

ATTACHMENT (F2_2.3)

COMPLETION CERTIFICATES

LINK: <https://www.julius-berger.com/tender-documents>

Client: NIGERIA SOVEREIGN INVESTMENT AUTHORITY (NSIA)

Project: CONSTRUCTION WORKS FOR THE PROPOSED NSIA MULTI-
STOREY HEAD OFFICE DEVELOPMENT

Reference: D11.00.1.RCN.L.2026.0172

Submission Date: October 19, 2026

Certificate of Practical Completion of Works



Architect: ACCL
Address: 3, LIGALI AYORINDE AVENUE
VICTORIA ISLAND, LAGOS

Employer: FAMFA OIL LTD
Address: 58 A.J MARINHO DRIVE ,
VICTORIA ISLAND, LAGOS

Contractor: JULIUS BERGER NIGERIA PLC
Address: 10 SHETTIMA A. MUNGUNO CRESCENT,
UTAKO, FCT, ABUJA

Job ref: ACCL / 773OFI

Works: FAMFA TOWERS OFFICE DEVELOPMENT
Situated at: 1 OLAWALE DAWODU ROAD, IKOYI, LAGOS

Issue date: 01/12/2022

Under the terms of the Contract dated: 27th of OCTOBER 2017

I/We certify that:

Practical Completion of the Works was achieved on:

Wednesday the 30th of November, 2022

This certificate by implication releases you from all the Insurances, Advance Payment Guarantee & Performance Bond you had secured for the works.

Furthermore, please note that this does not relieve you of the obligation to make good the snag list, replace the delaminated façade panels, change the discoloured & cracked glass panels no later than June, 2023, neither does it relieve you of the responsibility of ensuring the façade is free of rainwater infiltration as you are expected to be committed to the 10yr warranty which JBN have offered on the façade installation.

Signed _____

Architect

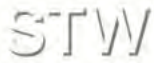
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limited

Scott Tallon Walker Architects



72 South Mall, Cork,
T12 VX9A, Ireland
Tel +353 21 4320744
cork@stwarehitects.com
www.stwarehitects.com

Directors

Michael Tallon BArch FRIAI RIBA
Peter Dudley BArch FRIAI RIBA
David Cahill BArchSc DipArch MRIAI
David Flannery BArch MRIAI RIBA
Ronan Phelan BArch MRIAI RIBA
Sheila Carney BArchSc DipArch FRIAI RIBA
Kevin Bates BArch MRIAI RIBA
St. John Handley BA DipArch MRIAI RIBA
Conor Hunston BA DipAcc FCA

Certificate of Practical Completion (SCC) for use with
Nigerian Construction Industry Standard Form, Articles of Agreement and Conditions of Contract for Building
Projects, September 2018

Mr. Oliver Berger
JULIUS BERGER NIGERIA PLC (JBN)
10 Shettima A. Munguno Crescent
Utako 900 108
Abuja FCT, Nigeria
Email: oliver.berger@julius-berger.com

Certificate Issue Date 12 May 2025

Employer's Name and Address
Department of Foreign Affairs and Trade (DFAT)
Iveagh House
80 St. Stephen's Green
Dublin 2, D02 VY53
Republic of Ireland

Project Title Embassy of Ireland NEW CHANCERY BUILDING, Abuja FCT, Nigeria

Our Ref: 19094-CER-PCC-LET-0001 Project No. 19094

Dear Sirs,

Embassy of Ireland NEW CHANCERY BUILDING, Plot No. 1025, Central Area District, Cadastral Zone
AO, Abuja FCT, Nigeria,

We hereby certify that in accordance with the terms of the Contract for the above Works

1. The above Works have in our opinion reached practical completion on the 12 May 2025
2. The defects liability period in relation to the above Works will expire on the 11 May 2026

Consultants

Niall Scott DipArch FRIAI RIBA · Eoin O'Morain BArch FRIAI RIBA · Bryan Roe BArchSc DipArch FRIAI RIBA

Project Directors

Rebecca Ryan BArchSc DipArch FRIAI · Philip Jackson MArch DipTP MRIAI MRTPI · Chinwe Kane BSc DipArch ARIAS MRIAI RIBA · Paul Connolly BArch MArch DipArch MRIAI

Associates

Paul Mannion BArch FRIAI · Karl Burton BArchSc DipArch MRIAI · Paul Hadfield DipArch DipEEB MRIAI RIBA · Raffaella Roncoroni BArch MRIAI OAPPC Como
Deirdre Whelan BA Design Interiors & Furniture · Wayne Rothwell DipArch Tech BArch MRIAI · Justin Hynes DipArch Tech BSc Comp.Sc MRIAI · William Walsh BScArch BArch MRIAI
Stephen MacCann BSc HDipBPM MRICS · Paul Barry BArch MSc MRIAI · Rachel Dudley BScArch BArch DipArch MRIAI · Padhraic Moneley BArch

19 Merrion Square, Dublin 2,
D02 VR80, Ireland
Tel +353 1 6693000
Email mail@stwarehitects.com

Belle House, 1 Hudson's Place,
Victoria, London SW1V 1JT, UK
Tel +44 20 75894949
Email london@stwarehitects.com

Odeon House, 7 Eyre Square,
Galway, H91 PX9K, Ireland
Tel +353 91 564881
Email galway@stwarehitects.com



Scott Tallon Walker Ltd.
Registered in Ireland No. 17474

The Defects Liability Period commences on the day after the date of Practical Completion. We confirm that from the date of Practical Completion the employer becomes solely responsible for ensuring that the Works are adequately insured.

The completion of all outstanding items and the making good of all defects listed in the snag lists, together with all shrinkages and other faults, which appear during the Defects Liability Period, must be executed and completed in accordance with the provisions of the Contract and within the defined agreed timescales

We attach a list of Defects and any outstanding work but nothing in this certificate, including the failure to list any Defect, relieves the Contractor of any obligations.

The following documentation forms part of this Certificate of Practical Completion copies of which are appended herewith –

- **D11.90-2-AIE-E-2025-0008_Certificate of Completion and Fitness for Habitation**, issued by **Abuja Metropolitan Management Council (AMMC)**
- **List of Snag Defects and Minor Outstanding Works** as provided by the Design Team:
 - **895IECHA – ACCL Snag List Update 25.04.2025** prepared by the Architect Adeniyi Coker Consultants Limited
 - **ACCL email, dated 08.05.2025**, highlighting required adjustments to the overhead door closer action and closing speed, as observed during the site walk.
- **Schedule of Outstanding Contract Works and Instructed Works**, as detailed in the appended **Schedule 19094 – PCC Outstanding Works List**. All works are to be completed no later than the dates indicated in the schedule.
- **Safety File Documentation**, as compiled by the Main Contractor, has been forwarded to the employer DFAT.
- All **BCAR** documentation provided by the Consultants has been submitted to Punch Consulting Engineers (the Assigned Certifier).
- **Certificate of Compliance on Completion under BCAR**, issued by the Assigned Certifier to the employer DFAT, confirming compliance with the Irish Building Regulations Technical Guidance Documents applicable to this project (notwithstanding its location outside the State).

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Chinwe Kane', with a stylized, flowing script.

Chinwe Kane
Scott Tallon Walker Architects

Copied to:

Mr. James O'Leary – DFA
Mr. Chadi Al-Ackhar; Mr. Holmer Schulz – JBN
Mr. Fred Coker; Mr. Akinyemi Akinwole – ACCL
Mr. Obafemi Onashile; Ms. Omosalewa Ogunwole – CA
Mr. Richard Farrell; Mr. David O'Callaghan – EDC
Mr. Cian Murphy; Mr. David Coughlan – PCE
Mr. David Flannery – STW

Architects File



DEPARTMENT OF DEVELOPMENT CONTROL

No. 2, Juba Street, Zone 6, Wuse I District, P.M.B 5212, Abuja - Nigeria.

