

# PROJECT MANAGEMENT

# Project Management

*International*

## Warehouse Construction - Olokola Free Trade Zone

Client: OK Free Trade Zone Enterprise  
Location: OKFTZ, Ogun – Ondo, Nigeria  
Period: January to May 2009

### Background

The client Olokola Free Trade Zone Enterprise (OKFTZE) commissioned PMI to perform all required services and to co-ordinate all activities regarding the construction of a 1260m<sup>2</sup> warehouse as the first structure in the OKFTZ.

PMI made use of its local expertise and senior staff to ensure timely construction and high finishing quality.

The site was only accessible by speedboat and all construction materials had to be delivered by river barge. Once all construction materials were offloaded, a 6 km path was cleared to site. Local labour was used for the warehouse erection and was supervised by senior PMI Nigerian staff.

Pre-cast concrete bases and battery operated torque wrenches were used to reduce the time of construction.

### Services

The following services were carried out to enable warehouse erection:

- Geotechnical investigation
- Construction cost forecasting
- Project Management and supervision of the design and construction
- Co-ordination of procurement processes



- Continuous quality control, ensuring a high level of finishing, was achieved

### The Works

#### Site Clearing

The site was cleared of vegetation and foundation excavations started after the initial setting out was completed.

#### Foundations

Precast concrete bases were placed and columns were bolted to them, so that rib erection could take place.

#### Structural Assembly

All structural members were assembled in a period of 14 days from the date of ground breaking.

#### Backfilling and Cladding

Backfilling of the warehouse was carried out while cladding and insulation was installed.

#### Mezzanine Floor Construction

Once windows and doors were fully installed, construction of the 180 m<sup>2</sup> mezzanine floor was started. The foundations were cast in place and columns were bolted to them. The platform supports were then installed along with the balustrade, staircase and floorboards. The warehouse was then operational and handed over to the client.