



Project Management Experience from Abu Dhabi Best Practices

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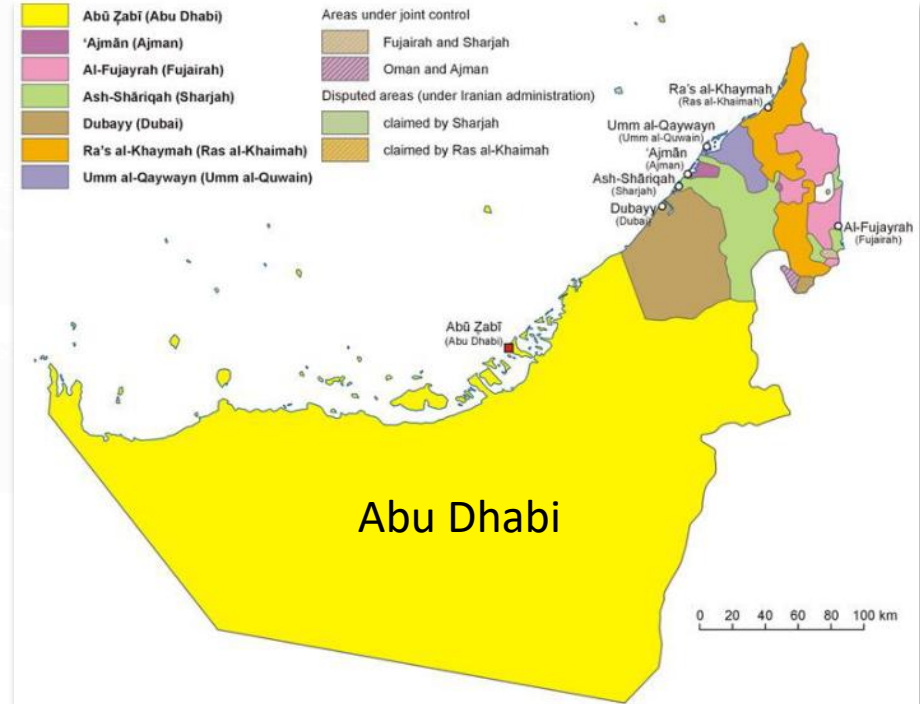
Abu Dhabi – Yas Island

The Environment

Size of Arabic Construction Market 2021

- Saudi USD 120 BN
- Emirates USD 86 BN
- Qatar USD 45 BN
- Kuwait USD 8 BN
- Bahrain USD 8 BN
- *Greece* *USD 11 BN*

Source: ClobalData.com



YAS ISLAND STAFF HOUSING PROJECT

- 5 x Residential Buildings,
 - 4 x “ L ” Shaped Building (G+7)
 - 1 x “ I ” Shaped Building (G+7)
- 1 x Multipurpose Building (G+2)
- 1 x Reception Building (G)
- External Services
- Internal access & Residential Courtyards
- Sports and recreation areas
- Car Parks
- Landscape





Fédération Internationale des Ingénieurs-Conseils
International Federation of Consulting Engineers
Internationale Vereinigung Beratender Ingenieure
Federación Internacional de Ingenieros Consultores

