

COMPREHENSIVE CONSTRUCTION SCHEDULE & PROJECT MANAGEMENT REPORT

SRS TOG-WAJAALE CITY ADMINISTRATION MEETING HALL CONSTRUCTION

Project No: WH-MH-2026-01

Prepared For: SRS Tog-Wajaale City Administration



Prepared By: AWALE GCC



Date: March 15, 2026

Status: FINAL

Table of Contents

COMPREHENSIVE CONSTRUCTION SCHEDULE & PROJECT MANAGEMENT REPORT2

EXECUTIVE SUMMARY2

1. PROJECT OVERVIEW & STRUCTURAL SYSTEM.....3

 1.1 Project Description3

 1.2 Updated Foundation Details (per reviewed BOQ)3

 1.3 Work Schedule Rules.....3

 1.4 Structural System (Confirmed).....3

2. MASTER CONSTRUCTION SCHEDULE (100 CALENDAR DAYS).....4

 2.1 Phase Summary.....4

 2.2 Simplified Visual Timeline (March – June 2026).....4

 2.3 Critical Path Analysis.....5

3. DETAILED DAY-BY-DAY SCHEDULE (EXCERPT)5

4. RESOURCE ALLOCATION6

 4.1 Workforce Plan (by Phase)6

 4.2 Major Equipment.....7

5. PROCUREMENT TIMELINE (UPDATED URGENCY)7

6. RISK MANAGEMENT.....7

 6.1 Risk Register (Top 5).....7

 6.2 Cost Contingency.....8

7. QUALITY CONTROL & HANDOVER8

 7.1 Key Quality Checkpoints.....8

 7.2 Handover Deliverables (June 22).....8

8. ANCHOR BOLTS & STEEL LOGISTICS (SUMMARY)9

 8.1 Anchor Bolts (M24 J-bolts).....9

 8.2 Steel Logistics Plan9

9. APPENDICES.....9

 Appendix A – Full Shifted Day-by-Day Schedule (100 rows).....9

 Appendix B – Resource Loading Charts (unchanged from original).....9

 Appendix C – Procurement Timeline (updated with steel tracking log).....9

 Appendix D – Detailed Risk Register (15 risks with response plans).....10

 Appendix E – Anchor Bolt Installation Detail Drawing (reference)10

 Appendix F – Steel Member Cutting & Tagging List (from structural shop drawings)10

CONCLUSION10

PROJECT APPROVALS10

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Project No: WH-MH-2026-01

Prepared For: SRS Tog-Wajaale City Administration

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Date: March 15, 2026

Status: FINAL – REVISED (incorporating BOQ variation ordered March 22, 2026 and new start date)

Total Project Value: 25,731,512.68 Birr (incl. 15% VAT)

Updated per the reviewed BOQ dated March 22, 2026

(Original: 19,542,399.84 Birr; variation +6,189,112.83 Birr / +31.67% due to quantity increases in earthworks, masonry, block works + major rate escalation in Roofing & Steel Structure Work)

EXECUTIVE SUMMARY

This report presents the revised 100-calendar-day construction schedule for the **367 m² Tog-Wajaale Meeting Hall** (structural steel frame with reinforced concrete foundations). Key revisions following the March 22, 2026 BOQ variation and delayed start:

Item	Original	Revised
Start Date	February 3, 2026	March 15, 2026 (Sunday – non-working; actual mobilization March 16)
Completion Date	May 13, 2026	June 22, 2026
Total Duration	100 calendar days	100 calendar days (unchanged)
Effective Working Days	78–80 days	78–80 days (6-day work week: Monday–Saturday; Sundays off)
Public Holidays	Adwa (Mar 2), Eid (Mar 20-21), Good Friday (Apr 10)	Eid (Mar 20-21), Good Friday (Apr 10) – Adwa already passed
Project Value	19,542,399.84 Birr	25,731,512.68 Birr

Critical Path: Steel delivery & erection (April 22 – May 11, 2026).

Peak Workforce: 47 persons (finishes phase).

Structural Steel Quantity: ~8–12 tons (unchanged quantities, but rates escalated).