25002

Certificate of Completion

AND FITNESS FOR HABITATION

Date: 2 April, 2025

EUROPEAN COMMUNITY REPRESENTED BY THE COMMUNITY

PLOT NO 1025, CAD ZONE A00.

Central Area, Abuja FCT.

With reference to your application for Certificate of Completion & Fitness for Habitation in respect of your development at **Plot No: 1025 Cadastral Zone A00, Central Area Abuja**, it is hereby certified that the development has been satisfactorily completed in accordance with the approved plan(s) and other laid down Development Control Regulations without prejudice to all the conditions stated in the conveyance letter of Building Plan Approval earlier granted.

2. This Certificate is valid subject absolutely to the following conditions;

- (i) That the Authority is not liable for any failure resulting from use of substandard materials and usage or otherwise.
- (ii) That the building(s) be strictly used for the purpose for which the plan was approved and no structural density and purpose clause change for usage shall be allowed without formal consent of the Authority.
- (iii) That fulfilling the regulatory conditions of the building plan approval, setting-out/commencement of construction and stage approvals shall be deemed as part of the terms and conditions of this Certificate. Note that any information later discovered to negate above requirement shall render this Certificate null and void.
- (iv) That you provide fire fighting devices as well as first aid equipment within the building(s)/plot.
- (v) That all environmental sanitation laws/regulations shall be strictly adhered to.
- (vi) That you provide sewage and solid waste disposal/collection facilities within the premises.
- (vii) That you maintain befitting soft and hard landscaping and sustain planted trees within your premises.
- (viii) That you ensure that the usage of your building does not constitute a nuisance to your neighbours and the environment.
- (ix) That you maintain in good state all public utilities that run through your premises.
- (x) That you pay your ground rent annually.
- (xi) That you shall re-decorate your structure in line with approval granted for that purpose at least once every 4 years or as may otherwise be required by the Department, during which the construction materials and waste must be contained within the boundaries of the property.
- (xii) That at no time shall the building be left unoccupied for a period of six(6) months or more after initial occupation.

3. Thank you.

Head, Amenities & Aesthetics (A&A)

Tpl. Mukhtar Galadima Usman mni
Director, Development Control
For: Coordinator, (AMMC)

PROPOSED FRONT ELEVATION



FRONT ELEVATION AS BUILT



Acknowledgment

(KINDLY FILL IN LEGIBLE CAPITAL LETTERS)

I, YUSUFU MOHAMMED

have collected the original copy of the document overleaf. (Photocopy of my Identification card is attached)

My Address is: JULIUS BERGER PLC (JBA)
(01048213)

My mobile number(s)

are: 08033518767 My email address is:
bldeym@gmail.com

Signature: [Signature]

Date: 24TH, APRIL 2025

						Irish Embassy Chancery, Abuja.							
Outstanding Works Schedule & Defects List			01										Remarks
Date of Inspection			05th & 06th February, 2025										
				Chancery Building.									
FLOOR	ROOM	ELEMENT	COMMENTS	13 TH FEB STATUS	COMMENTS	24 TH FEB STATUS	12 TH MARCH STATUS	19 th MARCH STATUS	14 th APRIL STATUS	22 nd APRIL STATUS	ACTION		
Basement floor	B01.01 Mech Plant & Tank room	Floor	OK										
		Wall	Touch up walls generally Screed & paint Access hatch to MEP shaft.	✓							JBN JBN		
		Switches	OK										
		Sockets	OK										
		Wall Fittings	Clean up gear switches & panels generally.	✓							JBN		
		Skirting	OK										
		Windows	NIL										
		Doors	Door handle yet to be installed.				✓				JBN		
		Ceiling	OK										
		Light Fittings	OK										
		Other ceiling Fittings	OK										
		Miscellaneous	OK										
Basement floor	B01.02 Archive	Floor	OK										
		Wall	Touch up walls generally				X	X	✓		JBN		
		Switches	OK										
		Sockets	OK										
		Wall Fittings	NIL										
		Skirting	OK										
		Windows	NIL										
		Doors	OK										
		Ceiling	OK										
		Light Fittings	OK										
		Other ceiling Fittings	OK										
		Miscellaneous	OK										
Basement floor	B01.05 Lobby	Floor	OK										
		Wall	Touch up walls generally				✓				JBN		
		Switches	OK										
		Sockets	OK										
		Wall Fittings	White Access control card reader cover plate to be installed. Wireless access point device (WIFI) has yet to be supplied & installed.	✓			X	X	X	X	JBN DFAT		
		Skirting	OK										
		Windows	NIL										
		Doors	OK										
		Ceiling	OK										
		Light Fittings	OK										
		Other ceiling Fittings	OK										
		Miscellaneous	OK										
Basement floor	B01.04 Lobby	Floor	OK										
		Wall	Touch up walls generally				✓				JBN		

		Switches	OK								
		Sockets	OK								
		Wall Fittings	OK								
		Skirting	OK								
		Windows	NIL								
		Doors	OK								
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Basement floor	B01.06 Furniture Store	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	OK								
		Skirting	OK								
		Windows	NIL								
		Doors	OK								
		Ceiling	OK		Cleaning of ceiling panels		X	X	X	✓	
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Basement floor	B01.07 Store	Floor	Replace damaged door stop as at 25.04.2025								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	OK								
		Skirting	OK								
		Windows	NIL								
		Doors	Make good door frame and paint same (internal face)			✓					JBN
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Basement floor	Secondary lobby (Safe haven Secure line modification)	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	White Access control card reader cover plates to be installed.	✓							DFAT
		Skirting	OK								
		Windows	NIL								
		Doors	OK								
		Ceiling	OK								



ISSUED TO CONTRACTOR
By aakinwale at 5:57:26 PM, 4/25/2025

Snag list update. 25.04.2025

		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Basement floor	B01.13 Cleaner's Store	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Tap yet to be installed Waste outlet to Belfast sink yet to be connected. Water heater yet to be connected and tested.	X ✓	Tap yet to be installed Connected Connected Yet to be tested	X	X	X	X	✓	JBN JBN/VACC JBN
		Skirting	OK								
		Windows	NIL								
		Doors	OK								
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	Investigate exposed electrical terminals at ceiling and make good as necessary.								JBN/VACC
		Miscellaneous	OK								
Basement floor	B01.10 Electrical Switch Room	Floor	OK								
		Wall	Touch up walls generally	✓							JBN
		Switches	OK								
		Sockets	OK								
		Wall Fittings	OK								
		Skirting	OK								
		Windows	NIL								
		Doors	OK								
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Basement floor	B01.11 Comms. Room	Floor	OK								
		Wall	Touch up walls generally	X			✓				JBN
		Switches	OK								
		Sockets	OK								
		Wall Fittings	OK								
		Skirting	OK								
		Windows	NIL								
		Doors	OK								
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Basement floor	B01.12 Safe Haven	Floor	OK								
		Wall	Touch up walls generally	X		X	X	X	✓		JBN



