



## HERITAGE PLACE PROJECT

# WHO WE ARE

Lambert Electromec Limited is an international leader in Engineering, Procurement & Construction (EPC) and in high quality Mechanical, Electrical and Plumbing (MEP) such as:



Design & Build for Building services (Offices, Hospitals, Hotels, Institutions, Factories, Mixed-Use, Residential, etc.) and Industrial Plants



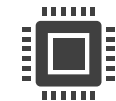
MEP for infrastructural and enabling works in Rail-stations, Stadiums, Ports, etc.



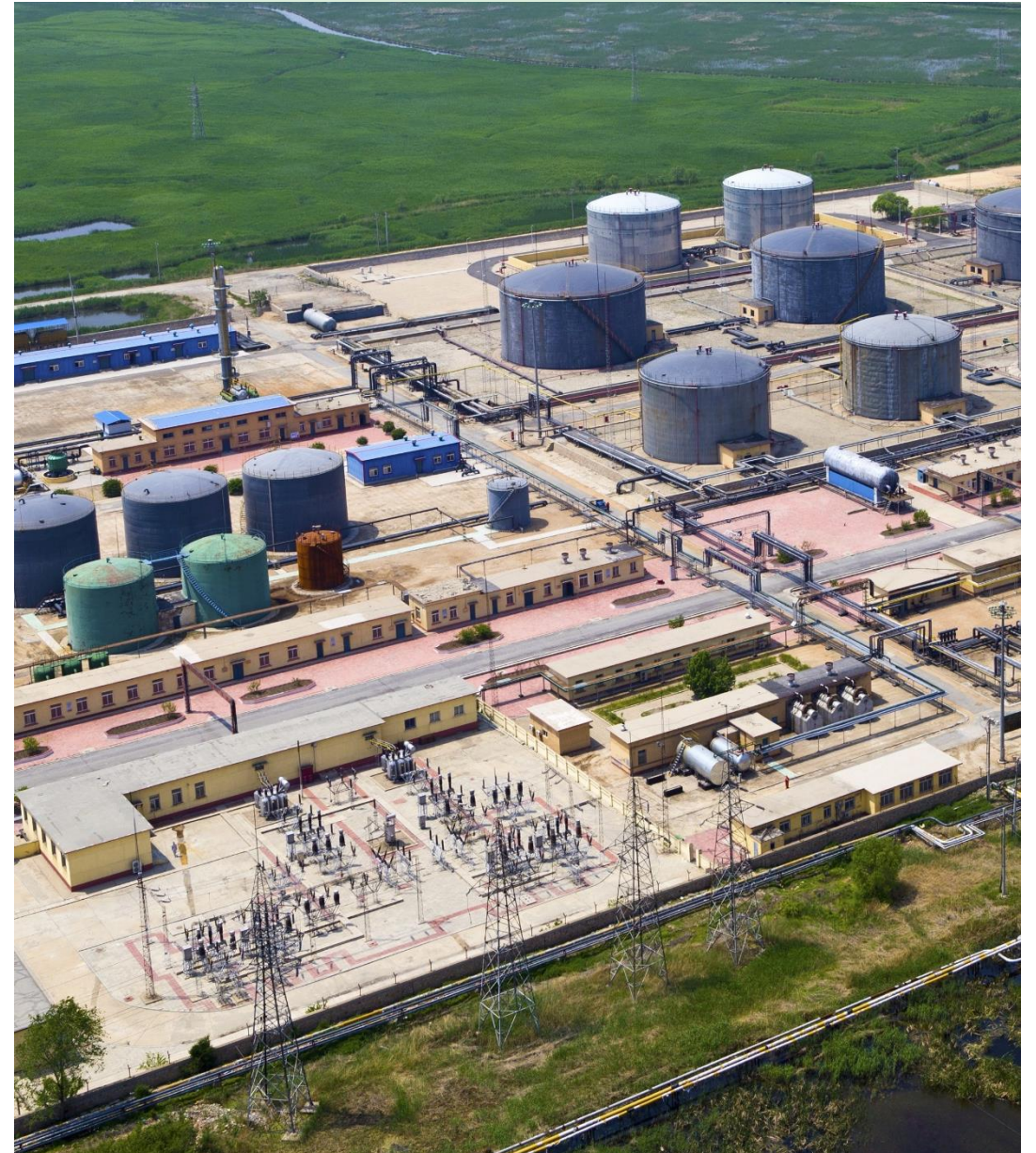
Power plants and substations



Oil & Gas Modular refineries



Data centers



*We Build. Design. Operate and Maintain*





Lambert has proven to its clients to be in a unique class of professional contractors. It leverages from its international offices to constantly provide new innovative systems and construction. It uniquely distinguishes itself with robust management and project structure having been certified with ISO 9001:2015, ISO 14001:2015 & ISO 45001:2018, this allows us to effectively manage the largest and most complex projects in its industry.