Abu Dhabi – Yas Island

The Contract

Conditions of Contract for **Construction**

FOR BUILDING AND ENGINEERING WORKS DESIGNED BY THE EMPLOYER

Abu Dhabi – Yas Island

The Time

CONTRACT SCHEDULE

Letter of Award

04 Nov 2018

Commencement Date

20 December 2018

Completion Date

03 October 2020

Project Duration

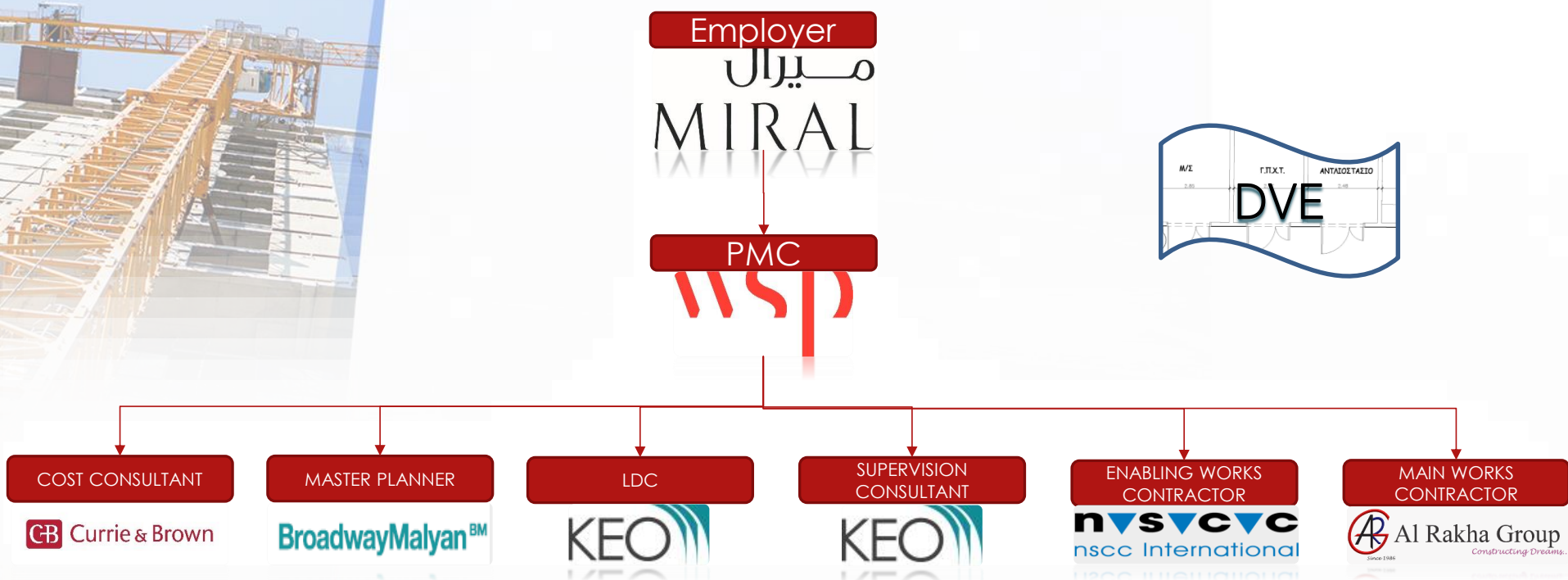
654 Calendar Days

**Final completion
February
2021**

**Budget
\$ 95.000.000**

Abu Dhabi – Yas Island

The Organization



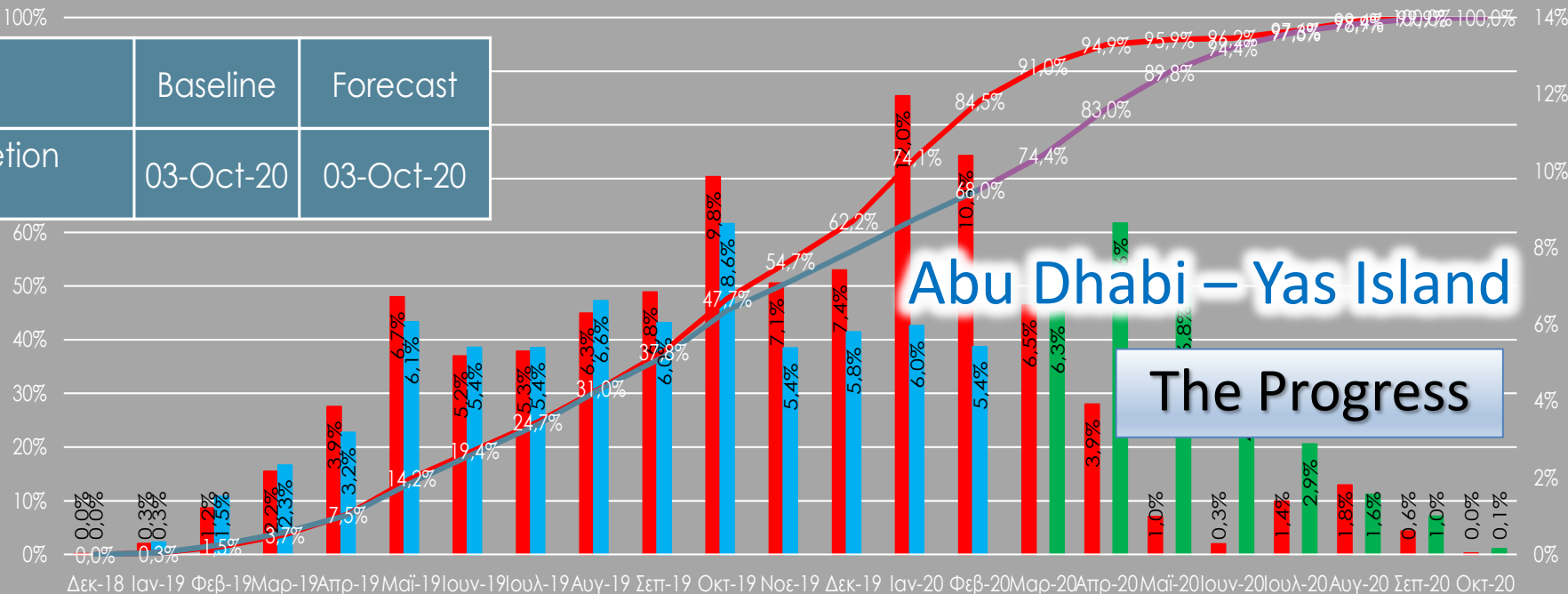
The Team

Project Manager

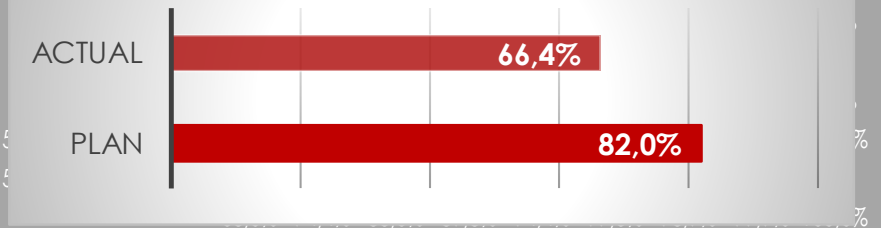
- ❖ Commercial Manager
- ❖ Project Controls Manager
- ❖ Design Manager
- ❖ Construction Manager Civil & Arch.
- ❖ Construction Manager MEP
- ❖ Cost Control Manager (Currie & Brown)
- ❖ HSE Manager
- ❖ Document Controller

