



**Arab Academy for Science, Technology and Maritime Transport**  
**College of Engineering and Technology**  
**CONSTRUCTION AND BUILDING ENGINEERING DEPARTMENT**

**TYPES**  
**OF CONSTRUCTION CONTRACTS**  
**CASE STUDY ON PROJECT OF**  
**SAN STEFANO, MARINA,**  
**ALEXANDRIA, EGYPT.**

A Project

Submitted in Partial Fulfillment to the Requirements for the Diploma in

Construction Engineering and Project Management

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## Abstract

Egypt, considered one of the countries which have giant and great civilized history since thousands of years, extended for many eras. All worlds acknowledge that, as it has the pharaoh, Coptic and Islamic civilization on its land.

Many tourists come to Egypt to study such civilization, see its monuments and enjoy its arts. This supported by the spot of Egypt in the middle of the world between three continents, Asia, Africa and Europe.

It limited from north by the Midertanian Sea and from east the red sea, this locality make it a rendezvous point of air, maritime and land lines.

In addition Egypt has a fantastic weather in summer and winter. A moderate weather prevail in summer, while it is warm in winter and the sky is clear most of year days.

Recently a different civilizations has been implemented, it is the modern civilization. Many national huge project has been established in order to support national economy, starting from the project of digging Suez canal, High Dam project, constructing bridges & tunnels and Tosky project ... etc.. . Other projects to support tourism such as establishment of many touristic villages, giant hotels which has been built with latest modern style with many services, to assure that Egypt is country of safety and peace, beside it have a hospitable people, welcome tourists and treat them with entertainment.

In Alexandria, bride of Mediterranean sea which have fantastic beaches and famous global reputation and deep rooted history. Recently many projects being established as Alexandria library and San Stefano Grand Plaza Hotel, this project considered one of most toristic projects which have great influence on national income and national economy prosperity.

This research deals with types of contracts used in the field of building operations and detailed discuss of the contract of the Marina of San Stefano Grand Plaza Hotel in San Stefano Area.

I have been suggested another contract, and make a comparison between the original contract and suggested contract, beside making analogy between prices of concerning items, in order to save time and money and to avoid some problems resulted of the use of some maritime equipment and replace them by land equipment.

The objective of this search was to achieve a clear result that the correct choice of contract in the structural projects particularly one of reasons of project success. So, a study of contract choice must be done to choose the suitable contract to the suitable project to achieve the expected result which is save minimize time and accordingly save money taking into consideration full and best quality.

It was amazing that the Marina project is a part of San Stefano Project, despite that the hotel has been opened since months and up till present the Marina project didn't opened, as it seen in figure (4.6).

That was exited me to study that issue. I have got the original contract (enclosed), and suggested to set another contract, then make the analogy of items prices between the original and suggested contracts (Chapter 5)

After making time table for both contracts, I have been achieved the following results

- Owner will save 2.5 million pounds in addition of save 8 months.
- The project used maritime equipment despite weather changes and sea waves rise in some days, so the normal working day rate per year between 180 – 210 days per year, in other hand if we use land equipment beside the maritime

equipment this rate will increased to be to be between 260 – 300 days per year.

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