Lambert Electromec with a global workforce of more than 1,000 personnel, it is currently operating in several African cities and registered offices in countries such as:



With its international exposure, it uniquely frames and shares beneficial and exclusive partnerships with global leaders in engineering and technological products and solutions



# HISTORY



Lambert Electromec Limited was created in affiliation with Lambert Somec Inc., itself founded in 1954 in Quebec, Canada. Lambert Somec Inc passed on its heritage of first-class professionalism, top engineers, and its exceptional overall operational system to Lambert Electromec Ltd. which operates independently in the West African region.



## MANAGEMENT OF QAQC

Lambert Electromec is committed to ensure that our products/ services consistently meet customer needs, requirements, and specifications, through conscious participation of all employees in the process of continually improving the effectiveness of our quality management system.

# ISO CERTIFICATION

**ISO 9001:2015** is an international standard dedicated to Quality Management Systems (QMS). It outlines a framework for improving quality and a vocabulary of understanding for any organization looking to provide products and services that consistently meet the requirements and expectations of customers and other relevant interested parties in the most efficient manner possible.

**ISO 14001: 2015** is an internationally agreed standard that sets out the requirements for an environmental management system. It helps organizations improve their environmental performance through more efficient use of resources and reduction of waste, gaining a competitive advantage and the trust of stakeholders.

**ISO 45001:2018** specifies requirements for an occupational health and safety (OH&S) management system, and gives guidance for its use, to enable organizations to provide safe and healthy workplaces by preventing work-related injury and ill health, as well as by proactively improving its OH&S performance.





# QUALITY ASSURANCE AND CONTROL PROCEDURE

## PURPOSE AND SCOPE

The purpose of this procedure is to describe the Quality assurance - Quality control activities on site. It begins following a project award when a quality plan is to be developed and method statements for project systems are needed.

This procedure aims to ensure first that a proper internal inspection is performed regarding material received, products installed and documents implemented to make sure everything is running according to client's need, and company's procedures, policies and regulations. Secondly it makes sure that inspections of works installed are done and approved by the client. The activity ends whenever Snags have been treated, cleared and closed.



# MANAGEMENT OF HSE

Lambert Electromec has a Health, Safety, and Environment (HSE) policy that conforms to international standards. It is totally committed to the concept of building safety into the design of high technology installations and plants.



# HEALTH, SAFETY AND ENVIRONMENTAL PROCEDURE

## PURPOSE AND SCOPE

Everyone has a duty to take reasonable care of themselves and those around them through zero tolerance of unsafe practices. We must therefore all work together to prevent accidents, ill health, environmental damage and the hardships that follow.

Both Lambert Electromec Ltd Health and Safety Policy Document and the Environmental Process states that specific responsibilities for health, safety and environment will be clearly set out for guidance. This section lists both specific responsibilities and general functional responsibilities.

Supervisory and management levels and the titles used, vary across Projects and Contracts. Therefore, the responsibilities listed may need to be redistributed, enhanced or amended to take account of the size and composition of the management team. Additional duties relevant to a specific Area or Project may be spelt out in the appropriate Safety or Environmental Plans.

Where duties and appointments are not delegated or made by the accountable manager, then by default, they will rest with that manager.







## PROJECT IN FOCUS

The first commercial building in Lagos to achieve LEED certification, comprising 14 floors of 15,631sq m. Environmental considerations include rainwater harvesting, passive solar protection, enhanced indoor air quality, office recycling facilities and an efficient comfort cooling system.





## PROJECT INFORMATION

<b>Contract Value:</b>	\$20,000,000
<b>Completion Period:</b>	24 Months
<b>Number of Floors:</b>	14 Floors
<b>Location:</b>	Ikoyi, Lagos