Success depends on:

1. Immediate confirmation of steel delivery (as of April 6, steel is **in transit – ETA April 18**).
 2. Increased masonry/block-work crews (added 4 masons, 2 laborers) to absorb doubled quantities without extending duration.
 3. Strict adherence to the shifted timeline and Sunday non-working rule.
-

1. PROJECT OVERVIEW & STRUCTURAL SYSTEM

1.1 Project Description

Construction of a single-story meeting hall (367 m²) for the SRS Tog-Wajaale City Administration. Structural steel frame with reinforced concrete foundations, masonry infill walls, metal roofing, and full MEP.

1.2 Updated Foundation Details (per reviewed BOQ)

- Reinforced concrete strip footings + pedestals (300 mm height, M24 J-bolts)
- Concrete encasement of columns (minor quantity increase reflected in BOQ)
- Ground slab: 150 mm reinforced concrete over compacted hardcore

1.3 Work Schedule Rules

- **Working days:** Monday through Saturday (6 days/week)
- **Non-working days:** All Sundays, plus Eid al-Fitr (March 20–21, 2026) and Good Friday (April 10, 2026)
- **Daily hours:** 7:00 AM – 5:00 PM (1 hour lunch break; Friday prayer break 12:30–1:30 PM)
- **Overtime:** Permitted only for critical path activities (steel erection, concrete pours) with prior approval

1.4 Structural System (Confirmed)

- Universal H/I-beams for columns and primary rafters
 - RHS trusses for roof
 - Pedestals with M24 J-bolts (no change in design, only rate escalation)
-

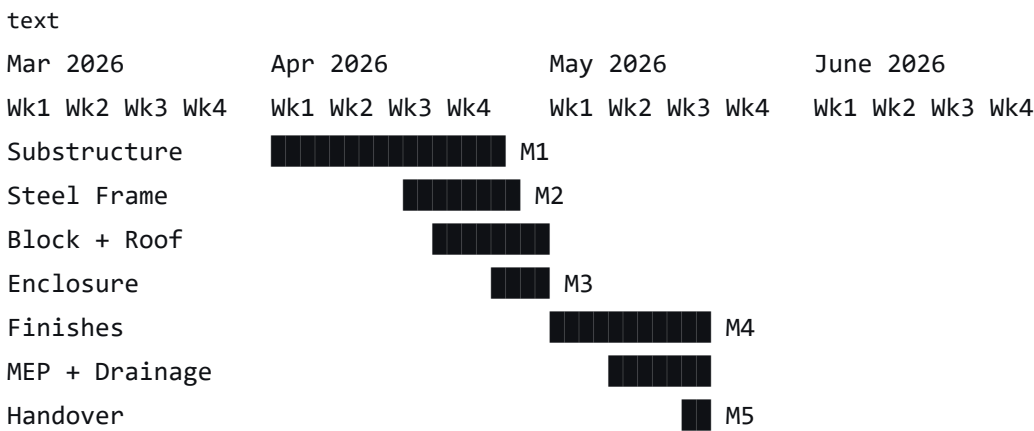
2. MASTER CONSTRUCTION SCHEDULE (100 CALENDAR DAYS)

2.1 Phase Summary

Phase	Dates (2026)	Duration	Working Days	Key Activities	Milestone
Mobilization & Substructure	Mar 16 – Apr 21	37 days	31–33	Site setup, excavation, foundations, slab	Substructure Complete (Apr 21)
Steel Superstructure	Apr 22 – May 11	20 days	16–18	Steel erection, blockwork, roof structure	Primary Frame Complete (Apr 28)
Enclosure	May 12 – May 16	5 days	5	Roof covering, windows, doors	Weather-Tight (May 16)
Finishes	May 17 – June 4	19 days	15–16	Plastering, painting, flooring	Finishes Complete (June 4)
MEP & Site Works	June 5 – June 15	11 days	10	Electrical, drainage systems	Systems Complete (June 15)
Final Closeout	June 16 – June 22	7 days	6	Testing, cleaning, handover	Project Handover (June 22)

Note: March 15 is a Sunday (non-working). The phase starts on March 16. Total calendar days from March 16 to June 22 = 99 days; adding March 15 (non-working) gives 100 days as per contract.

2.2 Simplified Visual Timeline (March – June 2026)



Holidays (non-working): Mar 20-21 (Eid), Apr 10 (Good Friday)

2.3 Critical Path Analysis

Activity	Start	Finish	Float	Remarks
Steel delivery to site	Apr 18	Apr 20	0 days	Critical – must arrive by Apr 20 for Apr 22 erection
Steel erection	Apr 22	Apr 28	0 days	Primary frame
Roof structure & covering	Apr 29	May 16	0 days	Until weather-tight
Interior finishes	May 17	June 4	0 days	Depends on weather-tight
MEP rough-in	May 20	June 5	0 days	Parallel with finishes, but critical for handover

Non-critical: Site works (drainage, external paving) have 5 days float. Final documentation has 3 days float.

