



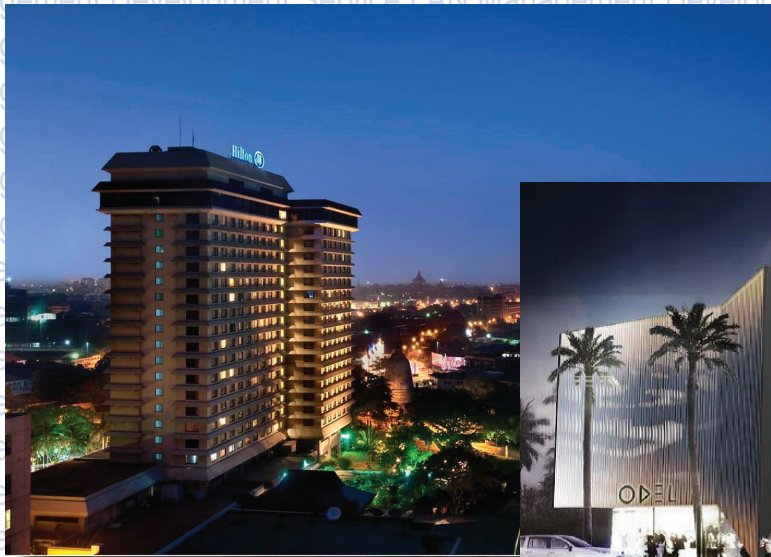
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**LAN Management
Development Service
(Pvt) Ltd.**

INTRODUCTION

Pioneer Project Management Consulting Organization in Sri Lanka Established in 1991



189/1B, Nawala Road, Nugegoda, SRI LANKA.

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OUR MISSION





OUR MISSION

“To continuously position LAN Management Development Service as the leading Project Management consultant in the region by providing and sustaining the best, most comprehensive, consistent, effective and highly professional consultancy service through its resource personal”



ABOUT LAN
MANAGEMENT
DEVELOPMENT
SERVICE (PVT) LTD.





1.0 About LAN Management Development Service

In the latter part of 1980s, due to the growing sophistication and complexity of all forms of development; both large and small; an awareness of a need for a structure to organise and coordinate activities was being felt. This structure over a period was identified as Project Management, a discipline sufficiently specialised in the areas of activity to be effective and suitably diverse to be able to look beyond the narrowness of specialisation to be an effective management tool.

The late Dr.Mervyn Gunasekera, in 1991, established LAN Management Development Service later named LAN Management Development Service (Pvt) Ltd. (LANMDS) to cater to this need in the corporate sector; both private and public; as a professional organisation capable of dedicated and dependable service. Over the years, LANMDS has developed into an organization that has effectively served these sectors as well as foreign investors in the capacity of a Project Manager as well as a Consultant for Architecture, Engineering, Project Feasibility, Resource Management and allocation, Contract Administration, Project Performance Monitoring, Post Contract Administration, Land Development, Human Resource Development & Management, Institutional Development, and other related specialisations..

LANMDS, where appropriate, uses strong dedicated computer programmes for planning, programming, monitoring, database management, and communication for project management activities. Hence the firm has been able to develop capacities for delivering project management services with IT applications as well as in the classical format.

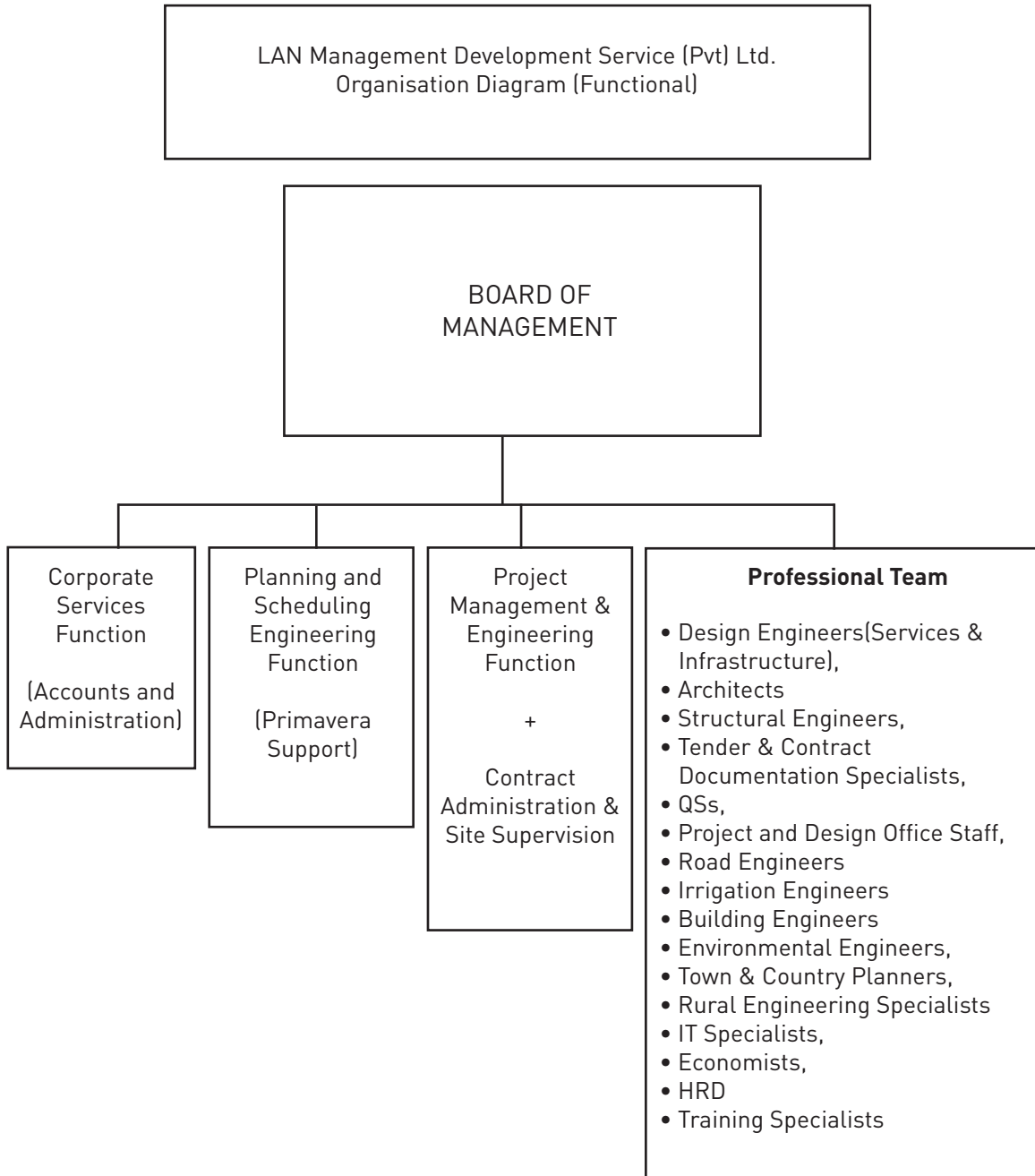
2.0 Organization

LANMDS has a strong line-up of multidisciplinary experts at both professional and sub-professional levels (please refer Fig - 1 for functional entities in LANMDS and Fig - 2 for Organizational Chart).

- The Board of Directors with a well-qualified team of professional engineers and other professionals with professional acclaims, both in Sri Lanka and abroad provides leadership and manages the firm.
- Senior practitioners in the construction, technical, management, administration, and information technology fields, of both private and public sector experience, are intimately involved in all aspects relating construction including, but not limited to, project management, construction management, planning, quality control, progress control, budget control, training of professionals and other levels of staff and contractors.
- All assignments of LANMDS are supported by the Head Office Technical Services Team, which also includes senior practitioners from the respective fields who are assigned on an advisory capacity to the Project Team.



3.0 Functional Entities



THE FOUNDER
DR.MERVYN GUNASEKERA



FOUNDER OF LANMDS

Eng. (Dr.) Group Capt. P. Mervyn Gunasekera

BSc(Eng), MSc(Const. Mgt), PhD, CEng, FIE(SL), FICE(UK),
FNAS(SL), MASCE, MNYASc, CCE, IntPE(SL)



1.0 PROFESSIONAL EXPERIENCE

The career path followed by Eng.Gunasekera amply demonstrates a wide experience and an extremely progressive upward movement in the profession.

After Graduating with honours from the University of Ceylon in BSc (Eng) Civil Engineering in 1975, Eng. Gunasekera joined Walker & Greig Limited as an Assistant Construction Engineer and was involved the Padukka Satellite Station and the Marine Drive Sewer Project in Maldives and many others.

In 1978 Eng.Gunasekera joined the Ceylon Petroleum Corporation as a Design Engineer and was promoted as its Deputy Engineering Manager i

Eng.Gunasekera joined the Sri Lanka Air Force December 1978 as the Officer in charge of the Work Services Unit with the rank of Flight Lieutenant and was in charge of all maintenance work of the Katunayake Air Base, as a Volunteer Officer attached to the Directorate of Civil Engineering Air Fields Construction Regiment .He was accorded the rank of Group Captain, being the first professionally qualified Volunteer Officer to be so honoured in the Air Force. He also was the recipient of a special memento in1999 from the Commander of the Air Force for services rendered.

In 1980 Eng.Gunasekera accepted employment overseas in Saudi Arabia as a Civil Engineer where within 6 months he was promoted to Lead Engineer of the Support and Secondary Industry Parks Management of Jubail Industrial City ;one of the largest such projects not only in Saudi Arabia, but in the whole world.

On returning to Sri Lanka he served as the Deputy Director of ICTAD from 1986 to 1989.

In 1989, he joined UTE Projects (Pvt) Ltd as its General Manager until 1991. It is to be noted that he brought UTE Projects (Pvt) Ltd from M4 grade to M1 within this period.

In 1991 Eng.Gunasekera commenced his Entrepreneurial activities as the Managing Director of his own Project Management Company; most probably the first dedicated Professional Project Management Company in Sri Lanka.

He also served as the Chairperson of Union Chemicals Lanka Plc. (details of his entrepreneurial activities are listed under the heading Entrepreneurial Activities)



2.0 CONTRIBUTION TO PROFESSIONAL DEVELOPMENT

2.1 Involvement in Professional Institutions

Eng. Gunasekera was actively involved in the various institutions associated with the Engineering Profession thereby contributing to the growth and development of the various aspects of the profession.

Particular mention should be made of his continuous involvement with the IESL during the past 35 years. During the period 2000/2001, when Eng. Gunasekera served as the President of IESL, the Institution underwent a remarkable transformation opening a new chapter in the future of the profession. For the first time a corporate plan for IESL was prepared identifying the future direction of the Institution. This together with the many CPD programmes developed, during this time, assured a bright new direction for the Profession. Another noteworthy contribution during his tenure to be specially noted is that during his presidency and under his initiative the IESL building was completely refurbished in a short period of five months, providing the present building which even an architect would be satisfied with. He served as a Council member since 1978. He also served IESL in the capacities of Vice President, Hon Librarian. Further he has served as the Chairman of - the Students' section, D&P Affairs committee, Education & Training Committee, Membership Committee and the Building Development Committee and as a member of the By-Laws Committee, The Board of Trustees, Finance & Administration Committee, LPP Committee and in various sub-committees.

Eng. Gunasekera was the first Sri Lankan; and remains the only Sri Lankan to date; to be elected the President of The Federation of Engineering Institutions of South & Central Asia (FEISCA). During his tenure as the President of the FEISCA he initiated and completed a number of programmes in the region. Special note is to be made of the establishing a joint forum between IESL and The Indian Institution of Engineers where knowledge and experience was discussed and shared.

His involvement with the professional institutions are listed below.

The Institution of Engineers Sri Lanka (IESL)

President 2000/2001

Federation of Engineering Institutions of South & Central Asia (FEISCA)

President 2000 to 2003 (First Sri Lankan to be so elected)

The Institute of Project Managers Sri Lanka

President 1997 up to his demise – Founder President

Sri Lanka Branch, The Institute of Fire Engineers, (UK)

President 1997/1998

The Association of Consulting Engineers, Sri Lanka

President 2010/2011



Sri Lanka Association of the Institution of Civil Engineers

Vice Chairman 2007 up to his demise

Society of Structural Engineers, Sri Lanka

Council Member 2004/2007

National Academy of Science

General Secretary 2008

Chamber of Construction Industry

Council Member 2007 up to his demise

2.2 Teaching Training and Research work

Eng.Gunasekera, has earned a reputation as a well respected professional engineer, effective in the construction industry, who devoted a considerable proportion of his time as a visiting lecturer in many Universities and Institutions imparting knowledge to and sharing his professional experience with postgraduate and undergraduate students. He was also a Key note speaker much in demand in various industry fora. He has more than 60 published/presented papers on technical and management topics to his credit including one book. He could be considered one of the pioneers in establishing Project Management as a professional discipline in the country.

Teaching & Training

University of Peradeniya	Visiting Lecturer
University of Moratuwa	Visiting Lecturer
University of Sri Jayadenepura	Visiting Lecturer
University of Kelaniya	Visiting Lecturer
The Institution of Civil Engineers (London)	International Professional Reviewer
Sir John Kotelawala Defence Academy	Visiting Lecturer
The Postgraduate Institute of Management	Visiting Lecturer
The Institution for Construction Training and Development (ICTAD)	Visiting Lecturer
The Institution of Engineers Sri Lanka (IESL)	Visiting Lecturer

Research Work.

Research Supervisor/Examiner
 University of Moratuwa
 Postgraduate Institute of Management
 Reviewer : Research Publications/ Technical & Management Papers



3. INTERACTION WITH SOCIETY AND CONTRIBUTION TO ITS DEVELOPMENT.

National and Volunteer Organizations

Eng. Gunasekera, served in many national boards, councils foundations think-tanks and institutes which contribute to the technical, qualitative and futuristic development of the country.

Council of the Open University	Board Member
Board of Management Institution of Construction Training and Development (ICTAD)	Board Member
Board of Governors of the National Institute of Technical Education of Sri Lanka	Board Member
National Science Foundation	Board Member
Postgraduate Institute of Management Construction Industry	Board Member
	Mediator/adjudicator/ Arbitrator
Sri Lanka Air Force (Air Fields Construction Regiment)	Volunteer Officer (Group Captain)

He was associated in a significant manner, in the formulation of the National Fire Code, Construction Industry Act, Construction Industry Policy Paper and ICTAD Publications.

His service to the Sri Lanka Air Force as a Volunteer Officer, has been appreciated by the Force that he was Presented with a special memento in 1999 by the Commander of the Air Force.



4. TRACK RECORD OF GOOD GOVERNANCE

Eng.Gunasekera's progress during his career shows a remarkably consistent and relatively rapid upward movement through the various authority levels in engineering management, commencing from an assistant construction engineer to lead engineer to general manager and ultimately to Managing Director.

In addition he functioned as a non-executive Director of Seylan Bank Development PLC on invitation. His involvement with Union Chemicals Lanka PLC Ltd. as its Chairman saw a six fold increase in turnover (From Rs 161,000,000/- in 2001 to Rs.594,000,000/- in 2010) within 9 years and a twenty fold increase in its share market value [from Rs.41.75 in 2001 to Rs 800/- (+) in 2011] during the same period.

Eng.Gunasekera's involvement in the governing committees of various professional bodies and his continued election as the President of all Engineering and Consulting Institutions and Associations since 1997 is ample testimony to the confidence reposed in his capacity for good and effective governance. It is worthy of mention that one of the most productive periods of the IESL was under his stewardship.

Further Eng.Gunasekera was a very much sought after speaker as a Keynote speaker and as a guest speaker in many of the country's Management and Project Management Institutions, Management Fora and Academic Institutions on the subject of Management, governance and Management thought.

From the above observation it could be concluded that Eng.Gunasekera's record in good governance is not only excellent but of an exemplary order.

5. Promotion of interaction between professionals from Sri Lanka with those Overseas

During the tenure of Eng.Gunasekera as the President of the FEISCA, he initiated and completed a number of programmes in the region involving cooperation of Sri Lankan Professionals with their counterparts in the region.

Special note is to be made of the establishing a joint forum to be held annually between IESL and the Indian Institution of Engineers where Knowledge and experience were discussed and shared.