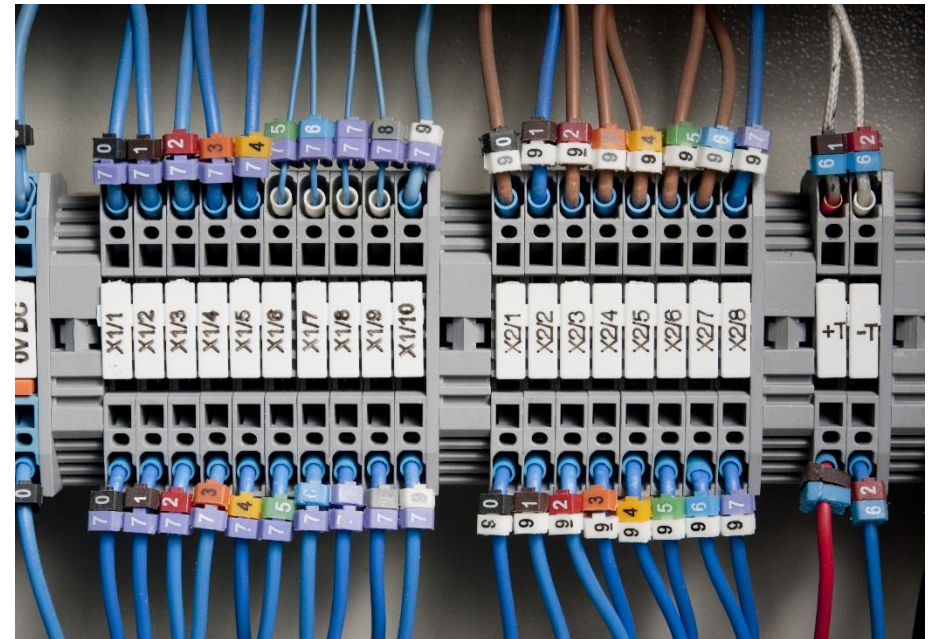
# SCOPE OF WORK

## 1 ELECTRICAL SERVICES

- Generator
- HV/LV
- ELV

## 2 MECHANICAL SERVICES

- HVAC
- Plumbing
- Sprinkler
- FM 200
- Water Treatment
- Sewage Treatment





# MECHANICAL SYSTEMS

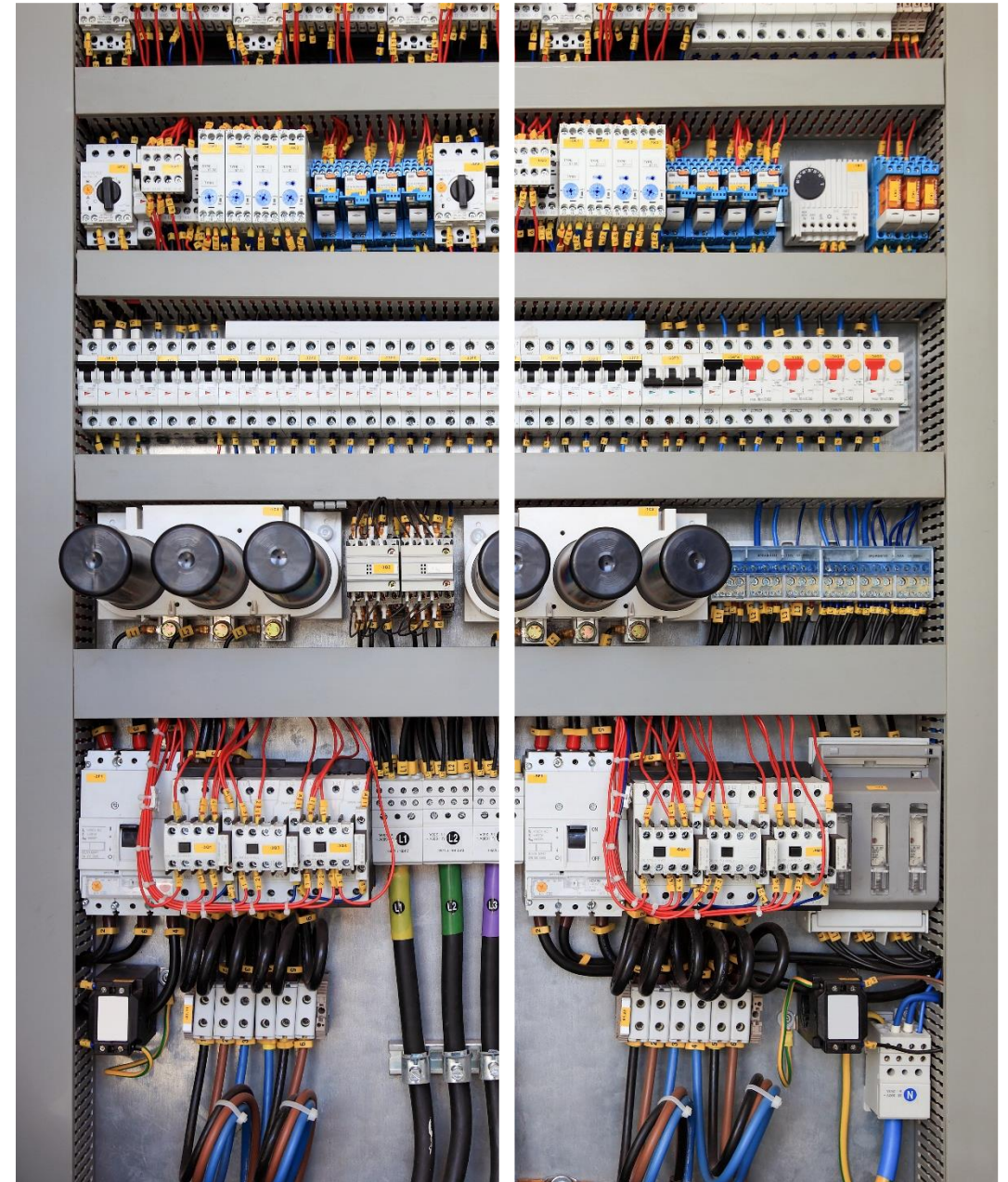
- ❖ **Main Chilled Water** system including chillers, pumps & FCUs
- ❖ **Drainage** system including sanitary fixtures and sewage submersible pumps
- ❖ **Rain Water** system including gutters and rain water submersible pumps – Pluvia roof drainage system
- ❖ **Variable Air Diffusion** system
- ❖ **Fire Fighting Sprinkler** system including jokey pump, electrical pump, fire hose cabinets, and wet risers landing valves
- ❖ **FM200** system
- ❖ **Water Supply** system with variable speed pumps and pressure reducing stations
- ❖ **Extraction Fans** with CO sensors
- ❖ **Pressurization Fans** linked to fire alarm system





