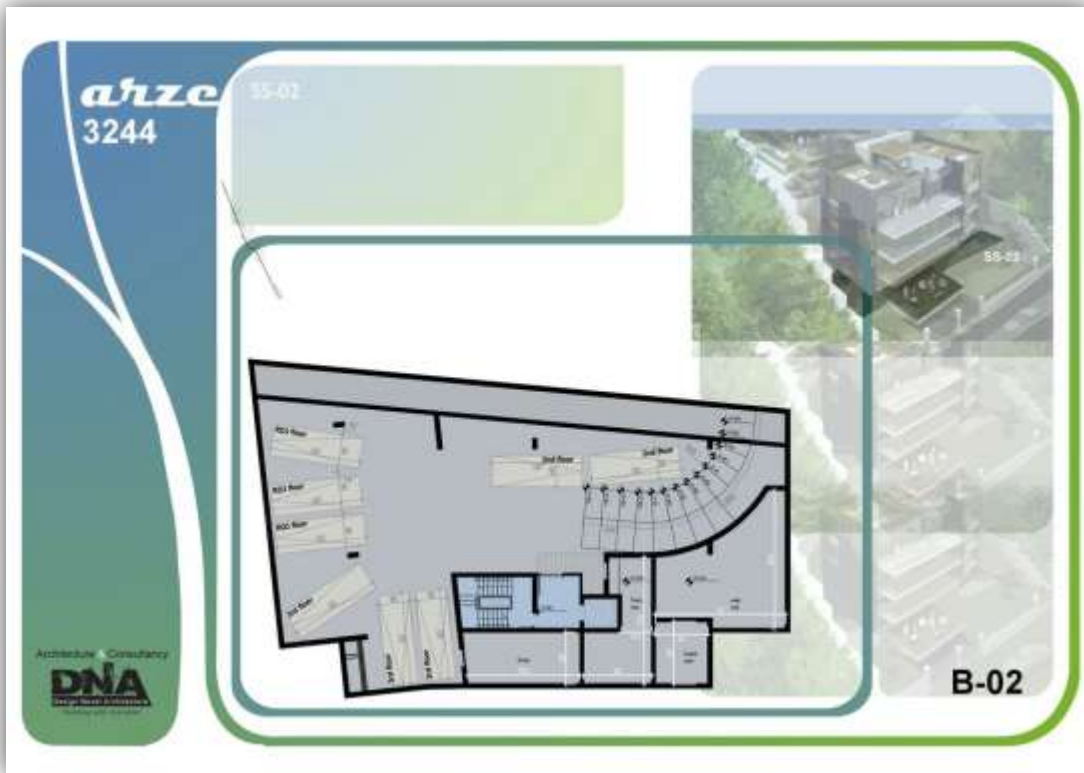
B-00 RDJ Apartment 307 m²
Terraces = 314 m²
Cave 10.2m² + 3 parkings

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B-02







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B-01 typical Apartment 348m²

Terraces = 67 m²
Cave Day¹ + 2 parkings

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DNA

B-01

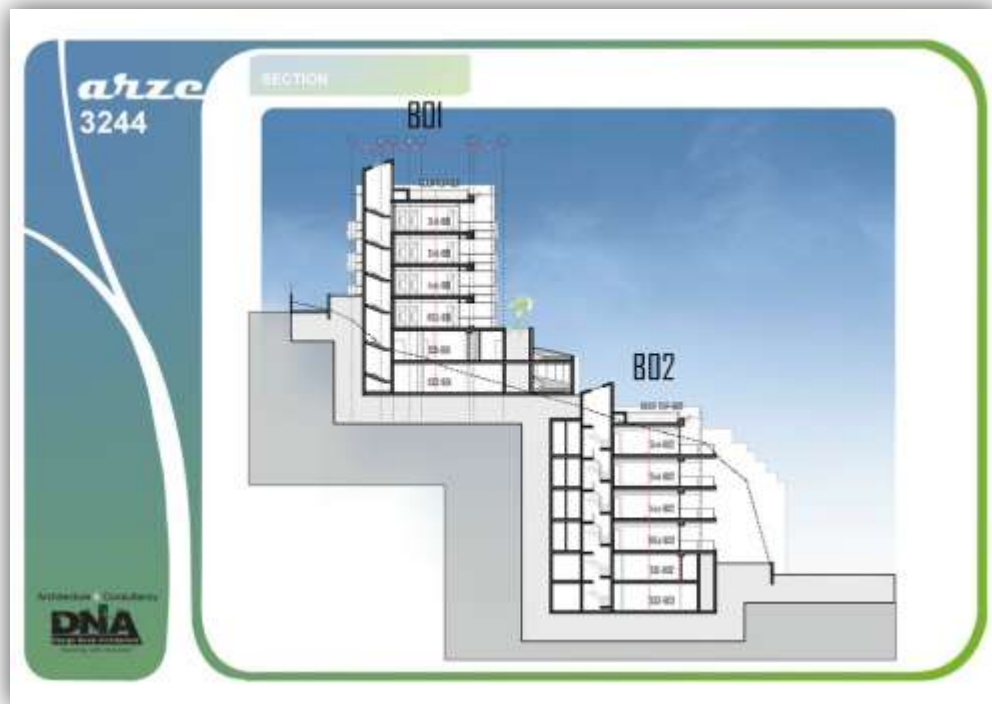
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B-02 typical Apartment 218.8m²