Through his recommendation and promotion many Sri Lankan Engineers have been provided with opportunities for further education in foreign Universities and international employment opportunities.



6. Entrepreneurial Activities

In 1991 Eng.Gunasekera commenced his Entrepreneurial activities as the Managing Director of his own Project Management Company LAN Management Development Service (LANMDS); a well established and recognized; dedicated Professional Project Management Company in Sri Lanka.

Eng.Gunasekera served as the Chairperson of Union Chemicals Lanka PLC. Since 2003 up to his passing away. During his period as Chairperson the Company's turnover grew from Rs.161,000,000/- in 2001 to Rs. 594,000,000/- in 2010. The market price per share which was at Rs.41.75 in 2001 rose to Rs.800/-(+)/per share in 2011. In addition the following awards have been won by Union Chemicals PLC. during that period.

Achiever of Industrial Excellence	2007 2008
National Safety Award	2003, 2004, 2006
National Productivity Award	2003, 2004
National Business Award	Runner-up 2006
Taiki Akimoto, 5S Award	2003

SERVICES PROVIDED





SERVICES PROVIDED

Effective Project Management is critical in ensuring that a project is completed to programme, within budget and to the required quality standards. Our project management skills have enabled us to create a proven track record of delivering projects beyond the client's expectations, regardless of magnitude or complexity.

Our first step is a thorough review of the client's requirement in order to set the project's parameters and ensure it will fulfill their business objectives. We then pro-actively manage the project through all stages of strategy, design, procurement, construction and commissioning, to final handover of the project.

By adopting clear lines of communication and a non-adversarial approach, we have delivered projects beyond our clients' expectations of cost, quality and time.

Within the portfolio of Project Management, LAN Management Development Service (Pvt) Ltd. provides expert services in numerous disciplines, so that projects of a diverse nature could be undertaken with appropriate expert input provided. This capability is utilized in either drawing up, developing or reviewing a Project Brief to encompass the business objectives of the Client or investor.

Our experience and our expertise is used to fully understand the complexities of a project enabling us to tailor our services to the client's needs in the designing of scope documents, method statements, budgets and where necessary Tender and Contract documents. Additionally, our contacts of specialist consultants enable us to put together the best team to successfully deliver a project.



A List Of Services Provided By LAN Management Development Service (Pvt) Ltd

WITHIN THE PORTFOLIO OF PROJECT MANAGEMENT

- Agricultural Engineering
- Architectural Engineering
- Asset / Facility Management
- Community Development
- Construction Management
- Cost Consultancy
- Engineering - Civil/Electrical/Fire/Mechanical/Structural
- Entrepreneur Development & Training
- Environmental Engineering
- Financial Management Training
- Human Resources and Institutional Development
- Human Resource Management
- Institutional Development
- Irrigation and Water Management
- Management Information Systems
- Organizing and Conducting Workshops and Seminars
- Rural Engineering
- Socio-Economic Studies
- Services Engineering
- Settlement Planning & Management
- Software Development & Computer Training

CONTACT INFORMATION





CONTACT INFORMATION

- a. ORGANISATION LAN Management Development Service (Pvt) Ltd
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- c. TELEPHONE +94-(011)-2815391, +94-(011)-2815392, +94-(011)-4006893
- d. FAX +94-(011)-2815390
- e. E-MAIL lanmds@slt.lk
- f. WEB SITE www.lanmds.com
- g. TYPE OF ENTITY Private Liability Company
- h. CONTACT PERSONS
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E-mail. asoka@lanmds.com
 - Mr. Y. M. I. Bandara
0773911880
E-mail. ybandara@sltnet.lk



ORGANIZATION CHART



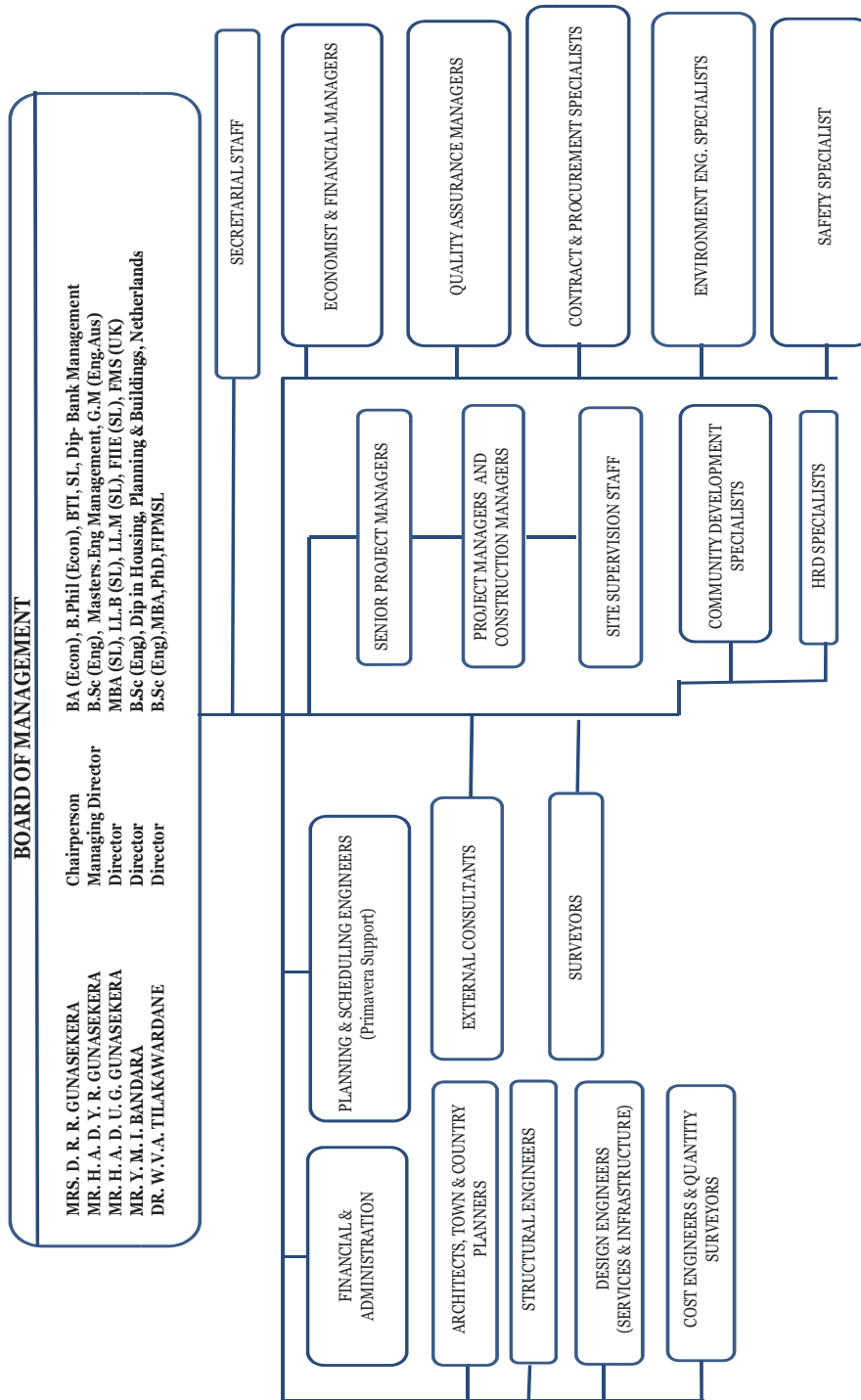


ORGANIZATION CHART

LAN Management Development Service (Pvt.) Ltd.

ORGANIZATION CHART

LAN Management Development Service (Pvt.) Ltd.





METHODOLOGY
&
SCOPE





Methodology and Scope of works

Consultancy Services on Project Management

Preamble

In the overall sense effective Project Management commences at the time a Project is seriously considered. At this stage it is more appropriately termed Project Management Consultancy as it is more an advisory service based on detailed studies of the various factors such as the scope character envisaged, the geographical and physical location, the sociological issues and impact, environmental impact, and the financial implications including the return on investment. Once it is established that the project envisaged has potential of success, it is the task of the Project management Consultancy to review the original scope planned, with view to refine the parameters for maximum profit and effectiveness. Once this phase is completed the Project Management proper is to be started in order to ensure that the works are completed to programme, within budget and to the required quality standards. Our project management skills have enabled us to create a proven track record of delivering projects beyond the client's expectations, regardless of magnitude or complexity.

It is also the intention of the developer to engage the services of a Project Management Consultancy organization to manage the entire development from the conceptual stage to final operational handover. In this regard the Project Management Consultant is expected to thoroughly review of the client's requirement in order to set the project's parameters and ensure it will fulfill their business objectives. Then pro-actively manage the project through all stages of, strategy, design, procurement, construction and commissioning, to final handover of the project.

By adopting clear lines of communication and a non-adversarial approach, we have delivered projects to beyond our clients' expectations of cost, quality and time

Our experience and our expertise in construction, design, contracts and budgets has geared us to fully understand the complexities of a project enabling us to tailor our services to the client's needs. Additionally, our contacts of specialist consultants enable us to put together the best team to successfully deliver a project.

In order to manage the events and activities the work is divided to three segments as follows

- General & Pre-Contract Stage
- Construction Stage
- Post construction and defects liability stage



General and Pre-Construction stage

Prepare a project brief in consultation with the Client within limits of agreements already entered into. Then assist the Client to select Specialized Consultants coordinate them in the preparation of the necessary designs, specifications, drawings and bills of quantities while also reviewing the documents to ensure conformity to the Client's brief, the Architectural integrity and Engineering performance

Establish a time-line for the works Utilizing the drawings, specifications and other relevant documents already available agree on a total cost plan for the project taking into consideration the Client's commercial targets. Further a master plan identifying phases if required is prepared including a cash flow statement

Act as the principal Agent/Representative of the Client in all matters pertaining to the Project and prepare necessary documentation for calling of Tenders. At the end of the tender process, arrange for the review of bids and assist the Client to formalize the award of the works. On award assist in the preparation of formal contract documents and execution of the contracts to ensure the necessary legal formality for the successful implementation of the works.

Once the works are awarded establish reporting and monitoring systems in consultation with the Client including arranging for progress meetings at regular intervals in consultation with the Client. In addition developed and maintain procedures, to identify deviations/ adjustments/ changes in the drawings/ specifications and monitor their costs, which have an effect on the cost and / or schedules.

Construction Stage

Review and manage the main contractor's site management structure for the project and ensure that the contractor is provided with the relevant and updated Consultants' drawings and specifications prior to commencing any activity. Manage Project to ensure the conformity to time, cost and quality requirements. Establish Project Contract Administration systems to ensure that the contractor and/or his sub trades submit shop drawings as relevant, ensure that the main contractor obtains all relevant local authority approvals and occupational permits including power and water connections as applicable and in time.

Attend / Chair project meetings as required. Monitor the progress and cash flows of project, submit monthly progress reports and advise the Client on corrective actions if required, in order to ensure effective progress, financial and quality control and contract administration of the project and make periodic presentations to the Client on the progress of the works and the related issues.

Ensure that all pre-commissioning checks are carried out, as necessary, for the equipment, buildings and systems Ensure that all necessary operating and maintenance manuals, "as-built" drawings, plans and other relevant information is supplied to the Client at the conclusion of the project and prior to issue of final certificates to the contractor.



Recommend payments to the Contractor based on actual work done and based on agreed stage payments and ensure that all final accounts are dealt with in accordance with the contracts of the Consultants and Contractors.

Defects Liability

Establish systems to manage the defects liability period and ensure that defects observed in the post construction stage are attended to expeditiously efficiently and with minimum disturbance to the operation of the facility.



PROFESSIONAL REGISTRATION





**THE ASSOCIATION OF CONSULTING
ENGINEERS, SRI LANKA**

(Founded in 1980, Incorporated by Act No. 42 of 2003)



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E-mail : cecbgm@slt.lk

415, Baudhaloka Mawatha
Colombo 07
Sri Lanka

A Member Association of
the International Federation
of Consulting Engineers

Your Ref :

Our Ref : ACESL/3

Date : 17th March 2004

LAN Management Development Service
189/1B, Nawala Road
Nugegoda

Dear Sirs,

I have to inform you that you have been duly elected Member Firm of the **ASSOCIATION OF CONSULTING ENGINEERS**.

I enclose herewith a copy of the Articles of the Association now in force, and on receipt by me of the enclosed Form B, duly signed by you, you will be considered as admitted to the Association, and your name will be added to the Register of Members.

Yours faithfully,

B. Senaratne
Hony. Secretary - ACESL

President : W M S C Piyadasa

Vice President : D P T Munasinghe



BUSINESS REGISTRATION





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 இலங்கை சனநாயகச் சோசலிசக் குடியரசு
 DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA

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 2007 ஆம் ஆண்டின் 7 ஆம் இலக்கக் கம்பனிகள் சட்டம்
 The Companies Act, No. 7 of 2007

පෞද්ගලික සමාගම
 தனியார் கம்பனி
 PRIVATE COMPANY

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 CERTIFICATE OF INCORPORATION

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 (பிரிவு 5 இன் பிரகாரம்)
 (Pursuant to Section 5)

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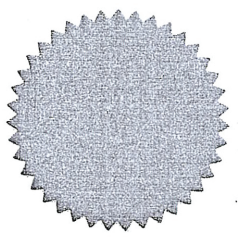
2007 අංක 7 දරන සමාගම් පනත යටතේ අවශ්‍යතා සපුරා ඇති බැවින් පෞද්ගලික සමාගමක් වශයෙන් අද දින සංස්ථාපනය කළ බවත්, එකී සමාගම සීමාසහිත බවක් මම මෙයින් සහතික කරමි.
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 இரண்டாயிரத்து ஆம் ஆண்டு மார்ச் திகதியன்று
 கொழும்பில் என்னால் கைச்சாத்திட்டுக் கொடுக்கப்பட்டது.

I hereby certify that
LAN MANAGEMENT DEVELOPMENT SERVICE (PVT) LTD

is this day incorporated as a Private Company having complied with the requirements under the Companies Act, No. 7 of 2007 and that the Company is limited.

Given under my hand at Colombo, this Twenty Sixth day of March
 Two Thousand Fourteen



[Signature]
 සමාගම් රෙජිස්ට්‍රාර් ජනරාල්
 கம்பனிகள் - பதிவாளர் நாயகம்
 Registrar-General of Companies
 Covering Up Duty

- සටහන: 1. මෙම සහතිකය පෞද්ගලික සමාගමක් සඳහා වේ - 5(2) වගන්තිය සමඟ කියවෙන 3 වන වගන්තිය
 2. II කොටසෙහි ප්‍රතිසංස්කරණ අදාළ වේ - 3(2) වගන්තිය
- குறிப்பு : 1. இந்த சான்றிதழ் தனியார் கம்பனிக்குரியது - பிரிவு 3 ஐ பிரிவு 5 (2) உடன் சேர்த்து வாசிக்கும்.
 2. சட்டத்தின் பாகம் II என்பதன் ஏற்பாடுகள் ஏற்புடையனவாகும் - பிரிவு 3 (2)
- Note: 1. This certificate is for a Private Company - Section 3 read with Section 5(2)
 2. The Provisions of Part II apply - Sec. 3(2)



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கம்பனிகள் பதிவாளர் திணைக்களம்
DEPARTMENT OF THE REGISTRAR OF
COMPANIES

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400, ඩී.ආර්. විජේවර්ධන මාවත,
කොළඹ 10.
'சமரகம் மெதுர'
400, டி.ஆர். விஜேவர்தன மாவத்தை,
கொழும்பு 10.
'SAMAGAM MEDURA'
400, D.R. Wijewardena Mawatha,
Colombo 10.
Email : registrar@drc.gov.lk
Web Site : www.drc.gov.lk

දුරකථනය } 2689208
தொலைபேசி } 2689209
Telephones }
දුරදුරු පණිවුඩය } 'රෙජිස්කොම්පි'
தந்தி } "ரெஜிஸ்கொம்பி"
Telegram } Regiscompy"
තැ.ප. අංකය } 1502
த.ப. இல. }
P.O. Box }
ෆැක්ස් } 2689211
பெக்ஸ் }
Fax }

මගේ අංකය
எமது இல.
My No.