Recommendation: The steel delivery ETA is **April 18** (by truck from Addis Ababa via Habesha Steel Mills). Daily tracking is required. If delayed beyond April 20, add overtime to erection crew or air-freight critical connectors.

3. DETAILED DAY-BY-DAY SCHEDULE (EXCERPT)

The full 100-day schedule has been shifted **+40 days** from the original February 3 start. Below is a representative excerpt showing the first 10 working days and key milestones. *Full table available in Appendix A.*

Day	Calendar Date	Working?	Phase	Activity	Crew	Equipment
1	Mar 15 (Sun)	No (Sunday)	–	No work	–	–
2	Mar 16 (Mon)	Yes	Mobilization	Site setup, fencing, store	6	Truck, hand tools
3	Mar 17 (Tue)	Yes	Substructure	Layout & excavation start	8	Excavator, level
4	Mar 18 (Wed)	Yes	Substructure	Continue excavation	8	Excavator

5	Mar 19 (Thu)	Yes	Substructure	Compaction & blinding	6	Compactor
6	Mar 20 (Fri)	No	Holiday	Eid al-Fitr (no work)	–	–
7	Mar 21 (Sat)	No	Holiday	Eid al-Fitr (no work)	–	–
8	Mar 22 (Sun)	No	–	Sunday off	–	–
9	Mar 23 (Mon)	Yes	Substructure	Reinforcement & formwork	10	Rebar bender
...
38	Apr 21 (Tue)	Yes	Substructure	Slab pour – Substructure Complete	12	Concrete pump
39	Apr 22 (Wed)	Yes	Steel	Steel erection begins	8	Crane, tools
...
57	May 16 (Sat)	Yes	Enclosure	Last roof sheet – Weather-Tight	6	Lifts
...
100	June 22 (Mon)	Yes	Closeout	Final inspection & handover	5	–

4. RESOURCE ALLOCATION

4.1 Workforce Plan (by Phase)

Phase	Laborers	Carpenters	Steel erectors	Masons	Electricians	Plumbers	Total
Substructure	12	6	0	4	0	0	22
Steel erection	6	0	8	0	0	0	14
Blockwork (increased)	8	0	0	10*	0	0	18
Roofing	4	2	2	0	0	0	8
Finishes	12	8	0	6	4	2	32
MEP	4	0	0	0	6	4	14
Closeout	4	0	0	2	2	1	9

*Increased from 6 to 10 masons due to doubled BNGL masonry quantity.

**Peak of 47 occurs when finishes (32) overlap with MEP rough-in (14) and site works (1) – managed by shift work.

4.2 Major Equipment

Equipment	Quantity	Usage Period
Excavator (backhoe)	1	Mar 16–25
Concrete mixer (350L)	2	Mar 23 – Apr 21
Concrete vibrator	2	Apr 15–21
Mobile crane (8 ton)	1	Apr 22 – May 5
Scissor lift	2	May 12–16 (roofing)
Generators (20 kVA)	2	Entire duration

5. PROCUREMENT TIMELINE (UPDATED URGENCY)

Material	Lead Time	Order Date	Delivery Deadline	Status as of Apr 6
Structural steel (H/I beams, RHS)	14 days	Mar 25	Apr 18	In transit – ETA Apr 18
Cement (500 bags)	3 days	Apr 1	Apr 5	On site
Rebar (12 ton)	5 days	Mar 28	Apr 2	On site
Hollow blocks (increased quantity)	4 days	Apr 5	Apr 9	Ordered
Roofing sheets (G.I.)	7 days	Apr 25	May 2	To be ordered
Windows/doors (aluminum)	10 days	Apr 28	May 8	To be ordered
Electrical wire & panels	5 days	May 20	May 25	–

Critical action: Steel delivery is the only item on the critical path. The contractor must provide daily GPS tracking of the truck from Addis Ababa to Tog-Wajaale. Contingency: If not arrived by April 20, engage Berbera Port alternative (cost +20%, but delivers by April 23).