Terraces = 88 m²
Cave 10.2m² + 2 parkings

Architectural Consulting
DNA

B-02



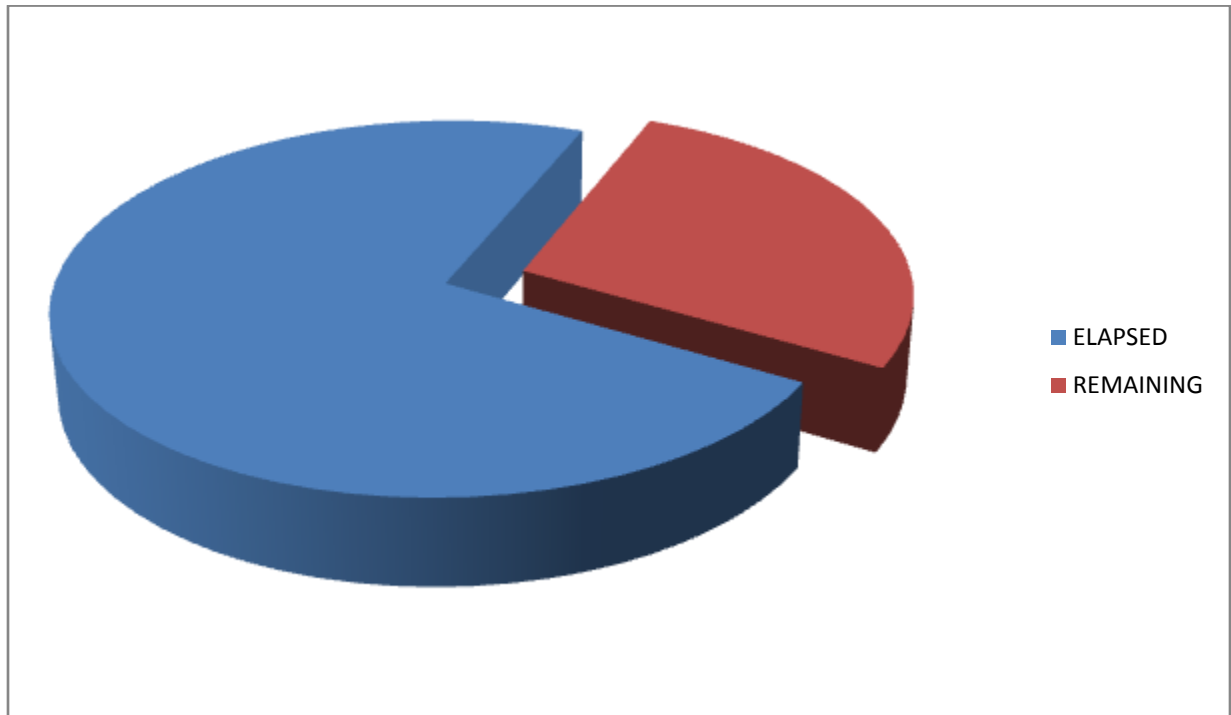
PROJECT PARTICULARS

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	354 days
Percentage Of days elapsed	72 %



PROGRESS OF WORKS

Block A

Floors	Description	Start	Finish	%	Comment
3 rd Floor	Columns	12/1/2013		50	Installation of reinforcement is complete. Pouring is on hold due to lack of adequate permits
	Retaining walls	12/1/2013		50	
	Core walls	12/1/2013		50	
	Slab	18/12/2012	11/1/2013	100	Done
	Mechanical 1 st fix	31/12/2012	4/1/2013	100	Done
	Electrical 1 st fix	31/12/2012	4/1/2013	100	Done

Table 1-Progress of works block A

Block B

Floors	Description	Start	Finish	%	Comment
Level 0	Columns	29/12/2012	16/1/2013	100	Done
	Retaining walls	29/12/2012	16/1/2013	100	Done
	Core walls	29/12/2012	16/1/2013	100	Done
	Slab	3/12/2012	28/12/2012	100	Done
	Mechanical 1 st fix	19/12/2012	21/12/2012	100	Done
	Electrical 1 st fix	19/12/2012	21/12/2012	100	Done
Ground Floor	Columns				
	Retaining walls				
	Core walls				
	Slab	12/1/2013		30	Work on the slab is on hold due to lack of adequate permits
	Mechanical 1 st fix				
	Electrical 1 st fix				