# ELECTRICAL SYSTEMS

- ❖ **Earthing & Lightning** system
- ❖ **MV & LV** switchgears
- ❖ **Lighting** system – Modular Florescent /LED Light, Light Control System (SENSA LINK/DAL)
- ❖ **Oil Type Transformers**
- ❖ **Bus Ducts** distribution system
- ❖ **Easy Bus Bars** flexible system including Raised floor box
- ❖ **Fire alarm & voice evacuation** addressable system
- ❖ **Emergency Lighting**

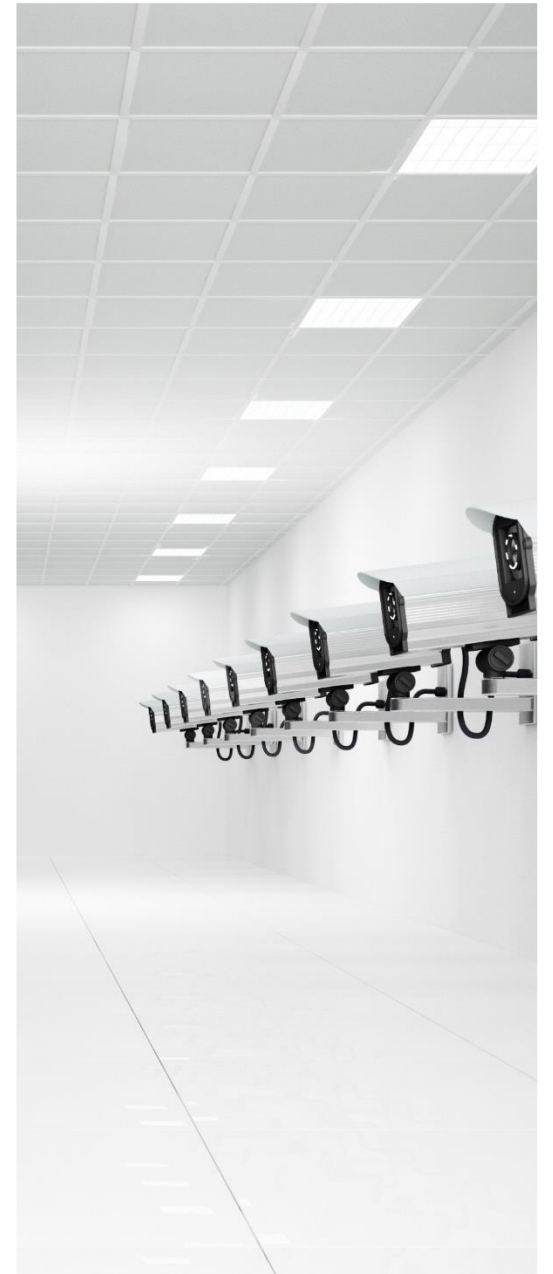




# TELECOM / LOW CURRENT / SECURITY SYSTEMS

**Access Control, Intrusion** systems including door plungers, badge readers, safety break glasses, turnstiles and barriers.