ISSUED TO CONTRACTOR

By aakmwole at 5:57:26 PM, 4/25/2025

Snag list update. 25.04.2025

		Switches	OK								
		Sockets	OK								
		Wall Fittings	Wireless access point device (WIFI) has yet to be supplied & installed. JBN to complete end panel on joinery cabinet	X		X	X	X	X	✓	DFAT JBN
		Skirting	OK								
		Windows	NIL								
		Doors	OK								
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Basement floor	B01.08 Safe Hven Toilet	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Water heater cabinet required	X		X	✓				JBN
		Skirting	OK								
		Windows	NIL								
		Doors	OK								
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Ground floor	G00.16 Driver's Lounge	Floor	Introduce floor mounted door stop to toilet door					✓			JBN
		Wall	OK	X	Touch Up	X	X	X	✓		
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Wireless access point device (WIFI) has yet to be supplied & installed.			X	X	X	X	X	DFAT
		Skirting	OK								
		Windows	NIL								
		Doors	JBN to ensure operation of door strike for access control system						✓		JBN
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Ground floor	G00.15 Driver's Lounge Toilet (modified)	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Towel bar yet to be installed Toilet brush holder yet to be installed	X X		X X	X X	X X	X X	X X	JBN/VACC JBN/VACC
		Skirting	OK								
		Windows	NIL								
		Doors	OK								



ISSUED TO CONTRACTOR

By aakinrole at 5:57:26 PM, 4/25/2025

Snag list update. 25.04.2025

		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Ground floor	G00.18 & G00.19 Catering kitchen & Canteen	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	MEP provisions for Cooker & recirculating hood per DFAT new request yet to be done.								JBN/VACC
		Wall Fittings	Kitchen cabinets yet to be installed. Wireless access point device (WIFI) has yet to be supplied & installed.	X X		X X	X X	X X	✓ X	✓	JBN DFAT
		Skirting	OK								
		Windows	OK								
		Doors	Aluminum external door is yet to be installed	X		X	X	X	✓		JBN/ACE
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Ground floor	G00.14 Stair Lobby	Floor	OK								
		Wall	Touch up wall generally	-	No access	X	X	(ONGOING)			JBN
		Switches	OK								
		Sockets	OK								
		Wall Fittings	OK								
		Skirting	OK								
		Windows	NIL								
		Doors	JBN to ensure operation of door strike for access control system	-	No access	X		X		✓	JBN
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Ground floor	G00.13 Concourse 2	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Wireless access point device (WIFI) has yet to be supplied & installed.	X		X	X	X		X	DFAT
		Skirting	OK								
		Windows	NIL								
		Doors	Aluminum partition is yet to be installed	X		X	X	X	✓		JBN/ACE
		Ceiling	Make good access control on stair lobby door and reinstate mesh ceiling	✓							JBN/VACC
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Ground floor	G00.11 Hall (interlock)	Floor	OK								



ISSUED TO CONTRACTOR
By aakinwale at 5:57:26 PM, 4/25/2025

Snag list update. 25.04.2025

		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Complete MEP installation for access control card reader.			✓					VACC
		Skirting	OK								
		Windows	NIL								
		Doors	FB 6 Aluminum partition is yet to be installed	X		✓					JBN/ACE
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Ground floor	G00.09 Waiting Area	Floor	OK								
		Wall	Touch up wall generally	X		X	X	X	✓		JBN
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Fire alarm installation incomplete.	-					✓		VACC
		Skirting	OK								
		Windows	NIL								
		Doors	Aluminum partition and doors are yet to be installed	X		✓					JBN/ACE
		Ceiling	Touch up ceiling	✓							JBN
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Ground floor	G00.03 Interview room	Floor	OK								
		Wall	Touch up wall generally	X		X	X	X	✓		JBN
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Wireless access point device (WIFI) has yet to be supplied & installed.	X		X	X	X	X	X	DFAT
		Skirting	OK								
		Windows	NIL								
		Doors	FB6 Aluminum partition and doors are yet to be installed	X		✓					JBN/ACE
		Ceiling	Touch up ceiling	✓							JBN
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Ground floor	G00.04 Reception	Floor	OK								
		Wall	Touch up wall generally Apply state Green to allocated walls as advised by STW	X ✓		X	X	X	X TOUCH UP GREEN	X ✓	JBN JBN
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Wireless access point device (WIFI) has yet to be supplied & installed. Reception counter and related joinery outstanding.	X X		X X	X X	X X	X X	X ✓	DFAT JBN
		Skirting	OK								



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ISSUED TO CONTRACTOR
By aakinwale at 5:57:26 PM, 4/25/2025

Snag list update. 25.04.2025

		Windows	Cracked FB6 glazing is yet to be replaced as at 24.04.2025								
		Doors	FB6 Aluminum partition and door are yet to be installed	X		✓					JBN/ACE
		Ceiling	Touch up ceiling	✓							JBN
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Ground floor	G00.01 & G00.05 Entrance & Corridor 4	Floor	OK								
		Wall	Touch up wall generally Apply cladding to feature walls per STW's sign-off JBN to complete logo and text on plaque upon receipt of final confirmation from STW/DFAT	X - -		X	X	X	X ON-GOING ✓	X ON-GOING	JBN JBN JBN/DFAT/STW
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Wireless access point device (WIFI) has yet to be supplied & installed. White access control covers outstanding.	X ✓		X	X	X		X	DFAT JBN/VACC
		Skirting	OK								
		Windows	NIL								
		Doors	2 Entrance doors are yet to be installed	X		X	X	X		✓	JBN/ACE
		Ceiling	Touch up ceiling	✓							JBN
		Light Fittings	1Nr. Double spotlight in mesh ceiling outstanding.	-		-				✓	JBN/VACC
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Ground floor	G00.07 Male Toilet	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Toilet brush holder is yet to be installed	X		X	X	X	X	X	VACC
		Skirting	OK								
		Windows	NIL								
		Doors	OK								
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Ground floor	G00.06 Female Toilet	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Toilet brush holder is yet to be installed	X		X	X	X	X	X	VACC
		Skirting	OK								
		Windows	NIL								
		Doors	OK								
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								


**adeniyi
coker
consultants
limited**

ISSUED TO CONTRACTOR

By aakinwale at 5:57:26 PM, 4/25/2025

Snag list update. 25.04.2025

		Miscellaneous	OK								
Ground floor	G00.10 Disabled Toilet	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Toilet brush holder is yet to be installed	X		X	X	X	X	X	VACC
		Skirting	OK								
		Windows	NIL								
		Doors	OK								
		Ceiling	Reinstate ceiling tiles after pulling AV cable	✓							JBN/VACC
		Light Fittings	Confirm operation of light fittings after pulling AV cable	✓							JBN/VACC
		Other ceiling Fittings	Confirm operation of presence sensor after pulling AV cable	✓							JBN/VACC
		Miscellaneous	OK								
Ground floor	G00.02 Expo Hall	Floor	OK								
		Wall	Touch up wall generally	✓							JBN
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Wireless access point device (WIFI) has yet to be supplied & installed. Complete HDMI cabling and faceplate. Install Access control card reader at door leading to Interlock/Hall	X - -		X ✓	X	X	X	X	DFAT JBN JBN/VACC
		Skirting	OK								
		Windows	OK								
		Doors	2 External Aluminum doors are yet to be installed	X		X	X	X	✓		JBN/ACE
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Ground floor	G00.08 Store by Expo Hall	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	OK								
		Skirting	OK								
		Windows	NIL								
		Doors	OK								
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
First floor	G01.18 Female Toilet	Floor	OK								
		Wall	OK								
		Switches	OK								