PV 97819

ඔබේ අංකය
உமது இல.
Your No.

දිනය
திகதி
Date } 07.2015

----- LAN MANAGEMENT DEVELOPMENT SERVICE (PVT) LTD -----

----- On this Twenty Sixth day of March Two Thousand Fourteen -----

----- (26.03.2014) -----

I do here by certify that the above named company is a company incorporated under the Companies Act, No. 07 of 2007 and that it is a private limited company.


Asst. Registrar of Companies.

Signed By: D.N.R.Siriwardhane
Registrar General of Companies.
(Covering Up Duty)

ON GOING PROJECTS





ON-GOING PROJECTS

DETAILS BEING PROCESSED

AWAITING PROJECT COMPLETION

Alt Air – Lender’s Independent Engineer

Approximate cost: US\$ 200 Million

Services Provided

Axis Bank retained our services to timely review the progress, as Lender’s Independent Engineer, of the proposed Residential Development Project, ALTAIR.

ALTAIR is an iconic residential development designed by Moshe Safdie, a world famous celebrity architect. The two towers, straight and sloping, will consist of 68 and 63 floors respectively, making it amongst the few tall residential towers around this part of the world and definitely the tallest in Sri Lanka. Altair consists of ~400 luxury apartments across three formats, namely, 3 bedroom, 4 bedroom and lavish penthouse apartments, ranging from 1500 Sq. Ft. to 4000+ Sq. Ft.

Ananthra Hotel ,Kalutara for Hemas Holding PLC

Approximate cost: Rs. 3.9 Billion

Services Provided

5+ star hotel with 141 keys and consisting of 9 garden villas, 3 restaurants, 3 Bars, fitness center, water sports facility Spa and 2 swimming pools (Built up area 31,423sq.meters).



Colombo Hilton Hotel Refurbishment

Approximate cost: US\$ 45 Million

Services Provided

Project Management and Cost Consultancy for the refurbishment of Lobby area including Restaurants, Kitchens Ballroom, Guest rooms Landscaping and augmentation of all MEP Services.

Cool Planet Shopping Complex

Approximate cost: Rs. 600 Million

Services Provided

Design and Development of 60,000 + Sq. Ft. Shopping Complex, which compromises of retail , restaurant and parking areas.

Hotel at Passikudah

Approximate cost: Rs.1500 Million

Services Provided

4 star hotel Beach front Resort 3 story hotel located on a 10 Acre plot consisting of 100 guest rooms Restaurants, SPA, swimming pool, gym and water sports pavilion including staff accommodation.

Proposed Logistics Centre at Ratmalana for United Motors PLC

Approximate cost: Rs.600 Million

Services Provided

State of the art Centralized facility for Mechanical repairs of MITSUBISHI vehicles, including Warehousing for spare parts and Lube storage. Total area of sit 41,000 sq. metres.

COMPLETED PROJECTS



PROJECT MANAGEMENT SERVICE PROPOSED ODEL SHOPPING COMPLEX AT KOSWATTA

PROJECT Proposed ODEL Shopping Complex at Koswatta



CLIENT	ODEL
PROJECT COST	Rs. 2.0 Billion
PROJECT STATUS	Completed up to Design Stage
SERVICES	LAN Management Development Service is entrusted with all Project Management, Design, Quantity Surveying, Contract Administration and Contract Supervision.



PROJECT MANAGEMENT SERVICE

PROPOSED LOGISTICS CENTRE FOR UNITED MOTORS PLC AT RATHMALANA

PROJECT

Proposed Logistics Centre for United Motors PLC at Rathmalana



CLIENT

United Motors

PROJECT COST

Under discussion

PROJECT STATUS

Presently under Design Development Stage

SERVICES

LAN Management Development Service is entrusted with all Project Management.



PROJECT MANAGEMENT SERVICE

7 STOREYS OFFICE BUILDING FOR BRANDIX APPAREL (PVT) LTD

PROJECT	7 Storeys Office Building for Brandix Apparel Ltd
CLIENT	Brandix Apparel (Pvt) Ltd
PROJECT COST	Rs. 450 Million
PROJECT DURATION	Completed in February 2014
ARCHITECTS	MICD Architects
MAIN CONTRACTOR	RN Constructions (Pvt) Ltd.
SERVICES	LAN Management Development Service was entrusted with all Project Management and Site Supervision.



Project Management Consultancy

- Prepare a project brief for the project
- Prepare a Master Programme for the project & establish time scale and budgetary limitations
- Select and recommend appropriate contract types to the Client
- Assist the Client in appointing the consultant
- Assist the consultant in preparing the project plan
- Ensure that preliminary investigations are carried out
- Prepare a cost plan
- Review the drawings to ensure that they meet the Client's Requirements
- Assist the Client in obtaining approvals from the appropriate authorities
- Review the Tender Documents
- Assist the Client to short list the Contractors
- Assist Client to Tender evaluation and award
- Develop and establish a Project Monitoring system
- Prepare and Establish a Cost Control System
- Conduct regular progress meetings
- Co-ordinate and monitor the project activities
- Certify Contractors' bills for payment
- Prepare monthly progress reports
- Assist in obtaining statutory certificates
- Monitor the work during the Defects Liability Period



PROJECT MANAGEMENT SERVICE
PROPOSED NATIONAL NANOTECHNOLOGY PARK AT HOMAGAMA (PHASE 1A)

PROJECT

Proposed National Nanotechnology Park at Homagama (Phase 1a)



CLIENT

Sri Lanka Institute of Nanotechnology (Private) Limited

PROJECT COST

Rs. 802 Million

PROJECT STATUS

Completed and Handed Over in October 2013

ARCHITECTS

ARCH

SERVICES

LAN Management Development Service is entrusted with all Project Management and QS Services.

- Total Project Management Consultancy work
- Review drawings, BOQs, and all contract documents
- Prepare and establish a cost control system
- Co-ordinate & monitor the project activities
- Contract administration
- Quantity Surveying
- Conduct progress review meetings
- Verification of Contractor's Bills/Claims
- Prepare monthly progress report
- Assist in obtaining statutory certificates



PROJECT MANAGEMENT SERVICE

ANANTARA HOTEL PROJECT KALUTARA

PROJECT	Anantara Hotel Project Kalutara (5 Star)
CLIENT	Kalutara Luxury Hotels and Resort (Pvt) Ltd
PROJECT COST	Rs. 3.9 Billion
PROJECT STATUS	Presently under construction
ARCHITECTS	MICD Architects
CONSULTANTS	Structural Design - Deepal Wickramasinghe & Associates (DWA) Interior Design (Rooms)- DDN Design (Pvt) Ltd MEP Consultant - EME Engineering (Lanka) Ltd MEP Advisor - Optegy International Kitchen & Laundry Consultant - Tri-Arc International Limited Quantity Surveying - Cost Management Services (Pvt) Ltd
SERVICES	LAN Management Development Service is entrusted with all Project Management, Contract Administration and Site Supervision. <ul style="list-style-type: none">• Total Project Management Consultancy work• Review drawings, BOQs, and all contract documents• Prepare and establish a cost control system• Co-ordinate & monitor the project activities• Contract administration• Conduct progress review meetings• Verification of Contractor's Bills/Claims• Prepare monthly progress report• Assist in obtaining statutory certificates



PROJECT MANAGEMENT SERVICE PASSIKUDAH HOTEL PROJECT

PROJECT

Passikudah Hotel Project



CLIENT

Fortune Premier (Pvt) Ltd

PROJECT COST

Rs. 900 Million

PROJECT STATUS

Presently under construction

ARCHITECTS

MICD Architects

MAIN CONTRACTOR

Sanken Construction (Pvt) Ltd.

SERVICES

LAN Management Development Service is entrusted with all Project Management Services.

- Total Project Management Consultancy work
- Review drawings, BOQs, and all contract documents
- Prepare and establish a cost control system
- Co-ordinate & monitor the project activities
- Contract administration
- Conduct progress review meetings
- Verification of Contractor's Bills/Claims
- Prepare monthly progress report
- Assist in obtaining statutory certificates



PROJECT MANAGEMENT SERVICE

ROOMS REFURBISHMENT OF CINNAMON GRAND HOTEL

PROJECT

Rooms Refurbishment of Cinnamon Grand Hotel



CLIENT

Cinnamon Grand Hotel, Colombo

PROJECT COST

Rs. 500 Million

PROJECT STATUS

Completed and handed over in 2010

MAIN CONTRACTOR

12 Specialized Contractors

SERVICES

LAN Management Development Service is entrusted with all Project Management and Contract Administration.

- Total Project Management Consultancy work
- Review drawings, BOQs, and all contract documents
- Prepare and establish a cost control system
- Co-ordinate & monitor the project activities
- Contract administration
- Conduct progress review meetings
- Verification of Contractor's Bills/Claims
- Prepare monthly progress report
- Assist in obtaining statutory certificates



PROJECT MANAGEMENT SERVICE

Construction of Proposed Chaaya Bey Hotel at Beruwala

PROJECT Construction of a Hotel complex and related infrastructure development at Beruwala



CLIENT BERUWALA HOLIDAY RESORTS (PVT.) LTD.

PROJECT DURATION 20 Months

PROJECT COST Rs. 2,576,159,862.34

PROJECT STATUS Completed and Handed Over in September 2012

ARCHITECTS MICD Architects

MAIN CONTRACTOR International Construction Consortium (Pvt.) Ltd.

BACK GROUND The services of a Project Manager was requested by the Client to work as the client's representative and review designs and supervise the contractor's work and also to effectively administer a project cost control system in order to complete the project within the stipulated time and cost targets.

A Resident site Engineer together with necessary support staff was appointed by LAN to supervise day to day activities and monitor quality of work carried out.

LAN Management Development Service was pre-qualified and selected for this job from among several prospective applicants.

SERVICES

- Total Project Management Consultancy work
- Review drawings, BOQs, and all contract documents
- Prepare and establish a cost control system
- Co-ordinate & monitor the project activities
- Contract administration
- Conduct progress review meetings
- Verification of Contractor's Bills/Claims
- Prepare monthly progress report
- Assist in obtaining statutory certificates

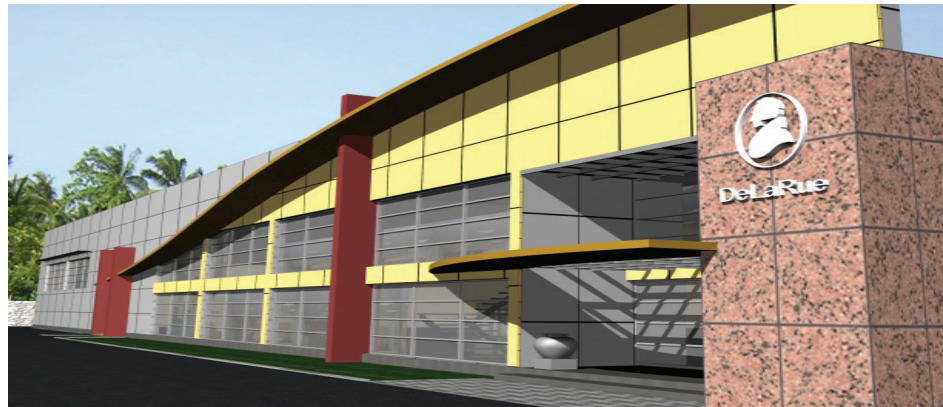


PROJECT MANAGEMENT SERVICE

Proposed Extension of Factory and Office Complex for De La Rue Lanka Currency & Security Print (Pvt) Ltd

PROJECT

Design & Construction of Extension of Factory and Office Complex for De La Rue Lanka Currency & Security Print (Pvt) Ltd.



CLIENT

De La Rue Lanka Currency & Security Print (Pvt) Ltd.

PROJECT DURATION

15Months

PROJECT COST

USD. 30.0M

PROJECT STATUS

Completed and handed over on July 2010

BACK GROUND

The Client, De La Rue Lanka Currency & Security Print (Pvt) Ltd.

Requested LANMDS to attend to all activities, award of contract, project management, and construction supervision of the proposed project .

ARCHITECTS & ENGINEERING CONSULTANTS SERVICES

LAN Management Development Service



PROJECT MANAGEMENT SERVICE

HIGHER EDUCATION FOR THE TWENTY-FIRST CENTURY (HETC) PROJECT

PROJECT	Higher Education for the Twenty-first Century (HETC) Project (A World Bank funded Project)
CLIENT	Ministry of Higher Education
PROJECT COST	Rs. 600 Million
PROJECT STATUS	Project completed
ARCHITECTS	Engineering Consultants Ltd, Resources Development Consultants (Pvt) Ltd
MAIN CONTRACTOR	Ranjan Nadesapillai Associates Daya Constructions (Pvt) Ltd
SERVICES	LAN Management Development Service is entrusted with all Project Management and Contract Administration.



PROJECT MANAGEMENT SERVICE

Construction Related Projects under Tsunami Disaster Response Programme of Plan Sri Lanka

PROJECT

Additions & Alterations to Tangalle Model Primary School



CLIENT

Plan Sri Lanka

DURATION OF PROJECT

10 Months

COST OF PROJECT

Rs. 31.0 million

STATUS OF PROJECT

Construction of two number two storey class room buildings, two number toilet blocks, water supply system (sump, pump house, & overhead tank) are in progress

ARCHITECTS&ENGINEERING CONSULTANTS

Dharmadasa & Wijeyaratne Associates (Pvt) Ltd

BACK GROUND

Plan Sri Lanka has decided to obtain Project Management Services from LAN Management Development Service to ensure that the projects are implemented as planned, consistent with Plan's quality, value for money, and transparency principles for the proposed construction and rehabilitation of schools and settlements in Tsunami affected areas.

SERVICES

The Terms of Reference (TOR) for the proposed assignment, in brief, is as follows:

- i. Act as Plan's third eye in above-mentioned projects
- ii. Liaise with the Architectural & Engineering Consultants and contractors on behalf of Plan in all phases of project implementation (from designing to handing over)
- iii. Act as the Project Manager and ensure that work is satisfactorily done
- iv. Provide technical support to Plan decision makers and staff on the ground.
- v. Any other task relating to the management of design and construction of the above-mentioned project required in the future.



PROJECT MANAGEMENT SERVICE

Construction Related Projects under Tsunami Disaster Response Programme of Plan Sri Lanka

PROJECT Additions and Alterations to Theraputta Kanishta Vidyalaya, Ambalantota



CLIENT Plan Sri Lanka

DURATION OF PROJECT 10 Months

COST OF PROJECT Rs. 34.0 million

STATUS OF PROJECT Construction of one two storey and one three storey class room buildings in progress

ARCHITECTS & ENGINEERING CONSULTANTS Dharmadasa & Wijeyaratne Associates (Pvt) Ltd

BACK GROUND Plan Sri Lanka has decided to obtain Project Management Services from LAN Management Development Service to ensure that the projects are implemented as planned, consistent with Plan's quality, value for money, and transparency principles for the proposed construction and rehabilitation of schools and settlements in Tsunami affected areas.

SERVICES The Terms of Reference (TOR) for the proposed assignment, in brief, is as follows:

- i. Act as Plan's third eye in above-mentioned projects
- ii. Liaise with the Architectural & Engineering Consultants and contractors on behalf of Plan in all phases of project implementation (from designing to handing over)
- iii. Act as the Project Manager and ensure that work is satisfactorily done
- iv. Provide technical support to Plan decision makers and staff on the ground
- v. Any other task relating to the management of design & construction of the above-mentioned project required in the future.



PROJECT MANAGEMENT SERVICE

Construction Related Projects under Tsunami Disaster Response Programme of Plan Sri Lanka

PROJECT

Construction of Children and Environment Friendly Village at Yayawatte, Godigamuwa, Tangalle. Settlement



CLIENT

Plan Sri Lanka

DURATION OF PROJECT

15 Months

COST OF PROJECT

Rs. 223.0 million

STATUS OF PROJECT

Construction of 200 houses, Early Childhood Care and Development Centre, Children’s Play Area, and infrastructure in 78 acres have been completed

ARCHITECTS & ENGINEERING CONSULTANTS

Breeze-Caud (Pvt) Ltd

BACK GROUND

Plan Sri Lanka has decided to obtain Project Management Services from LAN Management Development Service to ensure that the projects are implemented as planned, consistent with Plan’s quality, value for money, and transparency principles for the proposed construction and rehabilitation of schools and settlements in Tsunami affected areas.