Yas Village Staff Housing Project - Weightage S-Curve

	Baseline	Forecast
Completion Date	03-Oct-20	03-Oct-20



	Δεκ-18	Ιαν-19	Φεβ-19	Μαρ-19	Απρ-19	Μαϊ-19	Ιουν-19	Ιουλ-19	Αυγ-19	Σεπ-19	Οκτ-19
Monthly Planned	0,0%	0,3%	1,2%	2,2%	3,9%	6,7%	5,2%	5,3%	6,3%	6,8%	9,8%
Monthly Actual	0,0%	0,3%	1,5%	2,3%	3,2%	6,1%	5,4%	5,4%	6,6%	6,0%	8,6%
Monthly Forecast											
Cum. Planned	0,0%	0,3%	1,5%	3,7%	7,5%	14,2%	19,4%	24,7%	31,0%	37,8%	47,7%
Cum. Actual	0,0%	0,3%	1,8%	4,2%	7,3%	13,4%	18,8%	24,2%	30,8%	36,8%	45,5%
Cum. Forecast											



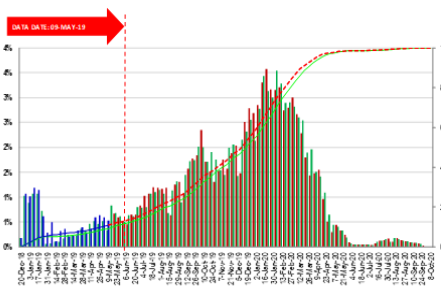
PROGRESS LEGENDS:



PROGRESS S-CURVE

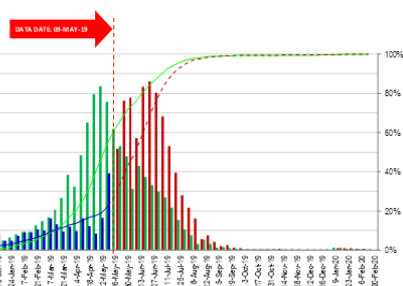
OVERALL PROJECT PROGRESS CURVE

	PREVIOUS WEEK	THIS WEEK	TO DATE
PLAN	8.76%	0.33%	9.09%
ACTUAL	10.38%	0.53%	10.91%



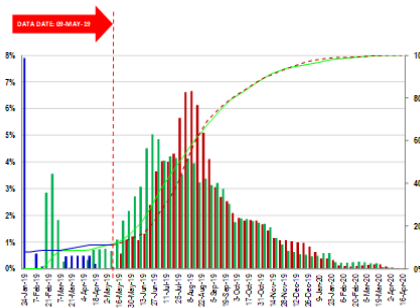
SERVICES PROGRESS CURVE

	PREVIOUS WEEK	THIS WEEK	TO DATE
PLAN	48.22%	7.6%	55.8%
ACTUAL	19.13%	3.9%	23.0%



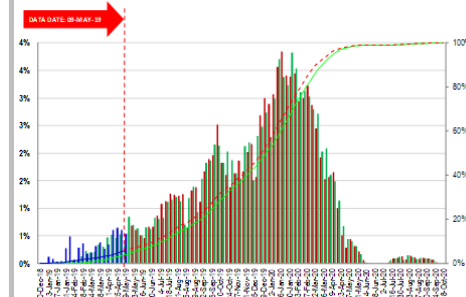
MANUFACTURING PROGRESS CURVE

	PREVIOUS WEEK	THIS WEEK	TO DATE
PLAN	11.07%	0.48%	11.55%
ACTUAL	11.17%	0.04%	11.22%



EXECUTION PROGRESS CURVE

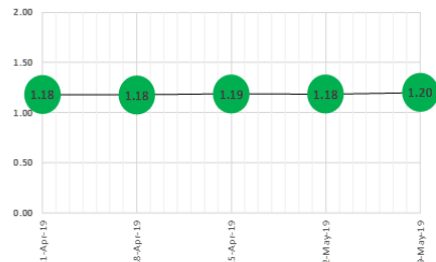
	PREVIOUS WEEK	THIS WEEK	TO DATE
PLAN	3.54%	0.33%	3.87%
ACTUAL	5.30%	0.54%	5.84%