ISSUED TO CONTRACTOR
By aakinwale at 5:57:26 PM, 4/25/2025

Snag list update. 25.04.2025

		Sockets	OK								
		Wall Fittings	Toilet brush holder is yet to be installed	X		X	X	X	X	X	VACC
		Skirting	OK								
		Windows	OK								
		Doors	OK								
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
First floor	G01.16 Male Toilet	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Toilet brush holder is yet to be installed	X		X	X	X	X	X	VACC
		Skirting	OK								
		Windows	NIL								
		Doors	OK								
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
First floor	G01.17 WC corridor 5	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	OK								
		Skirting	OK								
		Windows	NIL								
		Doors	OK								
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
First floor	G01.14 WC , Shower & lockers	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Toilet brush holder is yet to be installed	X		X	X	X	X	X	VACC
		Skirting	OK								
		Windows	NIL								
		Doors	OK								
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	Shower curtain yet to be installed	X		X	X	X	X	X	VACC
		Miscellaneous	OK								



ISSUED TO CONTRACTOR

By aakmwole at 5:57:26 PM, 4/25/2025

Snag list update. 25.04.2025

First floor	G01.13 Disabled Toilet	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	The toilet brush holder is yet to be installed Water heater cabinet yet to be installed	X X		X X	X ✓	X	X	X	VACC JBN
		Skirting	OK								
		Windows	NIL								
		Doors	OK								
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
First floor	G01.15 Open Plan Office (2/3)	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Wireless access point device (WIFI) has yet to be supplied & installed. AV installation (Meeting room booking system) yet to be installed.	X -		X	X	X	X ✓	X	DFAT JBN/VACC
		Skirting	OK								
		Windows	OK								
		Doors	Aluminum door to meeting room is yet to be installed	X		✓					JBN/ACE
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
First floor	G01.18 12 PAX Meeting room	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Wireless access point device (WIFI) has yet to be supplied & installed. LED TV is yet to be installed.	X X	Tv wall mount and HDMI installed	X X	X X	X X	X ✓	X	DFAT JBN
		Skirting	OK								
		Windows	OK								
		Doors	Glazing to External Aluminum door to meeting room is yet to be installed	X		X	✓				JBN/ACE
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
First floor	G01.11 Stair Lobby	Floor	OK								
		Wall	Touch up wall generally	-	No access		✓				JBN



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By aakinwale at 5:57:26 PM, 4/25/2025

Snag list update. 25.04.2025

		Switches	OK								
		Sockets	OK								
		Wall Fittings	White Access control card reader cover plate to be installed.	✓							JBN/VACC
		Skirting	OK								
		Windows	NIL								
		Doors	Door handle yet to be installed.	X		X	✓				JBN
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
First floor	G01.12, G01.07 & G01.09, Concourse 3, Waiting area & Secretary	Floor	OK								
		Wall	Investigate AC leak (if at all) & touch up wall by Secretary's AC	-	Wall painted (GREEN)			✓			JBN/VACC
		Switches	OK								
		Sockets	OK								
		Wall Fittings	White Access control card reader cover plate to be installed. Wireless access point device (WIFI) has yet to be supplied & installed.	✓ X		X	X	X	X	X	JBN/VACC DFAT
		Skirting	OK								
		Windows	Cracked windowpane by Access to courtyard to be replaced.	X		X	X	X	X	X	JBN/ACE
		Doors	Door to HOM office is yet to be installed	X		✓					JBN/ACE
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
First floor	G01.10 HOM Office	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	AV installations, HDMI cabling outstanding.	-	HDMI INSTALLED				✓		JBN
		Skirting	OK								
		Windows	NIL								
		Doors	Aluminum doors are yet to be installed	X		✓					JBN/ACE
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
First floor	G01.01 Open Plan Office (1/3)	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								



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By aakinwole at 5:57:26 PM, 4/25/2025
Snag list update. 25.04.2025

		Wall Fittings	Wireless access point device (WIFI) has yet to be supplied & installed. White Access control card reader cover plate to be installed.	X -		X	X	X	X	✓	DFAT JBN/VACC
		Skirting	OK								
		Windows	OK								
		Doors	OK								
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
First floor	G01.02 Office 2	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Wireless access point device (WIFI) has yet to be supplied & installed.	X		X	X	X	X	X	DFAT
		Skirting	OK								
		Windows	NIL								
		Doors	Aluminum doors are yet to be installed	X		✓					JBN/VACC
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
First floor	G01.06 Office 1	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Wireless access point device (WIFI) has yet to be supplied & installed.	X		X	X	X	X	✓	DFAT
		Skirting	OK								
		Windows	NIL								
		Doors	Aluminum door is yet to be installed	X		✓					JBN/VACC
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
First floor	G01.04 Kitchenette	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Wireless access point device (WIFI) has yet to be supplied & installed.	X		X	X	X	X	X	DFAT
		Skirting	OK								
		Windows	NIL								
		Doors	OK	X	Door lock (cylinder) not properly installed	X	X	X	X	X	
		Ceiling	OK								
		Light Fittings	OK								


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By aakinwale at 5:57:26 PM, 4/25/2025

Snag list update. 25.04.2025

		Other ceiling Fittings	OK								
		Miscellaneous	OK								
First floor	G01.08 Quiet room	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Wireless access point device (WIFI) has yet to be supplied & installed.	X	X	X	X	X	X	X	DFAT
		Skirting	OK								
		Windows	NIL								
		Doors	Aluminum door is yet to be installed	-	ALUMINIUM DOOR INSTALLATION IN PROGRESS	✓					JBN/ACE
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
First floor	External Terrace by Open plan Office 1/3	Floor	Raised access floor system yet to be completed. Proposal for grating to gap between equitone panels & Brise soleil yet to be confirmed by STW. Wall capping to parapet wall yet to be installed.	✓ - X		X	✓(ONGOING)				JBN STW/JBN JBN/ACE
		Wall									STW/JBN
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Installation of light fittings within brise soleil is outstanding	-	On-going	-			✓		JBN/VACC
		Skirting	NIL								
		Windows	NIL								
		Doors	Threshold detail at aluminum door is yet to be installed as at 25.04.2025	X		X	X	X	X	X	JBN/ACE
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
First floor	External Terrace by Concourse	Floor	Steel grating yet to be installed	X		X	✓				JBN/ACE
		Wall	Handrail yet to be installed. Additional mid-rail required. As at 25.04.2025	X		X	X	X	✓		JBN/ACE
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Installation of light fittings within brise soleil is outstanding	X		X	X	X	X	X	JBN/VACC
		Skirting	NIL								
		Windows	NIL								
		Doors	Threshold detail at aluminum door is yet to be installed	X		X	X	X	✓		JBN/ACE
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
First floor	External Terrace by 12Pax Meeting room	Floor	Steel grating yet to be installed	X		X	X	ONGOING		✓	JBN/ACE



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By askinwale at 5:57:26 PM, 4/25/2025

Snag list update. 25.04.2025

		Wall	Handrail yet to be installed.	X		X	X	X	1 SIDE INSTALLED. 1 SIDE OUTSTANDIN G.	✓	JBN/ACE
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Installation of light fittings within brise soleil is outstanding	X		X	NO ACCESS	X	X	X	JBN/VACC
		Skirting	NIL								
		Windows	NIL								
		Doors	Threshold detail at aluminum door is yet to be installed	X		X	X	X	✓		JBN/ACE
			Temporary glazing at External door is yet to be replaced as at 24.04.2025								
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Second floor	G02.07 Stair Lobby	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	OK								
		Skirting	OK								
		Windows	OK								
		Doors	OK								
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Second floor	G02.05 Concourse 4	Floor	OK								
		Wall	Touch up walls generally	X		X	X	X	✓		JBN
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Wireless access point device (WIFI) has yet to be supplied & installed.	X		X	X	X	X	X	DFAT
		Skirting	OK								
		Windows	OK								
		Doors	OK								
		Ceiling	Close up the ceiling by Lift door	✓							JBN
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Second floor	G02.04 Disabled Toilet	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	The toilet brush holder is yet to be installed	X		X	X	X	X	X	VACC