SERVICES

The Terms of Reference (TOR) for the proposed assignment, in brief, is as follows:

- i. Act as Plan’s third eye in above-mentioned projects
- ii. Liaise with the Architectural & Engineering Consultants and contractors on behalf of Plan in all phases of project implementation (from designing to handing over)
- iii. Act as the Project Manager and ensure that work is satisfactorily done
- iv. Provide technical support to Plan decision makers and staff on the ground
- v. Any other task relating to the management of design and construction of the above-mentioned project required in the future.



PROJECT MANAGEMENT SERVICE

Construction Related Projects under Tsunami Disaster Response Programme of Plan Sri Lanka

PROJECT

Construction of Ruhunu Vijayabha School at Sitinamaluwa, Tangalle



CLIENT

Plan Sri Lanka

DURATION OF PROJECT

24 Months

COST OF PROJECT

Rs. 371.9 million

STATUS OF PROJECT

Completed in February, 2008

ARCHITECTS & ENGINEERING CONSULTANTS

Dharmadasa & Wijeyaratne Associates (Pvt) Ltd

BACK GROUND

Plan Sri Lanka has decided to obtain Project Management Services from LAN Management Development Service to ensure that the projects are implemented as planned, consistent with Plan's quality, value for money, and transparency principles for the proposed construction and rehabilitation of schools and settlements in Tsunami affected areas.

SERVICES

The Terms of Reference (TOR) for the proposed assignment, in brief, is as follows:

- i. Act as Plan's third eye in above-mentioned projects
- ii. Liaise with the Architectural & Engineering Consultants and contractors on behalf of Plan in all phases of project implementation (from designing to handing over)
- iii. Act as the Project Manager and ensure that work is satisfactorily done
- iv. Provide technical support to Plan decision makers and staff on the ground
- v. Any other task relating to the management of design and construction of the above-mentioned project required in the future.



PROJECT MANAGEMENT SERVICE

Proposed Project of Construction of Confectionary factory for Perfetti Van Melle Lanka (Pvt) Ltd

PROJECT

Design & Construction of Sugar Confectionery factory for Perfetti Van Melle Lanka (Pvt) Ltd



CLIENT

Perfetti Van Melle Lanka (Pvt) Ltd

PROJECT DURATION

8 Months

PROJECT COST

Rs. 83.0M

PROJECT STATUS

Completed on July 2007

BACK GROUND

The Client, Perfetti Van Melle Lanka (Pvt) Ltd requested LANMDS to attend to all activities, award of contract, project management, and construction supervision of Confectionary factory at Seeduwa Sri Lanka .

ARCHITECTS & ENGINEERING CONSULTANTS

C.R.Narayana Rao , India & LAN Management Development Service

SERVICES

LAN Management Development Service is entrusted with all project management activities, as stated below

- Planning Phase (Preparation of Council Drawings & obtaining approval from UDA/LA, Preparation of Tender Documents, Preparation of Cost Plan, Preparation of Project Construction Schedule, Short listing of Contractors, Tender Process, Contractor selection and negotiation, Contract Award and mobilization, Construction Phase, Maintenance Phase)
- Construction Phase (Construction Supervision, Contract Management, Quality Monitoring, Cost Monitoring, Schedule Monitoring, Safety Monitoring, Conducting of regular progress review meetings, Contract Administration Verification of Contractor's bills/claims and certify for payments, Issue of Substantial Completion Certificate to the Contractor upon satisfactory completion of the project)
- Maintenance Phase (Liaise with the Contractor to rectify defects if any, Inspection of the project if required, Issue of Project Completion Report at the end of the Maintenance Phase (Defects Liability Period of the Contractor)



PROJECT MANAGEMENT SERVICE

Construction of 21 houses for Tsunami victims in Hambantota District

PROJECT	Construction of 21 houses for Tsunami victims in Hambantota District
CLIENT	Paxar Lanka (Pvt) Ltd
PROJECT DURATION	03 Months
PROJECT COST	Rs. 12.0 M
PROJECT STATUS	Completed on 7 th July 2005
BACK GROUND	Paxar Lanka has decided to obtain Project Management Services from LAN Management Development Service to ensure all pre-contract activities are completed on time in a professional manner.
SERVICES	The Terms of Reference (TOR) for the proposed assignment, in brief, is as follows: <ul style="list-style-type: none">i. Preparation of Expression of Interestii. Preparation of Tender Documentsiii. Tender Evaluationiv. Tender Negotiationv. Contract Awardvi. Construction supervision & Contract administration



PROJECT MANAGEMENT SERVICE

Proposed Settlement for Tsunami Victims of Jaffna sponsored by LEADS

PROJECT	Construction of 187 houses in Thondamanaru, Orrikkadu, Athikovilady, Revady, Vembady and Nediyaikadu.
CLIENT	LEADS
PROJECT DURATION	03 Months
PROJECT COST	Rs. 135.0M (Estimated)
BACK GROUND	LEADS, an Approved Charity registered in Sri Lanka, have offered to assist in the Post Tsunami Housing Reconstruction work in Sri Lanka. Development of the proposed housing project at Jaffna has been undertaken by the LEADS
ARCHITECTS & ENGINEERING CONSULTANTS	LAN Management Development Service
SERVICES	<p>LAN Management Development Service is entrusted with all project management activities, under following Phases:</p> <ol style="list-style-type: none"> 1. Planning Phase (Preparation of Master Plan, Preparation of Layout Drawing, Preparation of Preliminary building plans, Preparation of Council Drawings & obtaining approval from UDA/LA, Preparation of Architectural and Engineering Drawings, Preparation of Tender Documents, Preparation of Cost Plan, Preparation of Project Construction Schedule, Short listing of Contractors, Tender Process, Contractor selection and negotiation, Contract Award and mobilization, Construction Phase, Maintenance Phase) 2. Construction Phase (Construction Supervision, Contract Management, Quality Monitoring, Cost Monitoring, Schedule Monitoring, Safety Monitoring, Conducting of regular progress review meetings (weekly), Submission of monthly progress reports to LEADS, Verification of Contractor's bills/claims and certify for payments, Issue of Substantial Completion Certificate to the Contractor upon satisfactory completion of the project) 3. Maintenance Phase (Entertain reports of defects of the project forwarded by the LEADS, Liaise with the Contractor to rectify such defects, Inspection of the project if required, Issue of Project Completion Report at the end of the Maintenance Phase (Defects Liability Period of the Contractor))



PROJECT MANAGEMENT SERVICE

Proposed Settlement at Kamburupitiya for Tsunami Victims of Matara sponsored by LEADS

PROJECT	Construction of 50 houses, a Multi-functional building, a Pre-school building, Construct roads and storm water drainage system, water supply, electricity supply, etc
CLIENT	LEADS
PROJECT DURATION	08 Months
PROJECT COST	Estimate is being prepared
BACK GROUND	LEADS, an Approved Charity registered in Sri Lanka, has offered to assist in the Post Tsunami Housing Reconstruction work in Sri Lanka. Development of the proposed housing project at Kamburupitiya has been undertaken by the LEADS
ARCHITECTS & ENGINEERING CONSULTANTS	LAN Management Development Service
SERVICES	<p>LAN Management Development Service is entrusted with all project management activities, under following Phases:</p> <ol style="list-style-type: none">1. Planning Phase (Preparation of Master Plan, Preparation of Layout Drawing, Preparation of Preliminary building plans, Preparation of Council Drawings & obtaining approval from UDA/LA, Preparation of Architectural and Engineering Drawings, Preparation of Tender Documents, Preparation of Cost Plan, Preparation of Project Construction Schedule, Short listing of Contractors, Tender Process, Contractor selection and negotiation, Contract Award and mobilization, Construction Phase, Maintenance Phase)2. Construction Phase (Construction Supervision, Contract Management, Quality Monitoring, Cost Monitoring, Schedule Monitoring, Safety Monitoring, Conducting of regular progress review meetings (weekly), Submission of monthly progress reports to LEADS, Verification of Contractor's bills/claims and certify for payments, Issue of Substantial Completion Certificate to the Contractor upon satisfactory completion of the project)3. Maintenance Phase (Entertain reports of defects of the project forwarded by the LEADS, Liaise with the Contractor to rectify such defects, Inspection of the project if required, Issue of Project Completion Report at the end of the Maintenance Phase (Defects Liability Period of the Contractor))



PROJECT MANAGEMENT SERVICE

REFURBISHMENT OF THE STAFF AREA, LOBBY AT THE COLOMBO PLAZA

PROJECT Refurbishment of the Staff Area, Main lobby and Swimming Pool at The Colombo Plaza



CLIENT Asian Hotels & Properties Limited (AHPL)

PROJECT DURATION 4 Months

PROJECT STATUS Completed on 31st October 2005

BACK GROUND AHPL decided to obtain Project Management Services from LAN Management Development Service to ensure that all activities of the staff area, main lobby and swimming pool refurbishment works are implemented properly so that the Client's requirements are fulfilled



PROJECT MANAGEMENT SERVICE

DESIGN AND CONSTRUCTION OF ITALIAN RESTAURANT, SPA CAFÉ AND KITCHENS AT THE COLOMBO PLAZA

PROJECT

Italian Restaurant, Spa Café and Kitchens at the Colombo Plaza



CLIENT

Asian Hotels & Properties Limited (AHPL)

PROJECT DURATION

4 Months

PROJECT STATUS

Completed on 29th July 2005

BACK GROUND

AHPL decided to obtain Project Management Services from LAN Management Development Service to ensure that all activities of the Italian Restaurant and Spa café work are implemented properly so that the Client's requirements are fulfilled.



SERVICES

1.0 Phase 1 – Pre Construction Services

- 1.1 Prepare Conditions of Contract for design and installation of equipment and associated refurbishment work
- 1.2 Check the time schedule prepared by the Contractor and advise changes, if any
- 1.3 Review the schematic designs prepared by Designers in order to ensure that they meet with Clients requirements
- 1.4 Assist Client/Contractor in preparing the procurement plan and cash flow forecasting statements
- 1.5 Prepare Contract documentation for the total work
- 1.6 Assist Client in obtaining Liase with all regulatory bodies and obtain necessary regulatory approvals
- 1.7 Tender Award

2.0 Phase 2 – Construction

- 2.1 Complete Project Management
- 2.2 Report and update Client on the progress of work comprehensively
- 2.3 Contract administration
- 2.4 Work/Site Supervision
 - 2.4.1 New Construction & Installation

Construction, Installation of new service lines (hot & cold water, electricity, gas, air conditioning), Wall & floor tiling, ceiling, installation of all drainage pipes, gullies and grease tracks, Installation and commissioning of new equipment
 - 2.4.2 Other

Ventilation and exhaust system, Fire detection and protection system
- 2.5 Quality control
- 2.6 Verification and certification of bills

3.0 Phase 3 – Post Construction

- 3.1 Management during defects liability period



PROJECT MANAGEMENT SERVICE

REFURBISHMENT OF THE MAIN KITCHEN AT THE COLOMBO PLAZA

PROJECT

Refurbishment of the main kitchen at the Colombo Plaza



CLIENT

Asian Hotels & Properties Limited (AHPL)

PROJECT DURATION

5 Months

PROJECT STATUS

Completed on 15th June 2005

BACK GROUND

AHPL decided to obtain Project Management Services from LAN Management Development Service to ensure that all activities of the main kitchen refurbishment work are implemented properly so that the Client's requirements are fulfilled.



SERVICES

1.0 Phase 1 – Pre Construction Services

- 1.1 Prepare Conditions of Contract for design and installation of equipment and associated refurbishment work
- 1.2 Check the time schedule prepared by the Contractor and advise changes, if any
- 1.3 Assist Client/Contractor in preparing the procurement plan and cash flow forecasting statements
- 1.4 Prepare Contract documentation for the total work
- 1.5 Assist Client in obtaining Liaise with all regulatory bodies and obtain necessary regulatory approvals
- 1.6 Tender Award

2.0 Phase 2 – Construction

- 2.1 Complete Project Management
- 2.2 Report and update client on the progress of work comprehensively
- 2.3 Contract administration
- 2.4 Work/Site Supervision
 - 2.4.1 Demolition work
Existing ceiling, Walls (Necessary for new layout), Terrazzo flooring, Wall tiles and wall finishes, Service lines (hot & cold water, electricity, gas, air conditioning), Removal of all drainage pipes, gullies and grease traps, Removing of all old equipment
 - 2.4.2 New Construction & Installation
Construction of new partition walls, Modification to floor in cold rooms, Installation of new service lines (hot & cold water, electricity, gas, air conditioning), Wall & floor tiling, New ceiling, Replacement of all drainage pipes, gullies and grease tracks, Installation and commissioning of new equipment
 - 2.4.3 Other
Ventilation and exhaust system, Fire detection and protection system
- 2.5 Quality control
- 2.6 Verification and certification of bills

3.0 Phase 3 – Post Construction

- 3.1 Management during defects liability period

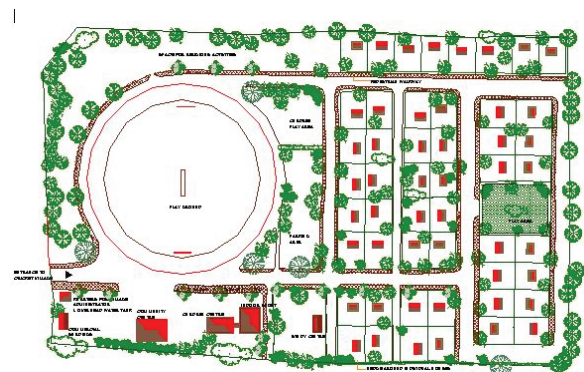


PROJECT MANAGEMENT SERVICE

Design and Build Four Cricket-Aid Villages in Tsunami Affected Areas

PROJECTS

Design and Build four Cricket-Aid Villages in Mullativu, Matara, Kalutara and Ampara for the Tsunami affected families. Each village consisting 50 houses along with facilities such as Community Centres, Places of Worship, Places for Recreation and Sports along with common services like Water Tanks & Sumps, Electricity, Road Network, Boundary Fence, Landscaping, etc.



CLIENT

Sri Lanka Cricket, SLC Head Quarters, 35, Maitland Place, Colombo 07

PROJECT DURATION

06 Months

PROJECT COST

Rs. 75.0 M per Cricket-Aid Village

PROJECT STATUS

Completed

BACK GROUND

Sri Lanka Cricket has decided to obtain Project Management Services from LAN Management Development Service to ensure that the projects are completed as planned ensuring anticipated quality, schedule, and cost for the proposed Cricket-Aid Villages in Tsunami affected areas.



SERVICES

1.0 (Pre Construction – Schematic Design)

- 1.1 Discuss Client's requirements including time scale and financial limits, assess these and advice on how to proceed
- 1.2 Review Client's statement of requirements and agree with the Client for proposed amendments, if any.
- 1.3 Assist the Client to obtain detailed site investigation and site survey reports, as required
- 1.4 Analyse the Client's requirements; prepare fully developed brief, outline proposals and an approximate construction cost for the Client's approval
- 1.5 Review Client's decision on outline proposal and approximate construction cost
- 1.6 Develop a 3-D Model of the villages in the Computer and demonstrate the features of the buildings to obtain approval of the Client
- 1.7 Establish design criteria and concepts and develop the schematic design based on the approved outline proposal, estimate approximate construction cost and obtain Client's approval.
- 1.8 Indicate possible commencement and completion dates of the construction programmes of the project to the Client and advice of the implications of any subsequent changes on the cost of the project and on the programmes
- 1.9 Invite Expressions of Interest (EOI) from Prefabricated Building Suppliers and contractors
- 1.10 Evaluate the Expressions of Interests received from the prospective bidders
- 1.11 Short-listing of contractors
- 1.12 Prepare Request for Proposals on "design and build" basis from short listed contractors
- 1.13 Obtain proposals from the contractors
- 1.14 Evaluation of Contractors' proposals and make recommendations
- 1.15 Check the time schedule prepared by the selected Contractor and advice on changes, if any
- 1.16 Prepare the cash flow forecasting statement and submit it to Client
- 1.17 Prepare Contract Documents for the total work
- 1.18 Tender Award

2.0 Phase – 2 (Construction)

- 2.1 Project Management
- 2.2 Contract Administration
- 2.3 Work Supervision
- 2.4 Quality, Cost and Time Control
- 2.5 Verification & Certification of Bills

3.0 Phase – 3 (Post Construction)

- 3.1 Management during Defects Liability Period

PROJECT

Design and construction supervision of Coconut Milk Processing Factory

CLIENT

Management Coco Lands Limited (Pvt) Ltd.