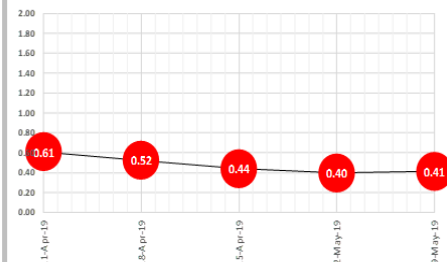
4-WEEK SPI TRENDS INDEX



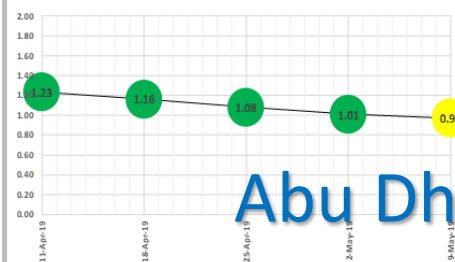
OVERALL PROJECT SPI



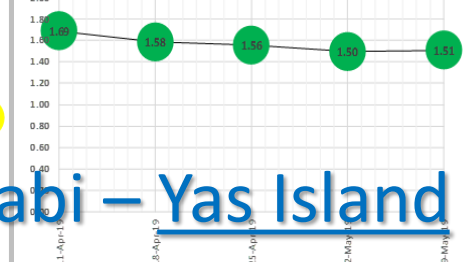
SERVICES SPI



MANUFACTURING SPI



EXECUTION SPI



Abu Dhabi – Yas Island

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The Monitor

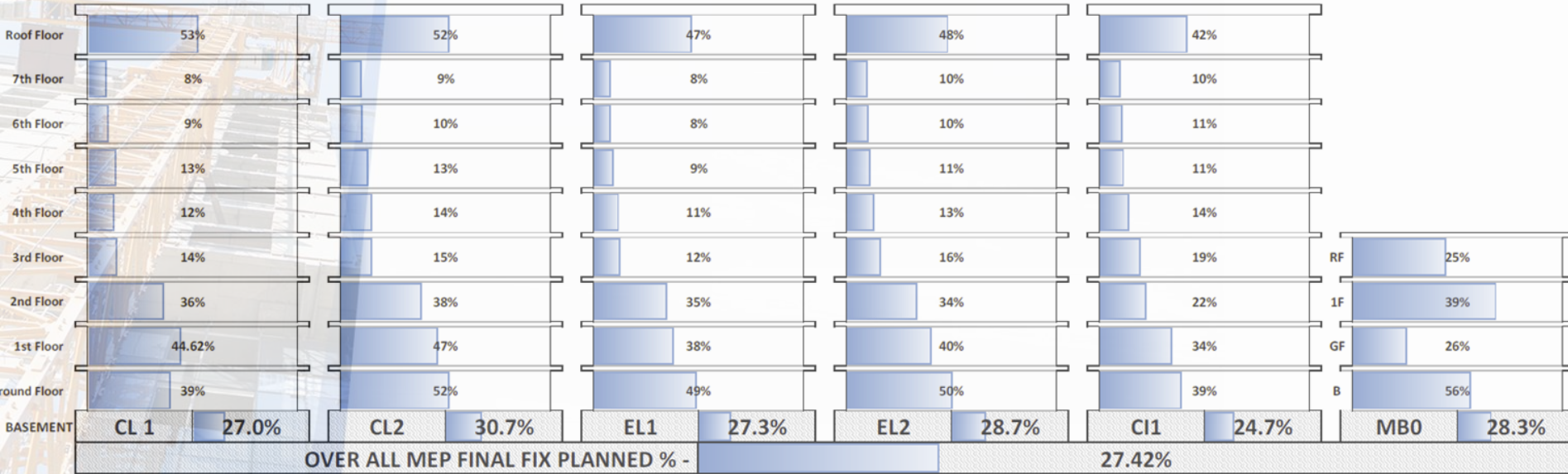
Sl.	Activity	WEEKLY	1 JUL 2020				10 JUL 2020				23 JUL 2020				30 JUL 2020				31 JUL 2020				WEEKLY	SPI	
			Plr =	Ac =	SPI =		Plr =	Ac =	SPI =		Plr =	Ac =	SPI =		Plr =	Ac =	SPI =		Plr =	Ac =	SPI =				
1	Yas Village Staff Housing Project	100.0	81.0	81.0	1.00	82.3	82.0	1.00	83.5	83.4	1.00	85.2	85.1	1.00	86.9	86.8	1.00	88.6	88.5	1.00	90.3	90.2	1.00	92.0	91.9
2	All Engg + Milestones + Proc. + Mgmt	15.44	96.7	96.7	1.00	97.3	97.3	1.00	97.3	97.5	1.00	97.5	97.5	1.00	97.5	97.5	1.00	97.5	97.5	1.00	97.5	97.5	1.00	97.5	97.5
3	Concrete Substructure	4.39	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0
4	Concrete Superstructure	15.57	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0
5	Masonry Works	3.79	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0
6	Plaster + Subframes	5.41	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0
7	Paint (All)	6.79	59.1	59.1	1.00	64.3	62.2	0.97	64.3	66.6	1.04	69.6	70.1	1.01	72.8	74.3	1.02	75.1	76.6	1.03	77.4	78.9	1.04	80.0	81.5
8	Paint Stage-1 (1 coat primer + 2 c)	3.07	94.9	94.9	1.00	96.4	95.1	0.99	96.4	95.9	0.99	97.5	97.1	1.00	98.8	97.4	0.99	99.1	97.9	0.99	99.4	98.1	0.99	99.7	98.4
9	Paint Stage-2 (1st coat paint)	2.65	34.1	34.1	1.00	43.2	40.2	0.93	43.2	48.9	1.13	52.6	55.3	1.05	58.1	63.7	1.10	63.7	69.3	1.10	69.3	74.9	1.10	74.9	80.5
10	Paint Stage-3 (Final coat paint)	1.07	17.9	17.9	1.00	24.1	22.2	0.92	24.1	25.8	1.07	31.2	28.8	0.92	34.2	34.1	1.00	34.2	34.1	1.00	34.2	34.1	1.00	34.2	34.1
11	Gypsum Works (All)	1.75	56.7	56.7	1.00	70.5	60.2	0.85	70.5	67.6	0.96	82.2	73.8	0.90	93.6	78.6	0.84	93.6	78.6	0.84	93.6	78.6	0.84	93.6	78.6