Table 2-Progress of works block B

d.PHOTOS

Block A

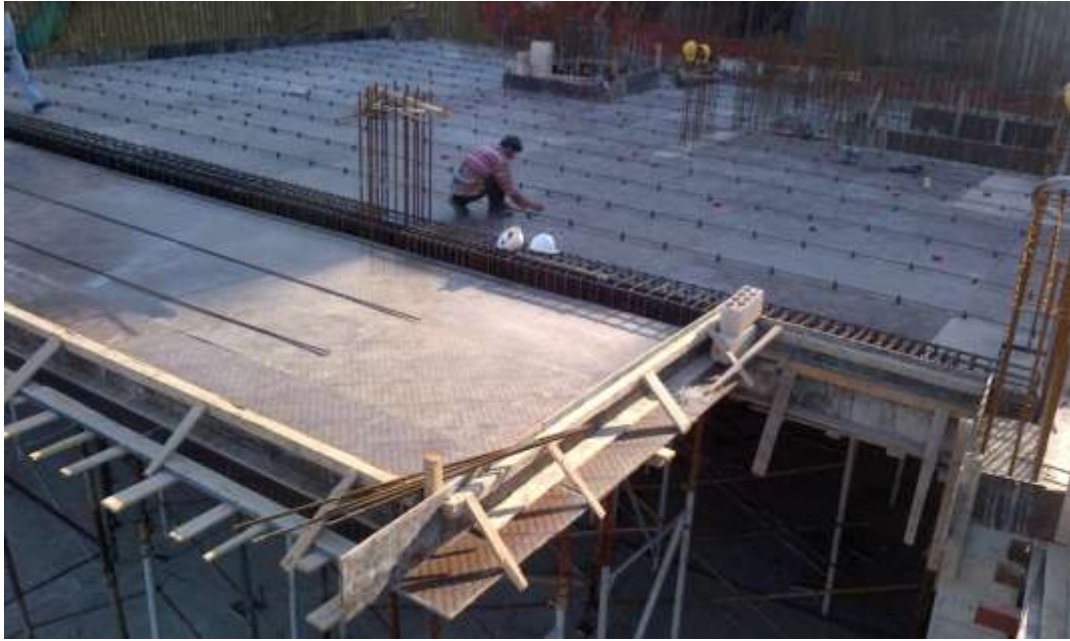


Figure 2-Formwork and reinforcement for level 3 slab



Figure 3-Reinforcement for level 3 slab



Figure 4-Steel works for columns level 3



Figure 5-Steel works for core and basement walls level 3



Figure 6-Waterproofing and block installation for basement walls



Figure 7-Formwork for columns garden floor

Block B



Figure 8-Formwork for slab level 0



Figure 9-Formwork for slab level 0



Figure 10-Formwork for slab level 0



Figure 11-Waterproofing and block installation for basement walls

e. Job Description:

Block A

- Steel works (including PT works) and formwork for walls and columns Level 3
- Mechanical and electrical works for 3rd floor slab
- Pouring 3rd floor slab:
 - 113m³ on 11-1-2013
- Waterproofing for basement walls

Block B

- Steel works and formwork for columns and walls at level 0 slab
- Steel works and formwork for Level 0 slab
- Mechanical and electrical works for Level 0 slab
- Pouring level 0 slab:
 - 91m³ on 28-12-2012
- Pouring walls and columns level 0
 - 9m³ on 3-1-2013
 - 7m³ on 10-1-2013
 - 9m³ on 12-1-2013
 - 6m³ on 14-1-2013
 - 17m³ on 16-1-2013
 - 5m³ on 19-1-2013
- Formwork for ground floor slab
- Waterproofing for basement walls

Between block A and B

- Waterproofing and block installation for walls between A and B
- Installation of cyclopean concrete between block A and B

f. Comments:

- This month's work was off schedule:
 - i. Pouring of 3rd floor slab block A was about 3 months off schedule
 - ii. Pouring of level 0 slab block B was about 4 months off schedule
 - iii. Work was delayed due to heavy rain from 5 till 9 January
 - iv. Work was delayed due to inadequate permits from 21 January till present

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	Jan2013

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.			
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	Site not ready to put scaffolds
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		Sometimes safety belts are not used, action done and labours collaborate
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	Precautions are taken to minimize Collapse that happened due to rain.
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		Toilet was in unsafe place so obliged to stop using this one
Hot and cold water is provided to the washing facilities.	X		
Soap and towels are provided.		X	Toilets are not clean most times ,action done
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.

Health & Safety Report

Yarzi Project

Project Name : Yarzi		Date :25 /01/2013	
Project Manager : Jossef Antonios		Reference : KR/0005/Y	
Health & Safety Inspector : Kassem Raya			
Description/Location	proposed solution	comment	PHOTOS
Balconies are fenced	Edges must be safe and fenced to avoid falling accidents	Done	
Edges on the site are fenced and precautions done.	Edges should be fenced to avoid falling accidents and precautions taken to prevent collapse.	Done	
Collapse of the soil due to heavy rain	All persons are prevented to pass by this spot and fence put to prevent accidents	pending	
Electrical cables are not covered	Electrical equipments must be used	Done	
Openings of the lifts in the 2nd floor are closed and fenced	Openings should be fenced and closed to avoid falling accidents	Done	
Stairs are fenced	Stairs must be fenced to avoid falling accidents	Done	
Ramp access not fenced and not clean	Ramp access must be fenced and clean	Done	

Signature: kassem Raya

Date:25 -01-2013