PROJECT MANAGEMENT SERVICE

DESIGN AND CONSTRUCTION SUPERVISION OF A COCONUT MILK PROCESSING FACTORY

PROJECT DURATION 09 Months

PROJECT COST Rs. 70.0 M

PROJECT STATUS Completed in 2002

MAIN CONTRACTOR Elemech Engineers (Pvt) Ltd.

BACK GROUND A Project Manager's services were requested by the Client for design and project management during pre-contract, contract and post-contract stages of the project. Liaison with all relevant parties including statutory bodies.

SERVICES

- Prepare schematic design to obtain the comments of the Client.
- Incorporate changes and prepare the architectural, structural, electrical, fire and plumbing drawings
- Prepare the tender document
- Prequalify the suitable contractors in consultation with the Client.
- Perform tender process.
- Tender evaluation
- Prepare monthly progress reports and submit to client.
- Assist in obtaining statutory certificates.
- Management during defects liabilities.



PROJECT MANAGEMENT SERVICE FOR SMALL SCALE PROJECTS

ROADS, DRAINS & CULVERTS

PROJECT Construction of External Works (Roads, Drains & Culverts) at the Galle Port

CLIENT Ceylon Ambuja Cements (Pvt) Ltd

PROJECT STATUS Completed in March 2001

DESIGN ENGINEERS LAN Management Development Service (LANMDS)

MAIN CONTRACTOR Sanken Lanka (Pvt) Ltd

BACK GROUND The Client, Ceylon Ambuja Cements (Pvt) Ltd requested LANMDS to attend to all activities including design, award of contract, project management, and construction supervision of proposed External Works (Roads, Drains & Culverts) for Sri Lanka Port Authority at Galle Port

SERVICES

- Prepared the designs
- Prepared bidding and contract documents.
- Completed Tender Action including evaluation and awarded the contract
- Prepared and established a cost control system.
- Supervised and monitored the project activities.
- Conducted progress review meetings.
- Verification of Contractor's Bills/Claims and issue Payment Certificates.
- Prepared monthly report.
- Issued Completion Certificate upon completion of the defects liability period.



PROJECT MANAGEMENT SERVICE FOR SMALL SCALE PROJECTS

WATER SUMP AND PUMP HOUSE

PROJECT	Construction of Water Sump and Pump House at the Galle Port
CLIENT	Ceylon Ambuja Cements (Pvt) Ltd
PROJECT DURATION	2 Months
PROJECT COST	Rs. 1,100,462.87
PROJECT STATUS	Completed in September 2000
DESIGN ENGINEERS	LAN Management Development Service (LANMDS)
MAIN CONTRACTOR	Sanken Lanka (Pvt) Ltd

BACK GROUND

The Client, Ceylon Ambuja Cements (Pvt) Ltd requested LANMDS to attend to all activities including design, award of contract, project management, and construction supervision of proposed Water Sump and Pump House for Sri Lanka Port Authority at Galle Port

SERVICES

- Prepared the designs
- Prepared bidding and contract documents.
- Completed Tender Action including evaluation and awarded the contract
- Prepared and established a cost control system.
- Supervised and monitored the project activities.
- Conducted progress review meetings.
- Verification of Contractor's Bills/Claims and issue Payment Certificates.
- Prepared monthly report.
- Issued Completion Certificate upon completion of the defects liability period.



PROJECT MANAGEMENT SERVICE FOR SMALL SCALE PROJECTS

WATER SUPPLY TRANSMISSION & DISTRIBUTION SYSTEM

PROJECT	Construction of External Water Supply Transmission & Distribution System At Port Galle
CLIENT	Ceylon Ambuja Cements (Pvt) Ltd
PROJECT DURATION	1 Month
PROJECT COST	Rs. 700,000.00
PROJECT STATUS	Completed in September 2000
DESIGN ENGINEERS	LAN Management Development Service (LANMDS)
MAIN CONTRACTOR	Sanken Lanka (Pvt) Ltd

BACK GROUND

The Client, Ceylon Ambuja Cements (Pvt) Ltd requested LANMDS to attend to all activities including design, award of contract, project management, and construction supervision of proposed External Water Supply and Transmission System for their Bulk Cement Terminal at Galle Port

SERVICES

- Prepared the designs
- Prepared bidding and contract documents.
- Completed Tender Action including evaluation and awarded the contract
- Prepared and established a cost control system.
- Supervised and monitored the project activities.
- Conducted progress review meetings.
- Verification of Contractor's Bills/Claims and issue Payment Certificates.
- Prepared monthly report.
- Issued Completion Certificate upon completion of the defects liability period.



PROJECT MANAGEMENT SERVICE FOR SMALL SCALE PROJECTS

INSTALLATION OF A SOAP DRYER PLANT

PROJECT	Installation of Toilet Soap Dryer Plant at Grandpass Complex
CLIENT	Unilever Ceylon Ltd
PROJECT DURATION	2 Months
PROJECT COST	Cannot disclose as requested by the Client
PROJECT STATUS	Completed in July 1998
DESIGN ENGINEERS	LAN Management Development Service (LANMDS)
MAIN CONTRACTOR	Work was carried out by regular labour contractors to the Client
BACK GROUND	The Client, Unilever Ceylon Ltd, requested LANMDS to attend to all activities in project management and supervision of installation of the new Toilet Soap Dryer Plant giving a special emphasis on safety of workers involved in the installation as well as working in the adjoining areas of the factory complex.
SERVICES	<ul style="list-style-type: none">• Checked the designs, layouts, and installation diagrams• Prepared the Activity Schedule• Prepared the Master Programme• Prepared installation plan and schedule• Prepared Task Hazard Analysis (THA) document• Prepared Task Execution Plan (TEP)• Supervised and monitored the project activities including installations at high elevations, pressurising and testing of pipelines (steam, soap, water, air, and vacuum) continuously.• Monitored the dry run and wet run of the plant• Conducted progress review meetings
OUTCOME	Completed the assignment within the specified period and achieved the Client's requirement of an accident free project with zero loss in man-hours and property.



PROJECT MANAGEMENT SERVICE
DESIGN AND CONSTRUCTION OF A
WOMEN’S AND CHILDREN’S SPECIALTY HOSPITAL

PROJECT

Design and Build a 200 bed Women’s and Children’s Hospital with state-of-the-art specialized high-end facilities



CLIENT

Ceylinco Hospitals Ltd

PROJECT DURATION

23 Months

PROJECT COST

Rs. 1200M

PROJECT STATUS

Completed up to Design Stage

DESIGN BUILD CONTRACT

As the project is to be awarded on “Design Development and Build” basis, the prospective contractor will be preparing all designs.

MAIN CONTRACTORS

Sanken Lanka (Pvt) Ltd

BACK GROUND

A Project Manager’s services were requested by the Client to co-ordinate and manage the services of foreign architectural consultants & contractors in order to commence and complete the project within the scheduled time and cost targets. LANMDS was invited by the Client to provide required services.



SERVICES

LANMDS is to provide following services:

- i. Liaison with the Client and the foreign architect (FA) to develop and finalize the Project Brief,
- ii. to prepare tender documents based on the Conceptual Design developed by the FA,
- iii. to manage (including contract administration & inspection) the total project during conceptual design, tendering, construction and completion stages to ensure following:
 - a. Development of Designs from conceptual designs prepared by FA in conformity with all requirements of the Client and in accordance with applicable standards conforming to statutory requirements.
 - b. Preparation of comprehensive bidding documents and calling of bids.
 - c. Select the best contractors (main and specialised sub-contractors) based on the bid evaluation, negotiation, and verification of qualified bidder's credentials.
 - d. Construction management by employing qualified and experienced professionals at the project site in achieving cost, schedule, and quality targets.
 - e. Contract management to avoid/minimise claim situations.
 - f. Handing over of the completed buildings, ancillary structures, services, and utilities to the Client upon satisfactory completion within the scheduled time and budget.
 - g. Obtain required approvals from relevant authorities prior to commencement and following the completion of the project.
 - h. Management during defects liability period



PROJECT MANAGEMENT SERVICE

REHABILITATION OF RURAL ROADS IN SOUTHERN PROVINCE

PROJECT	Southern Provincial Roads Improvement Project, Phase IV Civil Works – Contract No. LCB M-09 & LCB M-12
CLIENT	Construction Guarantee Fund (CGF)
PROJECT DURATION	9 Months
PROJECT COST	Rs. 177.4 Million
PROJECT STATUS	Completed in May 2003
ARCHITECTS & STRUCTURAL ENGINEERS	Cardno and Davies International (Pvt) Ltd
MAIN CONTRACTORS	Consulting Engineers & Contractors (Pvt) Ltd
BACK GROUND	<p>The Contractor has obtained certain facilities from the CGF and agreed to the Projects being monitored by the latter.</p> <p>The CGF appointed LANMDS to provide Monitoring Services for the above mentioned Projects</p>
SERVICES	<ul style="list-style-type: none">• Reviewed the contract documents.• Assisted Contractor to prepare and establish a cost control system.• Co-ordinated & monitored the project activities.• Conduct progress review inspections.• Analysing of Contractors' Bills/Claims.• Prepared monthly report.• Made necessary comments and suggestions to CGF based on the review of documents and findings made during inspections.



PROJECT MANAGEMENT CONSULTANCY SERVICE TO NATIONAL DEVELOPMENT BANK (NDB)

PROJECT

Consultancy Contract for Project Schedule Monitoring Flour Mill Project, Colombo



CLIENT

National Development Bank (NDB)

PROJECT DURATION

24 Months

COMPLETION DATE

Completed in October 2007

BACKGROUND

The Client, NDB, having a financial input for the construction of a flour mill at the Colombo Harbour required the services of a Specialist Consultant and invited LANMDS to monitor the progress (Time Schedule) of the project in order to ensure that the project performance is in line with the base-line schedule submitted by the project proponent to obtain funding facilities and to identify if there are any schedule slippages, (Project duration is 24 months and the cost estimate for civil works and plant and machinery is Two Billion Rupees).



SERVICES

A. Initial Stage

- i. Examine project proposal, schedules, method statement, and contract documents including drawings and all available data in order to get familiar with the total scope of work and project targets.
- ii. Develop a project monitoring system (for time schedule).
- iii. Develop a reporting system to present the schedule performance of the project, during construction, to the Client.
- iv. Develop a data collection system to monitor the project schedule during construction.

B. Construction Stage

- i. Monitor the project schedule performance. Using computer software (Primavera).
- ii. Prepare and submit monthly reports (or fortnightly, as required) to the Client including but not limited to the following:

- a. Narrative reports on the status of the overall project, highlighting programme to date and those areas or activities having problems and requiring management attention.
- b. Schedule status (Targets Vs Achievements) and estimated completion date.
- c. If there are any negative (- ve) schedule variations, possible reasons for such variations.
- d. Gantt Chart to include:

- | | |
|---------------------|----------------------|
| ▪ Original schedule | ▪ Projected schedule |
| ▪ Current progress | |

Cost curves to include:

- | | |
|-----------------------|----------|
| ▪ Baseline (budgeted) | ▪ Actual |
| ▪ Projected | |

PERT layout giving details of

- | | |
|---------------------|------------------------|
| ▪ Activity ID | ▪ Activity Description |
| ▪ Early start | ▪ Total float |
| ▪ Original duration | ▪ Remaining duration |

Attend the progress review meetings representing the Client.

C. Completion Stage

- i. Prepare and submit the final report on the project schedule performance, to the Client, for further reference and/or to use for other project related work.

OUTCOME

06 Reports were submitted to the Client. A tremendous improvement of the performance of these projects was observed during and after this assignment.



PROJECT MANAGEMENT SERVICE FOR SMALL SCALE PROJECTS

PROJECT Design and Construction of Extension to the existing office block

CLIENT Paxar Lanka (Pvt) Ltd

PROJECT DURATION 3 Months

PROJECT COST Rs. 6,866,975.00

PROJECT STATUS Completed in June 2004

DESIGN ENGINEERS LAN Management Development Service (LANMDS)

MAIN CONTRACTOR Dockyard General Engineering Services (Pvt) Ltd

BACK GROUND

The Client, Paxar Lanka (Pvt) Ltd requested LANMDS to attend to all activities including design, award of contract, project management, and construction supervision of proposed Extension to the existing office block at Biyagama.

SERVICES

- Prepared the designs
- Prepared bidding and contract documents.
- Completed Tender Action including evaluation and awarded the contract
- Prepared and established a cost control system.
- Supervise and monitor the project activities.
- Conduct progress review meetings.
- Verification of Contractor's Bills/Claims and issue Payment Certificates.
- Prepare monthly report.
- Issue Completion Certificate upon completion of the defects liability period.



PROJECT MANAGEMENT SERVICE FOR SMALL SCALE PROJECTS

PROJECT Design and Construction of Extension to the existing office block

CLIENT Paxar Lanka (Pvt) Ltd

PROJECT DURATION 3 Months

PROJECT COST Rs. 6,866,975.00

PROJECT STATUS Completed in June 2004

DESIGN ENGINEERS LAN Management Development Service (LANMDS)

MAIN CONTRACTOR Dockyard General Engineering Services (Pvt) Ltd

BACK GROUND

The Client, Paxar Lanka (Pvt) Ltd requested LANMDS to attend to all activities including design, award of contract, project management, and construction supervision of proposed Extension to the existing office block at Biyagama.

SERVICES

- Prepared the designs
- Prepared bidding and contract documents.
- Completed Tender Action including evaluation and awarded the contract
- Prepared and established a cost control system.
- Supervise and monitor the project activities.
- Conduct progress review meetings.
- Verification of Contractor's Bills/Claims and issue Payment Certificates.
- Prepare monthly report.
- Issue Completion Certificate upon completion of the defects liability period.



ENVIRONMENTAL POLLUTION CONTROL HOMAGAMA INDUSTRIAL ESTATE

PROJECT

Designing of a dust extractor system

CLIENT

Rubber Roller Recovery Plant

BACKGROUND

The Client felt the necessity to control the dust collected by grinding rubber rollers. LAN was requested to design a system by which the dust could be extracted and blown through ducts to a collection points.

SERVICES

We provided two alternative proposals as given below:

- To have individual units for each grinding machine comprising of extraction fan, bag filter suction hood at grinding wheel and interconnecting ducts.
- In the event that five or more grinding machines are to be in operation consultants to install a centralized extraction system which would be more economical, than using individual units. The centralized system to consist of overhead ducts with connection to each suction hood at the grinding machine, an extraction fan, and a dust collecting unit generally installed outside the building. The bag filter arrangement to be of a larger capacity than the former and of heavier construction or a cyclone separator/collector which has to be precession engineered and would cost more than a bag filter.



ENVIRONMENTAL POLLUTION CONTROL HOMAGAMA INDUSTRIAL ESTATE PROJECT

PROJECT	Design and Construction of an effluent treatment system
CLIENT	Coates Lanka (Pvt) Ltd
PROJECT COST	Rs. 411,000.00
PROJECT STATUS	Completed on 23 rd February '94
SPECIALIZED	Environmental Alliance
CONSULTANT	
MAIN CONTRACTOR	Hayley's Electronic & Engineering Ltd
BACKGROUND	<p>Project Management Services were requested by the Client to supervise the design and construction of an effluent treatment plant. This involved collection of water from wash bays, chemical treatment of waste water to separate sludge/sediment and to re-use the clear water, after settlement.</p>
SERVICES	<ul style="list-style-type: none">• Supervise & design system• Assist on selection of specialized consultant.• Preparation & establishment of cost control system• Tender evaluation.• Contract administration.• Verification of Bills.• Preparation and submission of following monthly reports relating to project activities.• Project Progress.• Cost Control reports.• Short comings and recommendation of corrective measures to overcome same



SURVEY ON ENVIRONMENTAL POLLUTION

PROJECTS/PROGRAMMES IN SRI LANKA FOR THE MINISTRY OF ENVIRONMENTAL & PARLIAMENTARY AFFAIRS

PROJECT

Consultancy Service for the Survey on Environment Pollution Projects/Programme in Sri Lanka.