12	Gypsum Works (Suspension)	0.78	75.9	75.9	1.00	88.5	80.7	0.91	88.5	85.5	0.97	93.3	90.1	0.97	98.3	91.4	0.93	98.3	91.4	0.93	98.3	91.4	0.93	98.3	91.4
13	Gypsum Works (Closing)	0.97	41.3	41.3	1.00	56.1	43.7	0.78	56.1	53.3	0.95	73.3	60.7	0.83	89.9	68.3	0.76	89.9	68.3	0.76	89.9	68.3	0.76	89.9	68.3
14	Tiling Works (Wall + Floor)	1.79	98.4	98.4	1.00	99.2	98.8	1.00	99.2	98.8	1.00	99.2	98.8	1.00	99.2	98.8	1.00	99.2	98.8	1.00	99.2	98.8	1.00	99.2	98.8
15	Epoxy Floor Coating	0.35	30.6	30.6	1.00	55.2	36.7	0.66	55.2	38.3	0.69	68.0	47.6	0.70	79.5	65.1	0.82	79.5	65.1	0.82	79.5	65.1	0.82	79.5	65.1
16	Wet Area Waterproofing Works	2.27	99.9	99.9	1.00	100.0	99.9	1.00	100.0	99.9	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0
17	Roofing System / Roof Waterproofing	0.57	98.1	98.1	1.00	99.2	99.0	1.00	99.2	99.0	1.00	99.9	99.3	0.99	100.0	99.3	0.99	100.0	99.3	0.99	100.0	99.3	0.99	100.0	99.3
18	Wooden Doors	1.26	36.4	36.4	1.00	52.9	41.1	0.78	52.9	43.1	0.81	60.7	47.6	0.79	70.9	59.5	0.84	70.9	59.5	0.84	70.9	59.5	0.84	70.9	59.5
19	Metal Doors	0.24	32.8	32.8	1.00	47.8	35.0	0.73	47.8	37.4	0.78	62.2	47.0	0.76	73.0	57.0	0.78	73.0	57.0	0.78	73.0	57.0	0.78	73.0	57.0
20	Metal Works	0.26	43.3	43.3	1.00	49.7	52.5	1.06	49.7	66.7	1.34	68.7	71.8	1.05	84.6	77.3	0.91	84.6	77.3	0.91	84.6	77.3	0.91	84.6	77.3
21	Mirror	0.14	0.0	0.0	0.00	0.0	0.0	0.00	0.0	0.0	0.00	0.0	0.0	0.00	0.0	0.0	0.00	0.0	0.0	0.00	0.0	0.0	0.00	0.0	0.00
22	Garbage Chute	0.20	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0
23	Curtain & Blinds	0.24	0.0	0.0	0.00	0.0	0.0	0.00	0.0	0.0	0.00	0.0	0.0	0.00	0.0	0.0	0.00	0.0	0.0	0.00	0.0	0.0	0.00	0.0	0.00
24	Roof Metal Works	0.03	0.0	0.0	0.00	5.1	0.0	0.00	5.1	0.0	0.00	16.5	25.6	1.55	31.1	32.3	1.04	31.1	32.3	1.04	31.1	32.3	1.04	31.1	32.3
25	Water Fountains	0.03	0.0	0.0	0.00	0.0	0.0	0.00	0.0	0.0	0.00	0.0	0.0	0.00	0.0	0.0	0.00	0.0	0.0	0.00	0.0	0.0	0.00	0.0	0.00