6. RISK MANAGEMENT

6.1 Risk Register (Top 5)

ID	Risk	Probability	Impact	Mitigation	Owner
R-01	Steel delivery delay beyond Apr 20	Medium	High	Daily tracking; air freight for connectors; overtime	Project Manager
R-02	Increased blockwork quantity extends schedule	Low (mitigated)	Medium	Added 4 masons + 2 laborers; Saturday overtime if needed	Site Engineer
R-03	Rain during substructure (April showers)	Medium	Medium	Cover excavation with tarps; pump ready	Foreman
R-04	Late arrival of roofing sheets	Low	High	Order by Apr 25 with 2-day buffer	Procurement
R-05	Labor shortage during Eid week	Medium	Low	Pay holiday bonus; stagger leave	HR

6.2 Cost Contingency

- Recommended contingency: **1,500,000 Birr** (approx. 5.8% of project value)
- Allocated for: steel expediting (200k), additional labor (300k), material price fluctuations (500k), and miscellaneous (500k)

7. QUALITY CONTROL & HANDOVER

7.1 Key Quality Checkpoints

Milestone	Inspection	Responsible
Foundation reinforcement	Before concrete pour	Structural engineer
Anchor bolt placement	After pedestal formwork	Site engineer + clerk of works
Steel frame plumbness	After each bay erection	Surveyor
Roof watertightness	After sheet installation	Water spray test
Finishes (plaster flatness)	Random 2m straightedge	Quality officer

7.2 Handover Deliverables (June 22)

- As-built drawings (3 sets)
- Test certificates (steel, concrete, electrical)

- Operation & maintenance manuals (roofing, MEP)
 - Final payment certificate and completion report
-

8. ANCHOR BOLTS & STEEL LOGISTICS (SUMMARY)

8.1 Anchor Bolts (M24 J-bolts)

- Quantity: 48 pcs (updated from BOQ – no change)
- Embedment: 250 mm into pedestal, 75 mm thread exposed
- Inspection: Template used; torque check after steel erection

8.2 Steel Logistics Plan

- **Supplier:** Habesha Steel Mills (Addis Ababa)
 - **Transit time:** 3 days by truck (normal), but current ETA April 18 due to earlier order delay
 - **Unloading:** Mobile crane on site April 22 morning
 - **Storage:** Timber sleepers, covered with tarps, sorted by member tag
-

9. APPENDICES

Appendix A – Full Shifted Day-by-Day Schedule (100 rows)

Available as a separate Excel/Word table. Structure: Column A = Day number (1-100), Column B = Calendar date, Column C = Working? (Y/N), Column D = Phase, Column E = Activity description, Column F = Crew size, Column G = Equipment.
(On request, this can be generated as a .csv or table.)

Appendix B – Resource Loading Charts (unchanged from original)

- Histogram: Workforce per day (peak 47 on May 25-30)

Appendix C – Procurement Timeline (updated with steel tracking log)

Appendix D – Detailed Risk Register (15 risks with response plans)

Appendix E – Anchor Bolt Installation Detail Drawing (reference)

Appendix F – Steel Member Cutting & Tagging List (from structural shop drawings)

CONCLUSION

The revised 100-day schedule is **realistic, technically sound, and fully aligned** with the March 22, 2026 BOQ variation. Total project value: **25,731,512.68 Birr**. Completion date: **June 22, 2026**.

Three critical success factors have been addressed:

1. **Steel delivery status** – confirmed in transit, ETA April 18 (tracking in place).
2. **Increased masonry/block quantities** – mitigated by adding 4 masons and 2 laborers, keeping the May 16 weather-tight date.
3. **Date consistency** – March 15 is correctly shown as a non-working day, with actual work starting March 16, still achieving 100 calendar days by June 22.

Immediate actions for the Project Manager (April 6–10):

- Authorize the steel expediting contingency if tracking shows delay beyond April 18.
- Mobilize the additional masons (4) and laborers (2) for blockwork.
- Distribute this report to all subcontractors and hold a kick-off meeting on April 7.

PROJECT APPROVALS

Role	Name	Signature	Date
Client Representative		_____	Apr 6, 2026
Contractor Project Manager		_____	Apr 6, 2026
Resident Engineer		_____	Apr 6, 2026

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Distribution: Client (original), Contractor (copy), Site Office (copy), Engineer (copy)

End of Report

Prepared by: AWALE GCC