CLIENT

Ministry of Environment & Parliamentary Affairs

PROJECT DURATION

03 Months

COMPLETION DATE

Completed in May 1994

BACK GROUND

The Ministry felt the necessity of conducting this survey since a large number of environment related projects were being carried out in the country both by public & private sector agencies. It was felt that this survey would enable the ministry to develop a data base on Environment related works and personnel in the country and could help avoid duplication of work.

SERVICE

Collect data from various organization/ institutions on Environmental pollution related programmes/projects on the following categories:

- Completed & presently in operation
- Presently under feasibility / Planning / Design / Construction / Implementation/monitoring
- Commenced but abandoned
- Record all the above collected data/information for reference and up date
- Verification of collected data/information
- Development of a computer model with facilities to store, categorize, retrieve and update the data

OUTCOME

- Submitted 10 reports, along with the computer model, the Ministry within the time frame specified.
- It is hoped that this survey while serving as a useful database of Environmental work in this country would also enable agencies involved in similar work to use this to their best advantage in our common effort of pollution control.



INSTITUTIONAL STUDIES

INDUSTRIAL DEVELOPMENT BOARD

PROJECT Study on Development Possibilities at the Appropriate Technology Research & Development Centre (ATRDC), Pannala

CLIENT Industrial Development Board

BACKGROUND Originally, the ATRDC was established with the objectives to develop appropriate technologies which are suitable to be developed by other small industrialists to cater to the needs of the agricultural and industrial community in the country and also to identify the possibilities for training of skilled people to go into the manufacture of such appropriate technology equipment and machinery identified by the Centre

However, this has not happened during the last couple of years and the resources available at the Centre have not been utilized substantially

Therefore, it was requested to inspect the Centre and give IDB a report on the possibilities for improvement in the above areas

- SERVICES**
- To study relevant documents available at the Centre and the IDB
 - To visit the Centre and study the existing operations and conditions
 - To interview the parties unvalued in the operational activities of the Centre
 - To complete the study and submit a report within two weeks



HUMAN RESOURCES DEVELOPMENT

PROJECT

Provide Resource Personnel for training programmes conducted by ICTAD and CHPB

CLIENT

Institute for Construction Training and Development, Sri Lanka. (ICTAD) Centre for Housing Planning & Building (CHPB)

SERVICES

The staff members of LAN Management Development Services are working as resource personnel to ICTAD and CHPB for various assignments and training programmes. Some of the assignments are given below:

- Training programmes for Engineers and other Technical Staff of Mahaweli Engineering and construction Agency to upgrade their construction management skills
- Training programmes for various private and public sector organizations of Human Resource Development and institutional Development
- Training programmes for contractors' Technical Staff on construction management and related subjects
- Providing Resource Personnel to the study on the Domestic contracting Industry in the Road Sub-Sector conducted by ICTAD



PROJECT MANAGEMENT CONSULTANCY SERVICE TO MEMBERS OF ACCSL

PROJECT	Contract Management and Advisory Services to members of ACCSL working in Mahaweli Areas.
CLIENT	National Association of Construction Contractors, Sri Lanka
PROJECT DURATION	04 Months
COMPLETION DATE	Completed in February 1992
BACKGROUND	It has been observed during the last few years that most of the contractors working in Mahaweli Areas were unable to complete the projects without time and cost overrun. Therefore, the ACCSL, which is the solitary organization of the contractors in Sri Lanka, initiated this assignment with a view to helping its members to upgrade their contract performance.
SERVICES	<ul style="list-style-type: none">• To study the contract documents of each of the contracts and to propose necessary amendments or improvements• To assist the contracts to prepare construction programmes, labour schedules, material schedules, cash flows etc.• To advise the contractors on corrective measures to be taken to upgrade the performance of the projects and to complete them to time
OUTCOME	04 Reports were submitted to the Client. A tremendous improvement of the performance of these projects was observed during and after this assignment.



PROJECT MANAGEMENT CONSULTANCY SERVICE TO MEMBERS OF ACCSL

PROJECT	Contract Management and Advisory Services to members of ACCSL working in Mahaweli Areas.
CLIENT	National Association of Construction Contractors, Sri Lanka
PROJECT DURATION	04 Months
COMPLETION DATE	Completed in February 1992
BACKGROUND	It has been observed during the last few years that most of the contractors working in Mahaweli Areas were unable to complete the projects without time and cost overrun. Therefore, the ACCSL, which is the solitary organization of the contractors in Sri Lanka, initiated this assignment with a view to helping its members to upgrade their contract performance.
SERVICES	<ul style="list-style-type: none">• To study the contract documents of each of the contracts and to propose necessary amendments or improvements• To assist the contracts to prepare construction programmes, labour schedules, material schedules, cash flows etc.• To advise the contractors on corrective measures to be taken to upgrade the performance of the projects and to complete them to time
OUTCOME	04 Reports were submitted to the Client. A tremendous improvement of the performance of these projects was observed during and after this assignment.



PROJECT MANAGEMENT SERVICE

REHABILITATION OF RURAL ROADS IN SOUTHERN PROVINCE

PROJECT	Southern Provincial Roads Improvement Project, Phase IV Civil Works – Contract No. LCB M-09 & LCB M-12
CLIENT	Construction Guarantee Fund (CGF)
PROJECT DURATION	9 Months
PROJECT COST	Rs. 177.4 Million
PROJECT STATUS	Completed in May 2003
ARCHITECTS & STRUCTURAL ENGINEERS	Cardno and Davies International (Pvt) Ltd
MAIN CONTRACTORS	Consulting Engineers & Contractors (Pvt) Ltd
BACK GROUND	<p>The Contractor has obtained certain facilities from the CGF and agreed to the Projects being monitored by the latter.</p> <p>The CGF has appointed LANMDS to provide Monitoring Services for the above mentioned Projects</p>
SERVICES	<ul style="list-style-type: none">• Reviewed the contract documents.• Assisted Contractor to prepare and establish a cost control system.• Co-ordinated & monitored the project activities.• Conduct progress review inspections.• Analysing of Contractors' Bills/Claims.• Prepared monthly report.• Made necessary comments and suggestions to CGF based on the review of documents and findings made during inspections.



PROJECT MANAGEMENT SERVICE

CONSTRUCTION OF A BUILDING COMPLEX AT JAFFNA

PROJECT	Project Management, Contract Administration and Construction Supervision of National College of Education-Phase 3 at Kopay, Jaffna
CLIENT	Teacher Education and Teachers Development Project (TETD), Ministry of Human Resources Development, Education and Cultural Affairs.
PROJECT DURATION	10 Months
PROJECT COST	Rs. 117.5 Millions.
PROJECT STATUS	Completed in November 2004.
ARCHITECTS & STRUCTURAL ENGINEERS	The School Works Division of Ministry of Education and Higher Education.
MAIN CONTRACTORS	International Construction Consortium (Pvt) Ltd.

BACK GROUND The service of a Project Manager was requested by the Client to supervise the contractor's work and also to effectively administer a project cost control system in order to complete the project within the stipulated time and cost targets.

A resident site Engineer together with necessary support staff was appointed by LAN to supervise day to day activities and monitor quality of work carried out.

LAN Management Development Service was pre-qualified and selected for this job from among several prospective applicants.

SERVICES

- Review the contract documents.
- Prepare and establish a cost control system.
- Co-ordinate & monitor the project activities.
- Contract administration.
- Conduct progress review meetings.
- Verification of Contractors' Bills/Claims.
- Prepare monthly progress report.
- Assist in obtaining statutory certificates.



PROJECT MANAGEMENT SERVICE

CONSTRUCTION OF A BUILDING COMPLEX AT JAFFNA

PROJECT

Project Management, Contract Administration and Construction Supervision of National College of Education-Phase 2 at Kopay, Jaffna



CLIENT

Teacher Education and Teachers Development Project (TETD), Ministry of Human Resources Development, Education and Cultural Affairs.

PROJECT DURATION

15 Months (Excluding Tender Action).

PROJECT COST

Rs. 177 Million.

PROJECT STATUS

Completed in October 2004.

ARCHITECTS & STRUCTURAL ENGINEERS

The School Works Division of Ministry of Education and Higher Education.

MAIN CONTRACTORS

International Construction Consortium (Pvt) Ltd.

BACK GROUND

The service of a Project Manager was requested by the Client to supervise the contractor's work and also to effectively administer a project cost control system in order to complete the project within the stipulated time and cost targets.

A resident site Engineer together with necessary support staff was appointed by LAN to supervise day to day activities and monitor quality of work carried out.

LAN Management Development Service was pre-qualified and selected for this job from among several prospective applicants

SERVICES

- Review the contract documents.
- Prepare and establish a cost control system.
- Co-ordinate & monitor the project activities.
- Contract administration.
- Conduct progress review meetings.
- Verification of Contractors' Bills/Claims.
- Prepare monthly progress report.
- Assist in obtaining statutory certificates.



PROJECT MANAGEMENT SERVICE CONSTRUCTION OF COURT COMPLEX AT JAFFNA

PROJECT Design and Construction Supervision of Court Complex at Jaffna



CLIENT Legal and Judicial Reform Project, Ministry of Justice, Law Reforms and National Integration

PROJECT DURATION 23 Months (Excluding Tender Action)

PROJECT COST Rs. 170 Million

PROJECT STATUS Completed on June 15th 2006.

ARCHITECTS & STRUCTURAL ENGINEERS LAN Management Development Service

MAIN CONTRACTORS Sierra Construction (Pvt) Ltd.

BACK GROUND The service of a Consultant was requested by the Client for Design, and Construction Supervision of the Court Complex consisting of nine Court Houses and related facilities at Jaffna. This was a Design-Bid-Build Project and consultant was selected on merit after evaluation of Technical and Financial Proposals submitted by several consultants.



SERVICES

- Prepare a project brief for the project.
- Prepare a master programme for the project & establish time scale and budgetary limitations.
- Select & recommend appropriate contract types to the Client.
- Preliminary investigations
- Prepare a cost plan.
- Schematic designing and ensure that it meets the Client's requirements.
- Assist the Client in obtaining approvals from the appropriate authorities.
- Detailed Architectural / Structural / Services designing and draught work
- Prepare Engineer's Estimate.
- Prepare Bidding documents.
- Assist Client in Bid evaluation & award.
- Prepare Contract documents
- Develop & establish a cost control system.
- Conduct regular progress meetings.
- Co-ordinate & monitor the project activities.
- Certify contractor's bills and prepare payment certificates.
- Prepare monthly progress reports.
- Assist in obtaining statutory certificates.
- Monitor the work during the defects liability period.



PROJECT MANAGEMENT SERVICE

CONSTRUCTION OF COURT COMPLEX AT TRINCOMALEE

PROJECT

Design and Construction Supervision of Court Complex at Trincomalee



CLIENT

Legal and Judicial Reform Project, Ministry of Justice, Law Reforms and National Integration

PROJECT DURATION

20 Months (Excluding Tender Action)

PROJECT COST

Rs. 71 Million

PROJECT STATUS

Completed in April 2004

ARCHITECTS & STRUCTURAL ENGINEERS

LAN Management Development Service

MAIN CONTRACTORS

Sierra Construction (Pvt) Ltd.

BACK GROUND

The service of a Consultant was requested by the Client for Design, and Construction Supervision of the Court Complex consisting of six Court Houses and related facilities at Trincomalee. This was a Design-Bid-Build Project and consultant was selected on merit after evaluation of Technical and Financial Proposals submitted by several consultants.



SERVICES

- Prepare a project brief for the project.
- Prepare a master programme for the project & establish time scale and budgetary limitations.
- Select & recommend appropriate contract types to the Client.
- Preliminary investigations
- Prepare a cost plan.
- Schematic designing and ensure that it meets the Client's requirements.
- Assist the Client in obtaining approvals from the appropriate authorities.
- Detailed Architectural / Structural / Services designing and draught work
- Prepare Engineer's Estimate.
- Prepare Bidding documents.
- Assist Client in Bid evaluation & award.
- Prepare Contract documents
- Develop & establish a cost control system.
- Conduct regular progress meetings.
- Co-ordinate & monitor the project activities.
- Certify contractor's bills and prepare payment certificates.
- Prepare monthly progress reports.
- Assist in obtaining statutory certificates.
- Monitor the work during the defects liability period.



PROJECT MANAGEMENT SERVICE DESIGN-BUILD FACTORY COMPLEX

PROJECT Construction of a factory complex with a floor area of approx.
30,000 m² at EPZ, Biyagama.

CLIENT Paxar Lanka (Pvt) Ltd

PROJECT DURATION 6 Months

PROJECT COST Rs. 35 Million

PROJECT STATUS Completed in August 2000

**ARCHITECTS &
STRUCTURAL
ENGINEERS** Buildmart Lanka (Pvt) Ltd.

MAIN CONTRACTORS Buildmart Lanka (Pvt) Ltd.

BACK GROUND The service of a Project Manager was requested by the Client to effectively administer the project on a Design-build basis and control schedule and cost in order to complete the project within the stipulated time and cost targets

- SERVICES**
- Prepare tender documents and invite tenders from selected contractors.
 - Evaluate Tenders and make recommendation with regard to award of contract.
 - Prepare and establish a cost control system.
 - Co-ordinate & monitor the project activities to complete the project within cost and time limits.
 - Contract administration.
 - Conduct weekly progress review meetings.
 - Bill verifications and certifications.
 - Prepare monthly progress report.
 - Assist in obtaining statutory certificates



PROJECT MANAGEMENT SERVICE FOR CONSTRUCTION OF FACTORY EXTENSION

PROJECT Construction of a Factory Extension at Mabole, Wattala.

CLIENT Unilever Ceylon Ltd

PROJECT DURATION 8 Months

PROJECT COST Cannot divulge per Client's request

PROJECT STATUS Completed in August 1998

**ARCHITECTS &
STRUCTURAL
ENGINEERS** Building Design (Pvt) Ltd.

MAIN CONTRACTORS Sanken Lanka (Pvt) Ltd

BACK GROUND The Client requested LAN Management Development Service to provide total Project Management Consultancy Services to manage and co-ordinate all activities of the project on behalf of the Client

- SERVICES**
- Prepare a project brief for the project.
 - Prepare a master programme for the project & establish time scale and budgetary limitations.
 - Select & recommend appropriate contract types to the Client.
 - Assist the consultant in preparing the project plan.
 - Prepare a cost plan & cash flow forecasting statements.
 - Review the drawings to ensure that they meet the Client's requirements.
 - Assist the Client in obtaining approvals from the appropriate authorities.
 - Review the tender documents.
 - Assist Client in tender evaluation & award.
 - Develop & establish a project monitoring system.
 - Prepare & establish a cost control system.
 - Conduct regular progress meetings.
 - Co-ordinate & monitor the project activities.
 - Develop and establish Task Haggard Analysis.
 - Monitor Safety, Health, and Environmental matters/issues.
 - Certify contractors' bills for payment.
 - Prepare monthly progress report.
 - Assist in obtaining statutory certificates.
 - Monitor the work during the defects liability period



PROJECT MANAGEMENT SERVICE FOR CONSTRUCTION OF NEW FACTORY BUILDING AT SAPUGASKANDA

PROJECT	Design and Construction of NSD/NTR Factory Building.
CLIENT	Unilever Ceylon Ltd
PROJECT DURATION	8 Months
PROJECT COST	Cannot divulge per Client's request
PROJECT STATUS	Completed in March 1998
ARCHITECTS & STRUCTURAL ENGINEERS	Elemech Engineers (Pvt) Ltd.
MAIN CONTRACTORS	Elemech Engineers (Pvt) Ltd
BACK GROUND	The Client has requested LAN Management Development Service to provide total Project Management Consultancy Services to manage and co-ordinate all activities of the project on behalf of the Client

SERVICES

- Prepare a project brief for the project.
- Prepare a master programme for the project & establish time scale and budgetary limitations.
- Select & recommend appropriate contract types to the Client.
- Assist the Client in appointing the consultant.
- Assist the consultant in preparing the project plan.
- Ensure that preliminary investigations are carried out.
- Prepare a cost plan.
- Review the drawings to ensure that they meet the Client's requirements.
- Assist the Client in obtaining approvals from the appropriate authorities.
- Review the tender documents.
- Assist the Client to short list the contractors.
- Assist Client in tender evaluation & award.
- Develop & establish a project monitoring system.
- Prepare & establish a cost control system.
- Conduct regular progress meetings.
- Co-ordinate & monitor the project activities.
- Certify contractors' bills for payment.
- Prepare monthly progress report.
- Assist in obtaining statutory certificates.
- Monitor the work during the defects liability period.