26	Kitchen Carcasses	0.62	16.4	16.4	1.00	17.2	21.6	1.25	17.2	28.5	1.66	20.6	36.9	1.79	22.3	42.5	1.91	22.3	42.5	1.91	22.3	42.5	1.91	22.3	42.5
27	Wardrobe Carcasses	0.51	13.3	13.3	1.00	14.4	13.3	0.93	14.4	13.3	0.93	18.4	13.6	0.74	20.5	13.7	0.67	20.5	13.7	0.67	20.5	13.7	0.67	20.5	13.7
28	Elevation Works	5.00	79.6	79.6	1.00	82.4	82.9	1.01	82.4	85.6	1.04	84.5	88.4	1.05	89.5	88.9	0.99	89.5	88.9	0.99	89.5	88.9	0.99	89.5	88.9
29	Curtain Wall & Almn Windows	0.52	23.6	23.6	1.00	23.6	25.2	1.07	23.6	28.5	1.20	23.8	32.7	1.37	30.6	35.3	1.15	30.6	35.3	1.15	30.6	35.3	1.15	30.6	35.3
30	EIFS Works	4.48	86.2	86.2	1.00	89.3	89.6	1.00	89.3	92.2	1.03	91.6	94.9	1.04	96.3	95.2	0.99	96.3	95.2	0.99	96.3	95.2	0.99	96.3	95.2
31	Lifts	0.81	87.9	87.9	1.00	93.5	88.6	0.95	93.5	88.9	0.95	97.1	93.8	0.97	99.5	93.9	0.94	99.5	93.9	0.94	99.5	93.9	0.94	99.5	93.9
32	MEP WORKS	25.54	67.4	67.4	1.00	71.4	68.1	0.95	71.4	69.9	0.98	73.2	71.1	0.97	75.4	72.0	0.96	75.4	72.0	0.96	75.4	72.0	0.96	75.4	72.0
33	MEP 1st Fix	3.86	98.5	98.5	1.00	99.9	98.5	0.99	99.9	98.6	0.99	100.0	98.6	0.99	100.0	98.7	0.99	100.0	98.7	0.99	100.0	98.7	0.99	100.0	98.7
34	Architectural Works	0.87	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0	1.00	100.0	100.0
35	Plumbing & Drainage	0.96	99.5	99.5	1.00	100.0	99.5	1.00	100.0	99.5	1.00	100.0	99.5	1.00	100.0	99.6	1.00	100.0	99.6	1.00	100.0	99.6	1.00	100.0	99.6
36	Electrical Works	0.98	99.9	99.9	1.00	100.0	99.9	1.00	100.0	99.9	1.00	100.0	99.9	1.00	100.0	99.9	1.00	100.0	99.9	1.00	100.0	99.9	1.00	100.0	99.9
37	HVAC Works	0.94	95.7	95.7	1.00	99.8	95.8	0.96	99.8	95.8	0.96	99.9	95.9	0.96	100.0	95.9	0.96	100.0	95.9	0.96	100.0	95.9	0.96	100.0	95.9
38	Fire Fighting Works	0.11	88.4	88.4	1.00	100.0	88.4	0.88	100.0	91.1	0.91	100.0	91.2	0.91	100.0	93.0	0.93	100.0	93.0	0.93	100.0	93.0	0.93	100.0	93.0
39	MEP 2nd Fix	12.82	61.6	61.6	1.00	65.0	62.3	0.96	65.0	64.2	0.99	67.3	65.6	0.98	69.6	67.9	0.99	69.6	67.9	0.99	69.6	67.9	0.99	69.6	67.9