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By aakinwale at 5:57:26 PM, 4/25/2025

Snag list update. 25.04.2025

		Skirting	OK								
		Windows	NIL								
		Doors	OK								
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Second floor	New Visa Office (based on new partition)	Floor	OK								
		Wall	Touch up walls generally	-		X	X	X	✓		JBN
		Switches	OK								
		Sockets	OK								
		Wall Fittings	White Access Control card reader cover is yet to be installed.	✓							JBN/VACC
		Skirting	OK								
		Windows	OK								
		Doors	Door to new partition is yet to be installed	X		X	✓				JBN/ACE
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Second floor	G02.02 Visa Office (Quiet room omitted per DFAT instruction on 23.01.2025)	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	OK								
		Skirting	OK								
		Windows	OK								
		Doors	OK								
		Ceiling	OK								
		Light Fittings	OK								
		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Second floor	G02.03 Head of Visa	Floor	OK								
		Wall	OK								
		Switches	OK								
		Sockets	OK								
		Wall Fittings	OK								
		Skirting	OK								
		Windows	OK								
		Doors	Aluminum partition and door is yet to be installed	X		✓					JBN/ACE
		Ceiling	OK								
		Light Fittings	OK								



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By aakinwale at 5:57:36 PM, 4/25/2025

Snag list update. 25.04.2025

		Other ceiling Fittings	OK								
		Miscellaneous	OK								
Second floor	Rear Terrace by steel staircase	Floor	Raised access floor system yet to be completed.	X		X	✓				JBN
		Wall	Wall capping to parapet wall yet to be installed. Handrail yet to be installed. (STW to advise on preferred detail or if handrail is required)	X		X	✓				JBN/ACE STW/JBN
		Switches	OK								
		Sockets	OK								
		Wall Fittings	OK								
		Skirting	NIL								
		Windows	NIL								
		Doors	OK								
		Ceiling	Ni								
		Light Fittings	NIL								
		Other ceiling Fittings	NIL								
		Miscellaneous	OK								
Second floor	Front Terrace by Visa Office	Floor	Raised access floor system yet to be completed. Steel grating above 1 st floor terrace is yet to be installed.	✓ -			✓				JBN JBN/ACE
		Wall	NIL								
		Switches	NIL								
		Sockets	NIL								
		Wall Fittings	Light fittings yet to be installed on brise soleil	X		X		✓ ONGOING	✓		JBN/VACC
		Skirting	NIL								
		Windows	NIL								
			Oversized corner glazing at SW corner should be replaced. (outstanding as at 25.04.2025)								
		Doors	OK								
		Ceiling	Ni								
		Light Fittings	NIL								
		Other ceiling Fittings	NIL								
		Miscellaneous	OK								
Roof	MEP plant	Floor	Concrete pavers to be laid level.	X		X	X	X	X	X	JBN
		Wall	Wall capping to roof parapets & MEP shaft yet to be installed Close up openings in louvre screens at AHU enclosure and AC condenser enclosures	X X		X X	✓(ONGOING) X	✓			JBN/ACE JBN/ACE/VACC
		Switches	NIL								
		Sockets	NIL								
		Wall Fittings	OK								
		Skirting	NIL								
		Windows	NIL								
		Doors	Change finish of Hinges to louvred door.	-		X	X	X	X	X	ACE
		Ceiling	Ni								
		Light Fittings	NIL								
		Other ceiling Fittings	3 rd row of PV panels is yet to be installed.	X		✓					JBN/VACC
		Miscellaneous	OK								



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By aakinwale at 5:57:26 PM, 4/25/2025

Snag list update. 25.04.2025

Steel Staircase		Floor	OK								
		Wall	Brise soleil installation is yet to be completed	X		X					JBN/ACE
		Switches	NIL								
		Sockets	NIL								
		Wall Fittings	OK								
		Skirting	NIL								
		Windows	NIL								
		Doors	NIL								
		Ceiling	Ni								
		Light Fittings	Installation of external light fitting & emergency light fittings are yet to be completed	X		✓					VACC
		Other ceiling Fittings	NIL								
		Miscellaneous	Observe stability of steel staircase against sway as it is believed the installation of brise soleil will mitigate sway.	-		-		✓			JBN
External works/ elevation around Chancery	East Elevation (Right Elevation)	Floor	Installation of in-ground light fittings in plaza and courtyard yet to be completed. Installation of spotlights to illuminate Irish logo yet to be installed. The installation of low-level lights within Break-out Garden by the Canteen is yet to be installed ACO drains around Expo Hall & canteen doors are yet to be completed. DFAT to decide if a potted plant is to be placed in the courtyard.	X X X -	1 No by EXPO hall completed	- X X	- X X	- X X		✓ ✓ ✓	JBN/VACC JBN/VACC JBN/VACC JBN DFAT
		Wall	OK								
			Handrails are required at Terraces on 1 st & 2 nd floor to prevent fall injuries. (HSE concerns as at 25.04.2025). JBN/ACE to ensure that all sharp edges of brise soleil support structure are made good to prevent injuries. (as at 25.04.2025) Brise soleil from Courtyard towards bridge connecting is yet to be completed.								
		Switches	NIL								
		Sockets	NIL								
		Wall Fittings	Emergency lights outside Expo Hall doors yet to be installed.	✓							VACC
		Skirting	NIL								
		Windows	NIL								
		Doors	Touch up finish to pedestrian gate by the Canteen	X		X	✓				JBN
		Ceiling	Ni								
		Light Fittings	NIL								
		Other ceiling Fittings	NIL								
		Miscellaneous	The installation of pole mounted access card readers is yet to be complete. Installation of flag poles by DFAT to be determined. Timing of Access Road 01 works scheduled to take place from 15.02.2025 until end of February based on agreement with JMC.				✓				VACC DFAT DFAT/3ADB/JBN
External works/ elevation around Chancery	North Elevation (Rear Elevation)	Floor	Installation of bollard light fittings in 'grassed island' beside escape door is yet to be completed. Installation of low-level lights within Break-out Garden by the Canteen is yet to be installed	X X		✓ X				✓	JBN/VACC JBN/VACC
		Wall	OK								

			JBN/ACE to ensure that all sharp edges of brise soleil support structure are made good to prevent injuries. (as at 25.04.2025)								
			Brise soleil to Steel staircase and bridge connecting towards courtyard is yet to be completed.								
		Switches	NIL								
		Sockets	NIL								
		Wall Fittings	NIL								
		Skirting	NIL								
		Windows	NIL								
		Doors	Touch up finish to pedestrian gate beside Steel staircase	X		X	✓				JBN
		Ceiling	NIL								
		Light Fittings	NIL								
		Other ceiling Fittings	NIL								
		Miscellaneous	NIL								
External works/ elevation around Chancery	West Elevation (Left Elevation)	Floor	Installation of in-ground light fittings in sidewalk yet to be completed.	X		X	✓				JBN/VACC
		Wall	Wall cladding around escape door from Staircase 1 yet to be completed Brise soleil to 1 st floor toilet is yet to be completed.	✓ -		✓					JBN/ACE JBN/ACE
			JBN/ACE to ensure that all sharp edges of brise soleil support structure are made good to prevent injuries. (as at 25.04.2025)								
		Switches	NIL								
		Sockets	NIL								
		Wall Fittings	CCTV by brise soleil to 1 st floor toilet yet to be completed.	-				✓			VACC
		Skirting	NIL								
		Windows	NIL								
		Doors	NIL								
		Ceiling	NIL								
		Light Fittings	NIL								
		Other ceiling Fittings	NIL								
		Miscellaneous	A D400 drain suggested to capture any potential run off from BE ramp alone. JBN to progress with these works with a view to a fair agreement with CONSOL & STW	-				✓			JBN/CONSOL/STW
External works/ elevation around Chancery	South Elevation (Main Entrance)	Floor	Installation of in-ground light fittings in sidewalk yet to be completed.	✓	5 No Installed	✓					VACC
			Timber strips to Steel grating is yet to be installed as at 25.04.2025 (a concern for ladies in stilettos to mitigate stilettos being caught in grating)								
		Wall	OK								
			JBN/ACE to ensure that all sharp edges of brise soleil support structure are made good to prevent injuries. (as at 25.04.2025)								
			Brise soleil to corridor from Visa office on 2 nd floor is yet to be completed. (as at 25.04.2025).								
		Switches	NIL								
		Sockets	NIL								
		Wall Fittings	OK								
		Skirting	NIL								