**PROJECT MANAGEMENT SERVICE
FOR CONSTRUCTION OF NEW WAREHOUSE COMPLEX
AT SAPUGASKANDA**

PROJECT

Design and Construction of New Warehouse Complex at Sapugaskanda, with a floor area of 7,000.0 m²



CLIENT

Unilever Ceylon Ltd

PROJECT DURATION

9 Months

PROJECT COST

Cannot divulge per Client's request

PROJECT STATUS

Completed in July 1997

**ARCHITECTS &
STRUCTURAL
ENGINEERS**

Engineering Consultants Ltd.

MAIN CONTRACTORS

Elemech Engineers (Pvt) Ltd

BACK GROUND

The Client has requested LAN Management Development Service to provide total Project Management Consultancy Services to manage and co-ordinate all activities of the project on behalf of the Client



SERVICES

- Prepare a project brief for the project.
- Prepare a master programme for the project & establish time scale and budgetary limitations.
- Select & recommend appropriate contract types to the Client.
- Assist the Client in appointing the consultant.
- Assist the consultant in preparing the project plan.
- Ensure that preliminary investigations are carried out.
- Prepare a cost plan.
- Review the drawings to ensure that they meet the Client's requirements.
- Assist the Client in obtaining approvals from the appropriate authorities.
- Review the tender documents.
- Assist the Client to short list the contractors.
- Assist Client in tender evaluation & award.
- Develop & establish a project monitoring system.
- Prepare & establish a cost control system.
- Conduct regular progress meetings.
- Co-ordinate & monitor the project activities.
- Certify contractors' bills for payment.
- Prepare monthly progress report.
- Assist in obtaining statutory certificates.
- Monitor the work during the defects liability period.



PROJECT MANAGEMENT SERVICE BUILDING COMPLEX AT AKMEEMANA

PROJECT	Construction of a complex of buildings and related infrastructure development at Akmeemana under the Teacher Education and Teacher Development (TETD) Project
CLIENT	Ministry of Education and Higher Education. Funded by the World Bank – International Development Association
PROJECT DURATION	24 Months
PROJECT COST	Rs. 322.6 Million
PROJECT STATUS	Completed in August 2000
ARCHITECTS & STRUCTURAL ENGINEERS	The School Works Division of Ministry of Education and Higher Education.
MAIN CONTRACTORS	China Hunan International Economic & Technical Cooperation

BACK GROUND The service of a Project Manager was requested by the Client to supervise the contractor's work and also to effectively administer a project cost control system in order to complete the project within the stipulated time and cost targets.

A resident site Engineer together with necessary support staff was appointed by LAN to supervise day to day activities and monitor quality of work carried out.

LAN Management Development Service was pre-qualified and selected for this job from among several prospective applicants

- SERVICES**
- Review the contract documents.
 - Prepare and establish a cost control system.
 - Co-ordinate & monitor the project activities.
 - Contract administration.
 - Conduct progress review meetings.
 - Verification of Contractors' Bills/Claims.
 - Prepare monthly progress report.
 - Assist in obtaining statutory certificates.



PROJECT MANAGEMENT SERVICE BUILDING COMPLEX AT RATNAPURA

PROJECT Construction of a complex of buildings and related infrastructure development at Ratnapura under the Teacher Education and Teacher Development (TETD) Project



CLIENT Ministry of Education and Higher Education. Funded by the World Bank – International Development Association

PROJECT DURATION 24 Months

PROJECT COST Rs. 258 Million

PROJECT STATUS Completed in January 2000

ARCHITECTS & STRUCTURAL ENGINEERS The School Works Division, Ministry of Education, & Higher Education.

MAIN CONTRACTOR MAGA Engineering (Pte) Ltd

BACK GROUND The services of a Project Manager was requested by the Client to supervise the contractor's work and also to effectively administer a project cost control system in order to complete the project within the stipulated time and cost targets.

A resident site Engineer together with necessary support staff was appointed by LAN to supervise day to day activities and monitor quality of work carried out.

LAN Management Development Service was pre-qualified and selected for this job from among several prospective applicants.



SERVICES

- Review drawings, BOQs, and all contract documents.
- Prepare and establish a cost control system.
- Co-ordinate & monitor the project activities.
- Contract administration.
- Conduct progress review meetings.
- Verification of Contractor's Bills/Claims.
- Prepare monthly progress report.
- Assist in obtaining statutory certificates.



PROJECT MANAGEMENT SERVICE BAGGING UNIT AT PORT GALLE

PROJECT Construction of Silos (2 No) and Packing Plant and related infrastructure



CLIENT Ceylon Ambuja Cements (Pvt) Ltd., 3rd Floor, 502, R.A. De Mel Mawatha, Colombo 3

PROJECT DURATION One Year

PROJECT COST US\$ 50 Million

PROJECT STATUS Completed in September 2000

ARCHITECTS & STRUCTURAL ENGINEERS

1. Bhagwati Designs (Pvt) Ltd, Consulting Engineers & Architects, Mumbai.
2. Indian Commerce & Industrial Co. Ltd., Chennai.

MAIN CONTRACTORS

Civil	Sanken Lanka (Pvt) Ltd
Mechanical	Nawaloka Construction Co. Ltd
Electrical	Tech Shans Engineering (Pvt) Ltd

BACK GROUND The service of a Project Manager was requested by the Client to supervise the contractor's work and also to effectively administer a project cost control system in order to complete the project within the stipulated time and cost targets.

A resident site Engineer together with necessary support staff was appointed by LAN to supervise day to day activities and monitor quality of work carried out.

LAN Management Development Service was pre qualified and selected for this job from among several prospective applicants



SERVICES

- Review the contract documents.
- Prepare and establish a cost control system.
- Co-ordinate & monitor the project activities.
- Contract administration.
- Conduct progress review meetings.
- Verification of Contractors' Bills/Claims.
- Prepare monthly progress report.
- Assist in obtaining statutory certificates.



PROJECT MANAGEMENT SERVICE

BOI PROJECT - OFFICE & BANKING COMPLEX AT TRANSWORKS SQUARE, FORT

PROJECT	Design and Construction of a 24 storey office & Banking Complex at Transworks Square, Fort
CLIENT	People's Property Development Ltd. (PPDL)
PROJECT DURATION	24 Months
PROJECT COST	US\$ 33.0 Million
PROJECT STATUS	On hold by the Client
CONSORTIUM	Principal Project Consultant Peddle Thorps & Walker Pty Ltd., Sydney, Australia Associate Project Consultants Tanya & Suren Wickremasinghe Architects (T&SWA) Engineering Consultants Ltd. (ECL), Sri Lanka
BACKGROUND	The services of a Project Manager were requested by the Client to co-ordinate and manage the service of the various consultants & contractors in order to complete the project within the time cost and targets.
SERVICES	<ul style="list-style-type: none">• Review Project Brief with necessary comments to Client.• Review/Assess Consultant's performance and work.• Assist Client in certification of Payments to Consultants.• Conduct Progress Review Meetings.• Assist Client to review and evaluate Pre-qualification documents submitted by prospective Applicants.• Assist Client in development and finalization of Pre-qualification criteria for short-listing of prospective Contractors.• Review the tender documents to ensure that the documents have been prepared in accordance with the project brief.• Assist Client in tender evaluation.• Assist Client to select specialized contractors.• Prepare & establish a cost control system.• Co-ordinate & monitor the project activities.• Contract administration.• Conduct progress review meetings.• Verification of bills.• Prepare monthly progress reports.• Assist in obtaining statutory certificates/approvals.



PROJECT MANAGEMENT SERVICE

PROJECT MANAGEMENT GROUP LCB COMPONENT

PROJECT	ADB Funded Third Roads Improvement Project
CLIENT	Road Development Authority
PROJECT DURATION	Commenced in July 1995. – Completed on 30 th July 2000
PROJECT STATUS	Completed successfully

BACK GROUND

Sri Lanka's overall Road Network totals 97,000Km of which 33,000Km are paved, and most of them have been built many years ago, and since had few improvements. While a number of bridges are structurally deficient and narrow for traffic, lengths of road throughout the country have shown that pavement failure is imminent.

Due to unforeseen traffic growth both in volume and loading, inadequate designs and insufficient budget over the years the conditions of these roads have deteriorated, and need a major rehabilitation effort.

Recognizing this need the Government of Sri Lanka (GOSL) with the assistance from ADB has identified and is implementing a project for the rehabilitation of selected road sections and their associated structures on the National Trunk Routes. The project was executed by the Road Development Authority (RDA) Ministry of Highways, Environmental, and Women's Affairs, under the direction of the Director Contracts Management (DCM).



SERVICES

The Project Management Group undertook the monitoring and co-ordination of all project related activities under the direction of the Director Construction Management to ensure that all activities are implemented in a timely and cost effective manner

The Team Leader did set up, with the assistance of the two other Engineers to be recruited, suitable project monitoring control and co-ordination system and procedures which enabled the DCM and through him, RDA's Management to expedite decisions and action to speed up project implementation

Specifically the Team Leader was required to Compile information necessary for RDA to **follow**-up work programmes and check their execution within established time schedule, designs, and cost parameters.

- Review consultant's work proposals, design drawings, tender and contract documents etc. advise where necessary on modifications and recommend follow-up actions and approvals.
- Review necessary documents for variations and recommend appropriate action to RDA.
- Review design modifications considered necessary and report to RDA on their cost and time effectiveness.
- Set up and maintain a computerized project data and information storage and retrieval system to record communications between parties to a contract, cost details etc.
- Set up, maintain "As Built" drawings, documents, and cost data storage and retrieval filing system.
- Attend routine project meetings and maintain minutes and follow-up on actions.
- Compile review and evaluate monthly project reports, for ADB and other organizations.
- Ensure maintenance and regular checks on project accounts.
- Plan and programme yearly project implementation schedules, budgets, and advice on setting priorities of activities.
- Advise and assist RDA on selection of consultants in obtaining approval of their terms of reference, on matters relating to designs, implementation options during execution of work.
- Assist RDA regarding invitation of bids for civil works and awarding of contracts to ensure all actions are in accordance with guidelines of ADB and other lending agencies.
- Visit work sites to monitor and evaluate project progress and recommend necessary action for execution of work on schedule and to established performance standards.
- Develop, install, test, and implement a computer based project monitoring and budgetary control system for early detection of potential problems in execution of contracts, for corrective action to be taken.
- Ensure timely preparation of completion reports on each completed major project activity.
- Submit all relevant reports in time.



PROJECT MANAGEMENT SERVICE FACTORY COMPLEX AT SAPUGASKANDA

PROJECT	Design and Construction of a Prefabricated Factory Complex at Sapugaskanda.
CLIENT	Mainettech Lanka (Pvt) Ltd
PROJECT DURATION	04 Months
PROJECT COST	Rs. 9.0 Million
PROJECT STATUS	Completed in October 1995
MAIN CONTRACTOR	Buildmart Lanka (Pvt) Ltd
BACK GROUND	This is a “Design and Build” contract and the Client felt the necessity to have the services of a Project Manager to co-ordinate all activities and to effectively Administer the Project, and to complete same within the stipulated contract period and cost
SERVICE	<ul style="list-style-type: none">• Review design and preparation of contract document.• Prepare and establish a cost control system.• Contract Administration.• Co-ordinate and monitor project activities.• Conduct progress review meetings.• Preparation of monthly progress reports.• Checking and certification of contractor’s bills.• Co-ordinate with BOI and local authorities for approvals



PROJECT MANAGEMENT SERVICE FOR ALLIED PROPERTIES LTD

PROJECT	Construction of a 9 storey office building complex at Nawam Mawatha, Colombo 2.	
CLIENT	Allied Properties Ltd	
PROJECT DURATION	17 Months	
PROJECT COST	Rs. 220.00 Million	
PROJECT STATUS	Completed in September 1997	
ARCHITECTS	Design Consortium Ltd	
PILING CONTRACTOR	Singh Construction (Pvt) Ltd	
MAIN CONTRACTOR	International Construction Consortium Ltd	
SPECIALISED CONTRACTOR	Lift	Elevators (Pvt) Ltd
	Air Conditioning	International Trading Co
	Fire Fighting	Fire - `X` Project (Pvt) Ltd
BACKGROUND	The Services of a Project Manager was sought by the Client to co-ordinate the services of the Consultants & Contractors and also to effectively administer a project cost control system in order to complete the work within the stipulated time and cost targets.	
SERVICES	<ul style="list-style-type: none"> • Review the tender documents to ensure that the documents have been prepared in accordance with the project brief. • Assist Client in tender evaluation. • Assist Client to select specialized contractors. • Prepare & establish a cost control system. • Co-ordinate & monitor the project activities. • Contract administration. • Conduct progress review meetings. • Bill verification. • Prepare monthly progress reports. • Assist in obtaining statutory certificates 	



PROJECT MANAGEMENT SERVICE FOR CONSTRUCTION OF GARMENT FACTORY COMPLEX AT MORAGAHAHENA, HORANA.

PROJECT

Design and Construction of Factory Complex at Moragahahena, Millewa, Horana



CLIENT

Viyella Holdings Ceylon (Pvt) Ltd

PROJECT DURATION

06 Months

PROJECT COST

Rs. 152.0 Million

PROJECT STATUS

Completed in February 2000

MAIN CONTRACTOR

Elemech Engineers (Pvt) Ltd

BACKGROUND

The Client has requested LAN Management Development Service to provide Project Management Consultancy Services to manage and co-ordinate all activities of the project on behalf of the Client.



SERVICES

- Prepare a project brief for the project.
- Prepare a master programme for the project & establish time scale and budgetary limitations.
- Select & recommend appropriate contract types to the Client.
- Ensure that preliminary investigations are carried out.
- Prepare a cost plan.
- Review the drawings to ensure that they meet the Client's requirements.
- Assist the Client in obtaining approvals from the appropriate authorities.
- Prepare the tender documents.
- Develop & establish a project monitoring system.
- Prepare & establish a cost control system.
- Conduct regular progress meetings.
- Co-ordinate & monitor the project activities.
- Certify contractors' bills for payment.
- Prepare monthly progress reports.
- Assist in obtaining statutory certificates.
- Monitor the work during the defects liability period



PROJECT MANAGEMENT SERVICE FOR CONSTRUCTION OF KNITWEAR FACTORY COMPLEX AT KALAGEDIHENA, NITTAMBUWA

PROJECT Design and Construction of Knitwear Factory Complex at Kalagedihena, Nittambuwa.



CLIENT Viyella Holdings Ceylon (Pvt) Ltd

PROJECT DURATION 06 Months

PROJECT COST Rs. 183.0 Million

PROJECT STATUS Completed on 31st August 2000

MAIN CONTRACTOR Elemech Engineers (Pvt.) Ltd

BACKGROUND The Client requested LAN Management Development Service to provide Project Management Consultancy Services to manage and co-ordinate all activities of the project on behalf of the Client.



SERVICES

- Prepare a project brief for the project.
- Prepare a master programme for the project & establish time scale and budgetary limitations.
- Select & recommend appropriate contract types to the Client.
- Ensure that preliminary investigations are carried out.
- Prepare a cost plan.
- Review the drawings to ensure that they meet the Client's requirements.
- Assist the Client in obtaining approvals from the appropriate authorities.
- Prepare the tender documents.
- Develop & establish a project monitoring system.
- Prepare & establish a cost control system.
- Conduct regular progress meetings.
- Co-ordinate & monitor the project activities.
- Certify contractors' bills for payment.
- Prepare monthly progress reports.
- Assist in obtaining statutory certificates.
- Monitor the work during the defects liability period.