Abu Dhabi – Yas Island

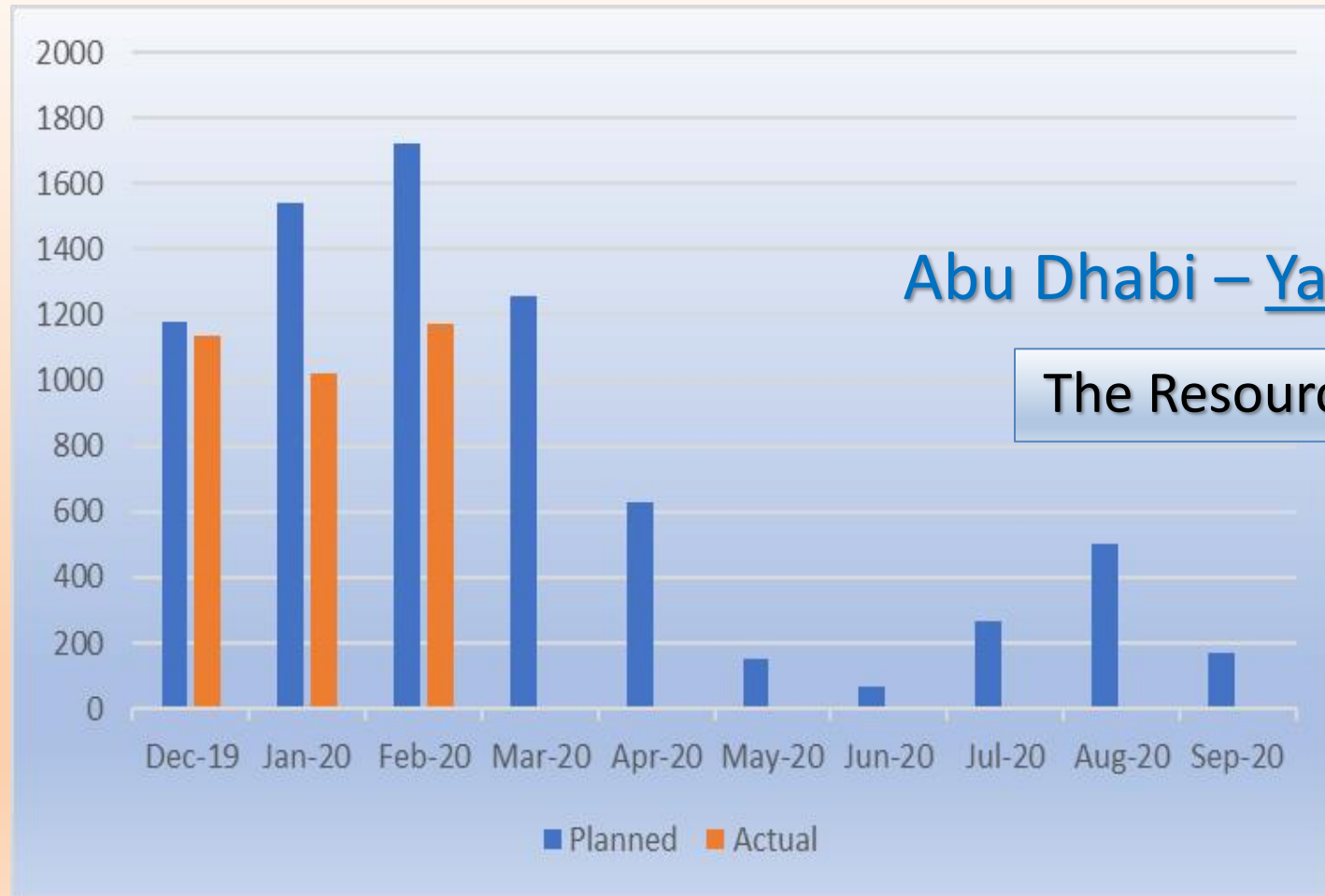
The Monitor

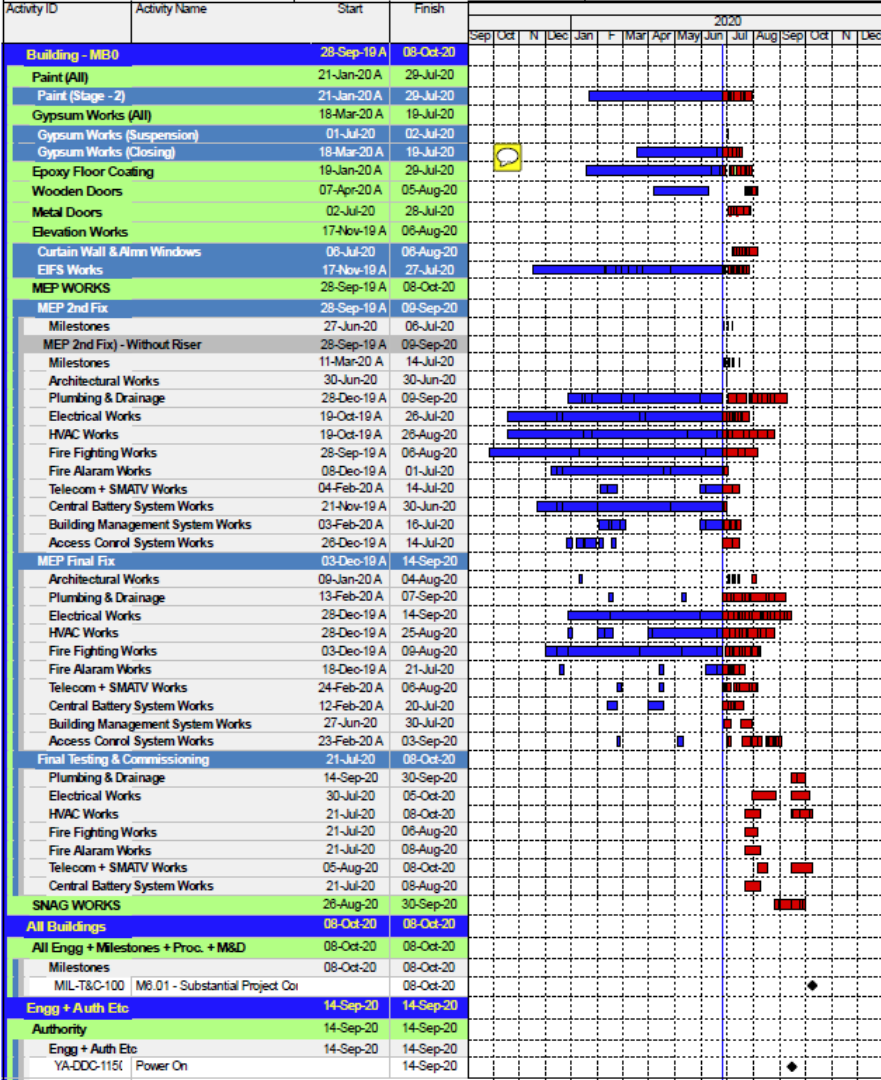
Abu Dhabi – Yas Island

The Graphs



CONTRACTOR MANPOWER





Abu Dhabi – Yas Island

The Decision



The Risk

- **Uncertain event**
- **Cause**
- **Consequences**
- **Probability**
- **Impact Assessment**
- **Risk analysis**
- **Treatment plan**
- **Plan owner**
- **Specific actions**
- **Target date**
- **Risk status now**

Abu Dhabi – Yas Island

The Documents

ORACLE Aconex Five Star Demo

Tasks Models Documents Mail Field Packages Cost Tenders Workflows Supplier Documents Directory Reports Setup