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By aakinwale at 5:57:26 PM, 4/25/2025

Snag list update. 25.04.2025

		Windows	Fixed glazing between Entrance doors is yet to be installed	X		X	✓				JBN/ACE
		Doors	Entrance doors yet to be installed	X		X	X	X	✓		JBN/ACE
		Ceiling	OK								
		Light Fittings	NIL								
		Other ceiling Fittings	NIL								
		Miscellaneous	The installation of concrete bollard is yet to be completed. Paint bollards in grey paint upon making good surfaces.	✓ ✓							JBN JBN
Service Building.											
Service Building	South Elevation (Main Entrance)	Floor	OK								
		Wall	Pressure wash aluminum louvre screens	X		X	X	X	X	X	JBN
		Switches	NIL								
		Sockets	NIL								
		Wall Fittings	OK								
		Skirting	NIL								
		Windows	NIL								
		Doors	OK								
		Ceiling	NIL								
		Light Fittings	NIL								
		Other ceiling Fittings	NIL								
		Miscellaneous	Awaiting a decision from the DFAT & JMC on when the access road & gate from the Service Building to the JMC compound can be done.	-							DFAT/3ADB/JBN
Service Building	Air-Cooled Chillers	Floor	OK								
		Wall	Make good existing boundary wall and paint based on approved JMC paint from Berger paints Paint the bottom of ESB substation wall. Paint over Concrete haunching to BE RMU cable entry. Wall capping to roof parapet of ESB substation is yet to be installed.	-		-			X X ✓		JBN JBN JBN JBN/ACE
		Switches	NIL								
		Sockets	NIL								
		Wall Fittings	NIL								
		Skirting	NIL								
		Windows	NIL								
		Doors	NIL								
		Ceiling	NIL								
		Light Fittings	NIL								
		Other ceiling Fittings	NIL								
		Miscellaneous	Install a bib tap beside the aluminum louvres to facilitate ease of watering Break out garden by the Canteen.	X		X	X	X	X	✓	VACC
Service Building	Generators, Diesel enclosure & Refuse area	Floor	OK Complete the installations around the water meter and paint boundary wall	- -		- -					VACC/JBN
		Wall	Paint external walls of Deisel bund wall	X -		X	X	X	-	✓	JBN
		Switches	NIL								

		Sockets	NIL								
		Wall Fittings	NIL								
		Skirting	NIL								
		Windows	NIL								
		Doors	NIL								
		Ceiling	NIL								
		Light Fittings	NIL								
		Other ceiling Fittings	NIL								
		Miscellaneous	NIL								
Service Building	ESB substation	Floor	OK								
		Wall	Touch up paint to internal walls	X		X	NO ACCESS	X	✓		JBN
		Switches	OK								
		Sockets	OK								
		Wall Fittings	Electrical draw box by Entrance door to be made good and installed properly.	X	X	X	X	X	X		VACC/JBN
		Skirting	NIL								
		Windows	NIL								
		Doors	NIL								
		Ceiling	NIL								
		Light Fittings	NIL								
		Other ceiling Fittings	NIL								
		Miscellaneous	JBN TO facilitate access for DUMEZ to ensure proper cable management of BE RMU cable within ESB substation.			-			✓		JBN/ DUMEZ

Note.

Comments in **yellow** are items under JBN responsibility and are outstanding per Contract.

Comments in **cyan** are Dependent on the DFAT as client supplied items and cannot be completed unless items are supplied by DFAT.

Comments in **light grey** are outstanding items per the contract (under JBN responsibility), but installations are being delayed until ALL workers are out of the building and will be installed before Completion.



ISSUED TO CONTRACTOR

By aakinwale at 5:57:26 PM, 4/25/2025

Snag list update. 25.04.2025

Chinwe Kane

From: Akinyemi Akinwale <aakinwale@accl.biz>
Sent: Friday 9 May 2025 16:58
To: Schulz, Holmer
Cc: Chinwe Kane
Subject: Re: 895IECHA. JBN required to adjust overhead door closer action and speed per site walk dated 08.05.2025.
Attachments: AIE-0100-642-100-B - Basement JBN to-do per site walk dated 08.05.2025.pdf; AIE-0100-642-101-C - Ground Floor Layout JBN to-do per site walk dated 08.05.2025.pdf; AIE-0100-642-102-E - First Floor Layout JBN to-do per site walk dated 08.05.2025.pdf; AIE-0100-642-103-B - Second Floor Layout JBN to-do per site walk dated 08.05.2025.pdf



Good evening Holmer,

Please find attached for your action, a mark up of the floor plans showing the doors that require adjustments of the opening action and speed of door closers as inspected yesterday 08.05.2025.

Best regards,

AKINWOLE AKINYEMI MNIA, ARCON

Associate Director

2nd Floor, FABAC Centre, 3 Ligali Ayorinde Avenue, Victoria Island, Lagos, Nigeria
P.O. Box 50662, Falomo
+234 086 078 7811, +2341 271 3749

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#	Outstanding Contract Works	JBN Completion Date*	Intermediate Measure
1	Completion of façade Brise Soleil & capping incl. workmanship throughout - Ext. Staircase, 2nd Floor, Roof Level	31/05/2025	
2	Close out gaps in Brise Soleil for Health & Safety	In Progress	
3	Replacement of cracked window at 1st Floor Concourse	31/05/2025	
4	Replacement of temporary glass at external door to 1st floor 12pax. Meeting Room	31/05/2025	
5	Replacement of corner façade glazing at 2nd floor southwest corner	31/05/2025	
6	Replacement of cracked FB6 glazing to ground floor Main Entrance Reception	31/05/2025	
7	Replacement of cracked FB6 glass in ground floor Interview Room	31/05/2025	
8	Replacement of temporary glass at external door to ground floor Canteen	31/05/2025	
9	Main Entrance Reception wall cladding	Complete	
10	Razor wire to EU secure northern boundary walls	Complete	
11	Pull handles to internal doors	Complete	
12	Paint touch-up generally	Complete	
13	Final clean	Complete	

** JBN to confirm*

VAR	Outstanding Instructed Additional Works	JBN Completion Date*	Note
42.1	Black-out blinds to Expo Hall	Complete	
50.1	Timber Decking on Walkway Grating		Awaiting final DFA cost approval
51	Glass Manifestation to Internal Doors & Screens		Required for Handover - TGD Part M
--	Embassy Logos - Expo Hall, Media Room, Stair Landing	In progress as per email to JBN	Proceed with works
--	Roller Blinds to Open Plan Offices + Canteen window		Proceed with works

** JBN to confirm*

#	New Additional Works Not In Contract - Post Completion **	JBN Completion Date	Note
1	Harp logo relief panel over façade cladding at Main Entrance		
2	Painting of walls to existing EU carpark		
3	Padlocks to kitchen cabinets		
4	Install 'Enter' button at Reception Desk for Main Entrance door operation		Confirm Access Control override at Main Reception desk for manual door
5	JBN/ AFP to install new desk either side of Interview Room		
6	Additional CCTV monitor/ station to 1st floor Head of Admin Office		On Hold - Do not Proceed
7	Install additional wall sockets in 2nd floor Visa Open Plan office - Embassy to provide mark-up - FLOOR BOX		
8	Access Control operation to main Lift - swipe on card reader in lift programmed to floor		JBN to review w/ Manufacturer
9			
10			
11			

*** Works outlined in Embassy of Ireland email to DFAT of 23/4/25. To instruct for post Handover completion*

FEDERAL CAPITAL DEVELOPMENT AUTHORITY ABUJA



DEPARTMENT OF PUBLIC BUILDING

ARCHITECT'S FINAL CERTIFICATE

PROJECT LOCATION: ... THREE ARMS ZONE, ABUJA.