- **BMS** to monitor and control all M&E systems – above 2,000 points
- **Integration Fire Alarm, Access Control & CCTV**
- **CCTV** system - fixed and rotating cameras (90° & 180°)
- **VDI** with copper cables, fiber optic cables, telecom cabinets & racks
- **UPS**



# LEED CERTIFIED

Overview

LEED Dashboard

Collections (0)

Save This 



All



EA



MR



IEQ



SS



WE



ID

All

Project Size

**206,624 sq ft**

3% of LEED activities are within  $\pm 10\%$  (185,961 - 227,286) of this activity in gross square feet

Space Type

**Office**

Similar to 39% of LEED activities

Owner Sector

**N/A**

Similar to 56% of LEED activities

## LEED Credit Categories



**45/110**

Possible Points

**Good**

Top 92% of all LEED CS 2009 activities

 Benchmark



**Lagos**

Top **100%**  
of all activities in Lagos


**Nigeria**

Top **100%**  
of all activities in NG



# LEED CERTIFIED


## Credit Achievement

 Energy and Atmosphere

6/37

Possible Points



 Materials and Resources

3/13

Possible Points




 Indoor Environmental Quality

3/12

Possible Points



 Sustainable Sites

22/28

Possible Points



 Water Efficiency

9/10

Possible Points



 Innovation in Design

2/6

Possible Points



# LEED CERTIFIED



## THE HERITAGE PLACE ITB LEED CREDITS STATUS

MEMORANDUM  
G/ITB/05

Beirut  
25<sup>th</sup> of February, 2018

Dear Ramzi,

Pursuant to Memorandum G/ITB/01 of 26-06-2016 in which I have reported to you the LEED Contractor's credits status, I am glad to send you the present Memorandum and to let you know that the project finally achieved the LEED certification with the following results

### SUMMARY

The final review from the USGBC for The Heritage place had shown the following results:

**45 awarded credit points    All prerequisites awarded**

The project is LEED Certified.

### Summary of points achieved by ITB/G

In the final review, ITB/G had achieved a total of 12 points for the project and all the required prerequisites. The following table lists the LEED credits and prerequisites achieved by ITB Nigeria/G

LEED Credit ID	Status	Points	Included in Contract?
<b>SSp1</b> Construction Activities Pollution Prevention	<b>Awarded</b>	0	Y
<b>EAp1</b> Fundamental Commissioning	<b>Awarded</b>	0	Y
<b>EAp3</b> Fundamental Refrigerant Management	<b>Awarded</b>	0	Y
<b>EAc4</b> Enhanced Refrigerant Management	<b>Awarded</b>	2	N
<b>EAc5.2</b> M&V- Tenant Sub-metering	<b>Awarded</b>	3	N



## THE HERITAGE PLACE ITB LEED CREDITS STATUS

MEMORANDUM  
G/ITB/05

<b>MRc4</b> Recycled Content	<b>Awarded</b>	1	Y
<b>MRc5</b> Regional Materials	<b>Awarded</b>	2	Y
<b>IEQc3</b> Indoor Air Quality Plan	<b>Awarded</b>	1	Y
<b>IEQ4.1</b> Adhesives & Sealants	<b>Awarded</b>	1	N
<b>IEQ4.2</b> Paints & Coatings	<b>Awarded</b>	1	N
<b>IDc2</b> LEED AP	<b>Awarded</b>	1	N
<b>TOTAL LEED Points Achieved by ITB Nigeria / G</b>		<b>12</b>	

### CONCLUSION

ITB/G had met by far their contractual commitments by securing the Contractor's construction prerequisites and 12 LEED points.



# WORKMANSHIP

	EXPATRIATE	NIGERIAN
<b>Project Manager</b>	1	0
<b>Electrical Services (ELT)</b>		
Elt. Engineer	2	2
Elt. Forman	1	7
Elt. Headman	0	4
Elt. Skilled Worker	0	58
Elt. Non Skilled Worker	0	18
<b>Mechanical Services (MEC)</b>		
Mec. Engineer	2	4
Mec. Forman	1	6
Mec. Headman	0	4
Mec. Skilled Worker	0	70
Mec. Non Skilled Worker	0	35

	EXPATRIATE	NIGERIAN
<b>Logistics</b>		
Logistics Coordinator	1	0
Transport Coordinator	0	2
Storage Supervisor	0	1
Storage Worker	0	6
Storage Non-Skilled Worker	0	4



**Lambert**  
electromec<sup>Ltd.</sup>