Tender-001 Tender Set

Date: 05/02/2020 Revision: 1 Ver: 1

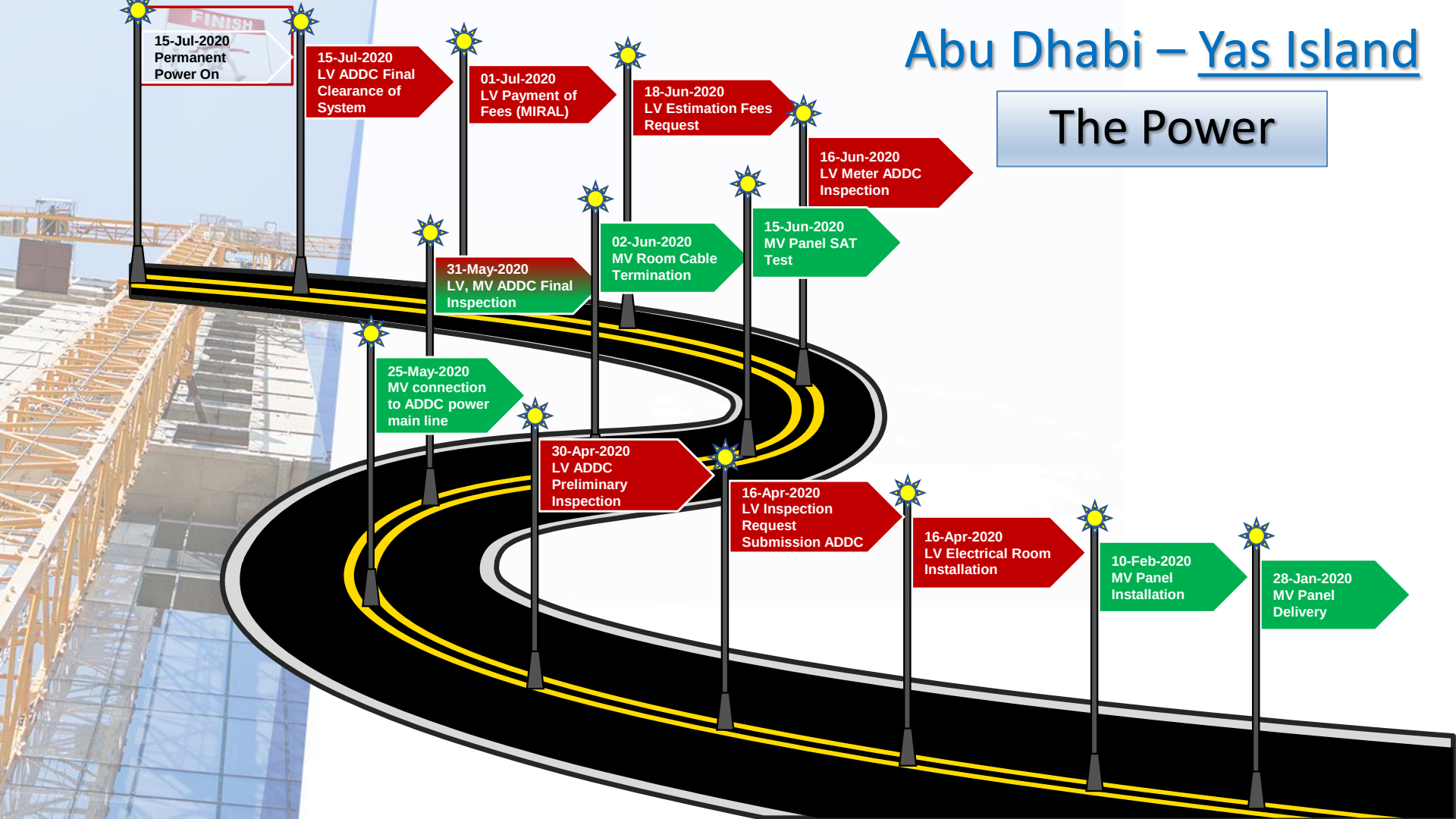
Documents (0 selected) Show in Document Register

Add/Remove Columns Filter Documents

File	Document No	Title	Revision	Updates Available	Status	Discipline	Created By	Date Modified	Revision Date	Type	File Size
☐	SOW Alum Windows & Doors	Scope of Works - Aluminium Windows & Doors	A	Up to date	For Tender	Architectural	Majestic	26/02/2016	26/02/2016	Report	36.9 KB
☐	SOW Bulk Earthwork	Scope of Works - Bulk Earthwork	A	Up to date	For Tender	Civil	Majestic	17/03/2016	05/03/2016	Report	26.4 KB
☐	SOW Carpet	Scope of Works - Carpet	A	Up to date	For Tender	Architectural	Majestic	27/02/2016	27/02/2016	Report	28.4 KB
☐	SOW Electrical	Scope of Works - Electrical	A	Up to date	For Tender	Electrical	Majestic	10/02/2016	10/02/2016	Report	36.8 KB
☐	SOW Fire	Scope of Works - Fire Services	A	Up to date	For Tender	Fire Services	Majestic	19/02/2016	19/02/2016	Report	29.5 KB
☐	SOW Hydraulic	Scope of Works - Hydraulic Services	A	Up to date	For Tender	HVAC	Majestic	26/02/2016	26/02/2016	Report	29.9 KB
☐	SOW Joinery	Scope of Works - Joinery	A	Up to date	For Tender	Architectural	Majestic	06/03/2016	06/03/2016	Report	19.5 KB

Abu Dhabi – Yas Island

The Power



Conclusion

- Time Schedule is very important but not everything.
- There is no such thing as Project Management software.
- Attention to detail is the key.
- Technical problems will be solved by the experts.
- Project Management is about
 - ✓ Living in the future.
 - ✓ Enabling the team to foresee obstacles and lay grounds for success.

Time Lapse Video

Thank You