Serial No:

Issue Date: 03rd APRIL, 2025.....

Job Reference:

Architect's name/Employer's Rep/Name: **TOBECHUKWU A. I. OPARAJI**
and address: **DEPARTMENT OF PUBLIC BUILDING FCDA, ABUJA**

Job title and no.: **DESIGN AND CONSTRUCTION OF THE RESIDENCE OF THE VICE
PRESIDENT AT THREE ARMS ZONE, ABUJA**

To (main contractor): **MESSRS JULIUS BERGER NIGERIA PLC**

In accordance with the Standard Form of Building Contract, I certify that

Contract:

**DESIGN AND CONSTRUCTION OF THE RESIDENCE OF THE VICE PRESIDENT AT THREE ARMS
ZONE, ABUJA.**

Situated at: **THREE ARMS ZONE, ABUJA.**

That

1. The Contract Sum adjusted as necessary in accordance with the Terms of the above mentioned conditions is

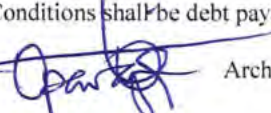
N21, 763,230,576.06

2. The Sum of the amount paid to the Contractor under Interim Certificate and any payments not included in that amount in respect of the already paid to the Contractor under Interim Certificates and Certificates issued under Sub-Clauses 4(b) of the above mentioned Conditions is N21, 568,883,739.88

And that: N194, 346, 836.17

In Words: **One Hundred and Ninety-Four Million, Three Hundred and Forty-Six Thousand, Eight Hundred and
Thirty-Six Naira, Seventeen Kobo.**

Is the balance due from the Employer to the Contractor and subject to any deductions authorized by the Contract
Conditions shall be debt payable from six weeks after the presentation/ issue of this Certificate.

Signature:  Architect/Supervising Officer: **TOBECHUKWU A. I. OPARAJI** Date: **03rd APRIL, 2025**

Copies to:

Contractor _____ Employer _____ Quantity Surveyor _____
Architect's file _____ Electrical Consultant _____
Structural Consultant _____

B JULIUS BERGER		ABF	AVP
RECEIVED		28 MAY 2025	
ID CODE: D11-90-2-AVP-L-25			
FILING	D30-0003		
ORIGINAL			
COPY TO	CA, MB -RCN		



FEDERAL MINISTRY OF TRANSPORTATION

Rail Transport Services DEPARTMENT

BUKAR DIPCHARIMA HOUSE

Central Business District, Off 3rd Avenue, P.M.B. 0336, Abuja.

Tel:

Ref: T.0062/S.44//1/

Fax:

Date: 23rd September, 2020

The Managing Director,
Julius Berger Nigeria Plc,
10 Shettima A Munguno crescent,
Utako District,
Abuja

Attention: R. Brendicke

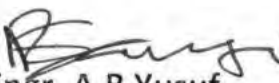
JULIUS BERGER		RCN
RECEIVED: 24 SEP 2020		RCN
ID CODE	D11.00.2.RCN.L.2020.0253	
FILING	D30 / B 84	
ORIGINAL	CCA	
COPY TO	DB, RB, AM, RWF	

CONTRACT FOR THE REHABILITATION OF INFRASTRUCTURE AND RECONSTRUCTION/RENOVATION OF BUILDING STRUCTURES OF RAILWAY VILLAGE IN AGBOR, DELTA STATE

Forwarding Certificate of Practical Completion

I am directed to forward herewith, a copy of the Certificate of Practical Completion of the Contract for the Rehabilitation of Infrastructure and Reconstruction/Renovation of Building Structures of Railway Village in Agbor, Delta State carried out by your company.

2. The above is for your information and records, please.


Engr. A.B Yusuf

For: Director, Rail Transport Services



FEDERAL MINISTRY OF TRANSPORTATION
(RAIL TRANSPORT SERVICES DEPARTMENT)

CERTIFICATE OF PRACTICAL COMPLETION

Date of Issuance: July 1, 2020

Project Name: CONTRACT FOR THE REHABILITATION OF INFRASTRUCTURE AND RECONSTRUCTION/RENOVATION OF BUILDING STRUCTURES OF RAILWAY VILLAGE IN AGBOR, DELTA STATE

Employer: Federal Ministry of Transportation, for and on behalf of Federal Government of Nigeria

Contractor: JULIUS BERGER Nigeria Limited, No. 10, Shettima A. Munguno Crescent, Utako District, Abuja

Date of Award: July 24, 2019

Commencement Date: October 4, 2019

Completion Date: February 15, 2020

This Certificate of Completion applies to all Works under the Contract dated July 24, 2019 and any Change Ordered or other documents subsequently executed in relation to the Contract.

The Work to which this Certificate applies has been inspected by the Employer and Contractor and is hereby declared completed and taken over on February 15, 2020 in accordance with the General and Particular Conditions of the Contract Agreement.

Twelve (12) months defect liability period will end on February 14, 2021.

A tentative list of items to be completed or corrected is contained in the punch list attached hereunto. The items in the punch list shall be completed or corrected by the Contractor within 365 days of the date of issuance of this Practical Completion Certificate.

Accordingly, the first moiety of the Retention money is hereby released.

Works taken over by:

Engr. A. B. Yusuf
Chief Resident Engineer
(Federal Ministry of Transportation)

Signature

Date

Engr. D. A. Danjuma
Senior Civil Engineer
(Federal Ministry of Transportation)

Signature

Date

Engr. Abamara Chibuiké
Resident Engineer
(Federal Ministry of Transportation)

Signature

Date

Thomas Doepp
Deputy Project Manager
(Julius Berger Nig Plc)

Signature

Date



FEDERAL MINISTRY OF TRANSPORTATION
(RAIL TRANSPORT SERVICES DEPARTMENT)

CERTIFICATE OF PRACTICAL COMPLETION

Date of Issuance: July 1, 2020

Project Name: CONTRACT FOR THE REHABILITATION OF INFRASTRUCTURE AND RECONSTRUCTION/RENOVATION OF BUILDING STRUCTURES OF RAILWAY VILLAGE IN AGBOR, DELTA STATE

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Accordingly, the first moiety of the Retention money is hereby released.

Works taken over by:

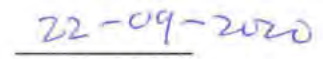
Engr. A. B. Yusuf
Chief Resident Engineer
(Federal Ministry of Transportation)


Signature


Date

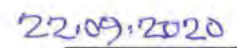
Engr. D. A. Danjuma
Senior Civil Engineer
(Federal Ministry of Transportation)


Signature


Date

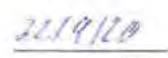
Engr. Abamara Chibuiké
Resident Engineer
(Federal Ministry of Transportation)


Signature


Date

Thomas Doepp
Deputy Project Manager
(Julius Berger Nig Plc)


Signature


Date



FEDERAL MINISTRY OF TRANSPORTATION

ENGINEER'S REPRESENTATIVE OFFICE

Railway Village Camp, Owa Oyibu, Agbor, Delta State.