PROJECT MANAGEMENT SERVICE FOR CONSTRUCTION OF GARMENT FACTORY COMPLEX AT INGIRIYA

PROJECT	Design and Construction of Factory Complex at Ingiriya
CLIENT	Vision Apparel International (Pvt) Ltd
PROJECT DURATION	06 Months
PROJECT COST	Rs. 32.0 Million
PROJECT STATUS	Completed in January 1999
MAIN CONTRACTOR	Isuru Engineering (Pvt) Ltd

BACKGROUND

The Client has requested LAN Management Development Service to provide Project Management Consultancy Services to manage and co-ordinate all activities of the project on behalf of the Client.

SERVICES

- Prepare a project brief for the project.
- Prepare a master programme for the project & establish time scale and budgetary limitations.
- Select & recommend appropriate contract types to the Client.
- Ensure that preliminary investigations are carried out.
- Prepare a cost plan.
- Review the drawings to ensure that they meet the Client's requirements.
- Assist the Client in obtaining approvals from the appropriate authorities.
- Prepare the tender documents.
- Assist Client in tender evaluation & award.
- Develop & establish a project monitoring system.
- Prepare & establish a cost control system.
- Conduct regular progress meetings.
- Co-ordinate & monitor the project activities.
- Certify contractors' bills for payment.
- Prepare monthly progress reports.
- Assist in obtaining statutory certificates.
- Monitor the work during the defects liability period.



PROJECT MANAGEMENT SERVICE DESIGN-BUILD WAREHOUSE COMPLEX

PROJECT	Construction of warehouse complex with a floor area of approx. 1700sq.m., at Moragahahena, Horana.
CLIENT	Tootal Exports (Pvt) Ltd.
PROJECT DURATION	06 Months
PROJECT COST	Rs. 11.3 Million
PROJECT STATUS	Completed in September 1998
MAIN CONTRACTOR	Elemech Engineers (Pvt) Ltd
BACKGROUND	The service of a Project Manager was requested by the client to effectively administer the project on a Design-build basis control cost in order to complete the project within the stipulated time and cost targets.
SERVICES	<ul style="list-style-type: none">• Prepare tender documents and invite tenders from selected contractors.• Evaluate Tenders and make recommendation with regard to award of contract.• Prepare and establish a cost control system.• Co-ordinate & monitor the project activities to complete the project within cost and time limits.• Contract administration.• Conduct weekly progress review meetings.• Bill verifications and certifications.• Prepare monthly progress report.• Assist in obtaining statutory certificates.



PROJECT MANAGEMENT SERVICE FOR CONSTRUCTION OF WAREHOUSE AND FACTORY COMPLEX AT SAPUGASKANDA

PROJECT

Design and Construction of Warehouse and Factory Complex at Sapugaskanda



CLIENT

Unilever Ceylon Ltd

PROJECT DURATION

18 Months

PROJECT COST

Cannot be divulged as requested by Client

PROJECT STATUS

Completed in June 1996

ARCHITECTURAL & STRUCTURAL CONSULTANTS

Engineering Consultants Ltd

MAIN CONTRACTOR

Dahanayake & Brothers

BACKGROUND

The Client requested LAN Management Development Service to provide Project Management Consultancy Services to manage and co-ordinate all activities of the project on behalf of the Client.



SERVICES

- Prepare a project brief for the project.
- Prepare a master programme for the project & establish time scale and budgetary limitations.
- Select & recommend appropriate contract types to the Client.
- Assist the Client in appointing the consultant.
- Assist the consultant in preparing the project plan.
- Ensure that preliminary investigations are carried out.
- Prepare a cost plan.
- Review the drawings to ensure that they meet the Client's requirements.
- Assist the Client in obtaining approvals from the appropriate authorities.
- Review the tender documents.
- Assist the Client to short list the contractors.
- Assist Client in tender evaluation & award.
- Develop & establish a project monitoring system.
- Prepare & establish a cost control system.
- Conduct regular progress meetings.
- Co-ordinate & monitor the project activities.
- Certify contractors' bills for payment.
- Prepare monthly progress reports.
- Assist in obtaining statutory certificates.
- Monitor the work during the defects liability period.



PROJECT MANAGEMENT SERVICE

BANK OF CEYLON BUILDING COMPLEX AT KANDY

(BOI PROJECT)

PROJECT	Construction of 07 storey office complex at Kandy
CLIENT	Bank of Ceylon
PROJECT DURATION	18 Months
PROJECT COST	Rs. 240 Million
PROJECT STATUS	Completed in July 1999
ARCHITECTS & ENGINEERING CONSULTANTS	The Design Consortium Ltd
PILING CONTRACTOR	Sincon Lanka (Pvt) Ltd
MAIN CONTRACTOR	Samuel, Sons & Co. Ltd
BACKGROUND	<p>The Client requested for service of a Project Manager</p> <ul style="list-style-type: none">• to co-ordinate the services of the various consultants & contractors• to effectively administer a project cost control system <p>in order to complete the project within the stipulated time and cost targets</p> <p>A resident site Engineer was appointed by LAN to supervise day to day activities and monitor quality of work carried out</p> <p>Note: LAN Management Development Service was pre qualified and selected for this job from over 50 prospective applicants</p>
SERVICES	<ul style="list-style-type: none">• Review the tender documents to ensure that the documents have been prepared in accordance with the project brief• Assist Client in tender evaluation• Assist Client to select specialized contractors• Prepare & establish a cost control system• Co-ordinate & monitor the project activities• Contract administration• Conduct progress review meetings• Verification of Contractors' Bills/Claims• Prepare monthly progress report• Assist in obtaining statutory certificates



PROJECT MANAGEMENT SERVICE OFFICE COMPLEX AT KOLLUPITIYA (BOI PROJECT)

PROJECT

Construction of a 21 storey office complex situated at 28 St Michael's Road, Colombo 3.



CLIENT

Bank of Ceylon

PROJECT DURATION

18 Months

PROJECT COST

Rs. 800 Million

PROJECT STATUS

Completed in September 1997

ARCHITECTS

The Design Group Five International Ltd

STRUCTURAL

Stems Consultants

ENGINEERS

MAIN CONTRACTOR

Mitsui



BACKGROUND

The Client requested for services of a Project Manager,

- To co-ordinate the activities of various consultants & contractors
- To effectively administer a project cost control system

In order to complete the project within the stipulated time and cost targets.

A resident site Engineer was appointed by LANMDS to supervise day to day activities and monitor quality of work carried out.

LAN Management Development Service was pre-qualified and selected for this job from over 50 prospective applicants.

SERVICES

- Review the tender documents to ensure that the documents have been prepared in accordance with the project brief.
- Assist Client in tender evaluation
- Assist Client to select specialized contractors
- Prepare & establish a cost control system
- Co-ordinate & monitor the project activities
- Contract administration
- Conduct progress review meetings
- Verification of Contractors' Bills/Claims
- Prepare monthly progress report
- Assist in obtaining statutory certificates

NOTE: In addition to the above-mentioned services, at the request of Bank of Ceylon, LAN Management Development Service (LANMDS) carried out a comprehensive study on the rents chargeable for the office complex, constructed at Kollupitiya. The study report was submitted in August 1995



PROJECT MANAGEMENT SERVICE OFFICE COMPLEX

PROJECT	Construction of 5 storey head office complex at Welikada, Rajagiriya	
CLIENT	Employers' Federation of Ceylon	
PROJECT DURATION	15 Months	
PROJECT COST	Rs 35 Million	
PROJECT STATUS	Completed in May 1995	
CONSULTANTS	Mihindu Keerthiratne Associates	
MAIN CONTRACTOR	U N Gunasekara	
SPECIALISED CONTRACTORS	Aluminium	Gordon Frazer
	Lift	ETA Melco
	Electrical	Engineering & Industrial Consultants
	Air Conditioning	Refrians
	Fire Fighting	Fire - X

BACKGROUND

The trustees of EFC requested us to co-ordinate all activities of Consultants and Contractors working in the project to ensure that the project will meet its goals. A clerk-of-works has been appointed by the Client and he reports to us.

SERVICES

- Study the Client's requirements and available contract documents and develop a project monitoring system.
- Establish and maintain the above mentioned project monitoring system throughout the project.
- Develop and maintain a cost control system
- Review the tender documents to ensure that the documents have been prepared in accordance with the project brief
- Assist in tender evaluation
- Assist the Client in selecting specialized consultants and contractors
- Conduct weekly progress review meetings and monitor the progress
- Verifications of Contractors' Bills/Claims



PROJECT MANAGEMENT SERVICE HOMAGAMA INDUSTRIAL ESTATE PROJECT

PROJECT	Construction of a factory complex situated at 147, Katuwana, Homagama Industrial Estate	
CLIENT	Coates Lanka (Pvt) Ltd	
PROJECT DURATION	10 Months	
PROJECT COST	Rs. 23 Million	
PROJECT STATUS	Completed - 23rd February 1994	
ARCHITECTS	The Design Group Five International	
SPECIALISED CONSULTANTS	Fire Consultant	Wing Commander CAO Dirckze
	Electrical Consultant	Mr. B W N Rupasinghe
	Effluent Treatment system	Environmental Alliance
MAIN CONTRACTOR	Hayleys Electronic & Engineering Ltd	
SPECIALISED CONTRACTORS	Fire Fighting System	Fire X (Pvt) Ltd
	Electrical	Vis-Con Enterprises
BACKGROUND	<p>The Client, a subsidiary of the Hayleys Group of Companies, requested for Project management services, when they observed that the project was not keeping within the time and cost targets set at the planning stage</p> <p>As project managers we were requested to liaise with the Architects, Contractors & Government Authorities and to report on progress of work and the financial situation of the project directly to the board of directors once a month</p>	



SERVICES

- Prepare and establish a cost control system
- Co-ordinate and monitor the project activities to complete the project with in cost and time limits
- Contract administration
- Conduct weekly progress review meetings
- Bill verifications
- Assist in obtaining statutory certificates
- Evaluate the tender documents of the specialized works
- Assist in the selection of specialized Consultants & Contractors
- Prepare and submit the following monthly reports relating to the project activities
- Project progress
- Cost control reports
- Any short-comings and recommend corrective actions to over come these short comings to void cost and time overruns



PROJECT MANAGEMENT SERVICE CIC LTD. - OFFICE BUILDING PROJECT

PROJECT

Construction of 5 storey head office building situated at 199, Kew Road, Colombo 02



CLIENT

Chemical Industries Colombo Ltd

PROJECT DURATION

15 Months

PROJECT COST

Rs. 60 Million

PROJECT STATUS

Completed in June 1993



ARCHITECTS & ENGINEERS

Selveratnam & Perera

SPECIALISED CONSULTANTS

Electrical

Engineering & Industrial Consultants

Fire Protection & Detection System

Wing Commander CAO Dirckze

MAIN CONTRACTOR

Union construction Engineering

SPECIALISED CONTRACTORS

Electrical and Fire Protection & Detection System

Fentons

Air Conditioning System

International Trading Co. Ltd

Generator

Kool Air Ltd

Lift

ETA Melco

Communication Equipment

Adelphi Electronics

Interior Design

Wijeya Associates

Interior Design

A T Cooray

Road Works

S M D Gunaratne

Sound Proofing

Allied Engineering

BACKGROUND

The service of a Project Manager was requested by the Client to Co-ordinate the service of the various Consultants & Contractors and also to effectively administer a project cost control system in order to complete the project within the A resident Site Engineer was appointed by LAN to supervise the day to day activities and monitor quality of work carried out stipulated time and cost targets

SERVICES

- Prepare and establish cost control systems
- Co-ordinate and monitor the project activities to complete the project with in cost and time limits
- Contract administration
- Conduct weekly progress review meetings
- Bill verifications
- Prepare monthly progress reports
- Assist in obtaining statutory certificates



PROJECT MANAGEMENT SERVICE BOI PROJECT - SHOWROOM AND OFFICE COMPLEX

PROJECT

Construction of 8-storied car sales showroom cum office complex situated at 131, W A D Ramanayake Mawatha, Colombo 02



CLIENT

Indra Traders Pvt. Ltd

PROJECT DURATION

15 Months

PROJECT STATUS

Completed in May 1994

ARCHITECTS

ADV Consultants/The Design Group Five International Ltd

STRUCTURAL

Stems Consultants

ENGINEERS

MAIN CONTRACTOR

Sanken Lanka (Civil & Electrical)



SPECIALISED CONTRACTORS

State Engineering Corp	Concrete Piling
Geo Tech	Timber Piling
Gordon Frazer & Co. Ltd	Aluminium Fabrications
Shin Nippon	Air Condition System
Fire Tech	Fire Detection & Suppression System
Space Decks (UK)	Space Frame roof
Otis Elevators	Lift
Asoka Glass & Mirror Co	Toughened Glasses & Mirrors
Ally Weerasinghe Ltd	Granite
Trade Promoters	Generator
UMICO	Texture Painting
Sri Wijeya Industries	Stainless Steel
Electronic Engineering Services (Pvt) Ltd	Telephone vertical wiring
Adelphi Electronics Ltd	Communication Equipment
Techwood	Panelled doors & Timber Ceiling

BACKGROUND

The Client to co-ordinate the work of the various consultants, contractor, & sub-contractors involved in the project requested project management service. The Client appointed a resident clerk-of-works, who directly reports to us on all technical matters. This is a BOI approved project

SERVICES

- Review the tender documents to ensure that the documents have been prepared in accordance with the project brief
- Assist Client in tender evaluation
- Assist Client to select specialized Consultants and Contractors
- Prepare and establish a cost control system
- Coordinate and monitor the project activities
- Contract administration
- Conduct progress review meetings
- Verification of Contractors' Bills



CIVIL CONSULTANT (LOCAL) SECOND TELECOMMUNICATION PROJECT STAGE II - ADB/SRI LANKA

PROJECT	Local consultant for civil works for the Stage II of Padukka Satellite Station Extension Project (Financed by the Asian Development Bank)
CLIENT	Sri Lanka Telecom
PROJECT COST	US \$ 11.00 MILLION
PROJECT DURATION	02 Years
PROJECT STATUS	Completed in May 1995
MAIN CONSULTANT	KDD Engineering & Consulting Inc. Japan
BACKGROUND	Padukka Satellite Earth Station is the only satellite earth station in Sri Lanka and is the centre of the international telecommunication network in Sri Lanka. The Client, Sri Lanka Telecom, has appointed KDD Management & Consulting Inc as the main contractor and LAN Management Development Service was appointed as the local consultant for civil construction part of the project
SERVICES	Assisted the main consultant in preparation of tender documents for <ul style="list-style-type: none">• civil works,• tendering procedures,• evaluation and• monitoring in the construction phase



PROJECT MANAGEMENT CONSULTANCY SERVICE PORT DEVELOPMENT PROJECT

PROJECT	Project Management Consulting Services for Civil Engineering Projects undertaken by Japan Port Consultants Ltd. on the Colombo Port Development Programme
CLIENT	Japan Port Consultant Ltd
PROJECT COST	Rs. 8.0 Billion
PROJECT DURATION	Commenced: May 1993, Completed: November 1995
BACKGROUND	<p>The Management Services are required in respect of the Port Development Project which consists of the construction of a Container Quay with provision for along side berthing of container vessels at four berths equipped with container cranes, transfer cranes and other ancillary equipment for handling of containers. The operation of the Container Quay will be fully computerized</p> <p>The project also involves the construction of 1.6Km access road and the deepening of the approach to the port to permit access to vessels, of deeper draught</p>
SERVICES	<ul style="list-style-type: none">• Monitor the work of the contractors to co-ordinate the work with the activities and responsibilities of the owner and the engineer so as to complete the project in accordance with the established time schedule• Established on-site organization and lines of authority in order to carry out the overall plans of the construction work• Develop and monitor an effective system of Project Cost Control• Establish procedures for co-ordination among the owner, engineer and contractors, with respect to all aspects of the project and implement such procedures