RTS/RVR/VOL.1/466

September 11, 2020

The Director,
Rail Transport Services Department

Sir,

OUTSTANDING WORKS ON RAILWAY RENOVATION/REHABILITATION BASED ON SCOPE OF WORKS

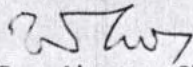
The above subject refers.

1.0 Further to the signing of the substantial completion Certificate on Railway Rehabilitation and Renovation, there are few outstanding works to be carried out by the Contractor, Julius Berger Nig. Plc. The details of the outstanding works are tabulated below.

Item	Description	Stage of completion	Remarks/comments
1	Fire Fighting Truck and Water Tanker	Not supplied yet due to shipment issues related to outbreak of Covid 19 Pandemic	The Contractor has assured that they are in constant communication with the factories in Austria and Italy as regards the shipment.
2	Maintenance and Clear of Camp Areas	Clearing of vegetation has been completed but the camp has been overgrown with vegetation again.	The Contractor has accepted verbally to cut and clear the Vegetation again.
3	33 KV Overhead Line rehabilitation	Rehabilitation of the line up to the entrance to the village and certification from BEDC Completed	The quality of work done is good.
3	Energisation of power line	Energisation of the power line has been done up to the 33 KVA Tie in system at the entrance to the village.	The only Constraint is the provision of HT/CT Meter by BEDC before the Energisation to the whole village. The payment for the Metre has recently been made by JBN and the evidence of payment has been forwarded officially to BEDC

2.0 The outbreak of Covid 19 Pandemic contributed to the delay in completion and handing over of Railway Village for Rail operations. However, the Contractor has been mandated to expedite action to complete the few outstanding works outlined as normal activities have gradually resumed after the Lockdown.

3.0 Humbly submitted for your further directives.



Engr. Abamara Chibuike
Project Resident Engr.



OFFICE OF THE HONOURABLE COMMISSIONER
MINISTRY OF LANDS & TOWN PLANNING

AKWA IBOM STATE GOVERNMENT
PUBLIC BUILDING PRACTICAL COMPLETION TAKING OVER CERTIFICATE

1. **FILE NO.** MLTP/ADS/398/VOL.VI/2145
2. **CLIENT:** AKWA IBOM STATE GOVERNMENT
3. **CONTRACTOR:** MESSRS JULIUS BERGER NIGERIA PLC
4. **DESCRIPTION AND LOCATION OF WORKS** CONSTRUCTION OF THE INTERNATIONAL CHRISTIAN WORSHIP CENTRE, UYO. BANKING LAYOUT.
5. **COMPLETION OF WORK WAS NOTIFIED BY THE CONTRACTOR ON**.....12/DEC/2023
6. **I/WE ARE SATISFIED THAT THE ABOVE WORK HAS BEEN SATISFACTORILY COMPLETED AND FIT TO BE TAKEN OVER.**
7. **DATE OF TAKE OVER:** 15/MARCH/2024
8. **DEFECTS LIABILITY PERIOD STARTS:** 15/MARCH/2024
9. **DEFECTS LIABILITY PERIOD ENDS:** 15/MARCH/2025
10. **RELEASE OF 50% RETENTION BOND REPRESENTING THE SUM OF (862,500,000.00) EIGHT HUNDRED AND SIXTY TWO MILLION, FIVE HUNDRED THOUSAND NAIRA) ONLY (CLAUSE 4.2 OF THE AGREEMENT.)**

.....
ARC. ABASIEKONG NKOP
PROJECT ARCHTECT

.....
CAPT. INIOBONG EKONG (RTD)
CLIENT/MINISTRY/DEPARTMENT
TAKING OVER

.....15/3/24.....
MESSRS JULIUS BERGER NIGERIA PLC
CONTRACTOR HANDING OVER

ORIGINAL CONTRACT SUM	- 30,000,000,000.00 (THIRTY BILLION NAIRA)
VARIATION	- 4,500,000,000.00 (FOUR BILLION FIVE HUNDRED MILLION NAIRA)
ESTIMATED CONTRACT SUM	- 34,500,000,000.00 (THIRTY FOUR BILLION, FIVE HUNDRED MILLION NAIRA ONLY)

FEDERAL CAPITAL DEVELOPMENT AUTHORITY

PUBLIC BUILDING DEPT.



CERTIFICATE OF PRACTICAL COMPLETION

PROJECT LOCATION... 900 Herbert Macaulay Way, Garki, Abuja
Architect's name/Employer's Rep/Name: Arc Thelma Nwokeji
and Address: Public Building Dept., FCDA, Abuja.

PRACTICAL COMPLETION or Partial completion

Job title and no.: Rehabilitation of Bola Ahmed Tinubu International Conference Centre, Abuja

To (main contractor): Julius Berger Nigeria (JBN) PLC

Serial no.: 1

In accordance with the Standard Form of Building Contract. I/we certify that subject to the completion of any outstanding items, and/or making good of any defects, shrinkages and other faults which appear during the defects liability period.

10th June, 2025 – 10th June, 2026

The works were in my/our opinion practical completed as described in Clause.....on: **10th June, 2025**
and that the said defects liability period will end on: **10th June, 2026**

I/we declare that a Certificate for one moiety of the retention moneys deducted under previous certificates in respect of the said Works or part thereof is to be issued in accordance with the Conditions of Contract.

Signature:

Architect/Supervising Officer Date:

[Signature]

Arc Thelma Nwokeji 10/06/25

Original To: Copies to: Employer ☒ Quantity Surveyor ☐ Clerk of Works ☐ Architect's File ☒

Contractor ☒ Structural consultant ☐ Mechanical consultant ☐ Electrical consultant ☐

B JULIUS BERGER		ABF <i>AIC</i>
RECEIVED: 12 SEP 2025		
ID CODE: D11-90-2-AIC-L-25		
FILING	D30-0036	
ORIGINAL		
COPY TO	OG, AA	



JULIUS BERGER

JULIUS BERGER NIGERIA PLC

UTAKO DISTRICT

P.O. BOX 453

ABUJA

CERTIFICATE OF COMPLETION AND HANDING OVER

PROJECT: Bill & Melinda Gates Foundation- NCO PH 4: Phase 1 Demolition Works and Phase 2

Scope of Work: Renovation / Remodelling of 3rd and 4th Floor of Capital Centrum Abuja Maitama

Project Title : ABUJA GATES FOUNDATION

END USERS:

Bill & Melinda Gates Foundation

Contractor:

Julius Berger Nig. PLC

Date: 16.12.2021

Participants:

END USERS: (BMGF)	CONTRACTOR (JBN)
Name: <i>Atokolo Emmanuel</i>	Name: <i>Holmer Scholz</i>
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

1 The following were handed over to the client of the above mentioned project

- x Demolition and Structural Support Works
- x Mechanical Works (AC and Sanitary System)
- x Electrical Works (LV and ELV System)
- x Finishings Works
 - a. Floor
 - b. Wall Partition
 - c. Plastering/Painting
 - d. Ceiling
 - e. Doors
 - f. Windows
- x Furniture / Kitchen Equipment

2 Appendix:

- x Snag List
- x Furniture List (AFP)
- x Photo Documentation
- x Attendance Record

END USER (BMGF)

[Signature]
17/12/2021

CONTRACTOR (JBN PLC)

[Signature] 16/12/2021