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RECTOR CHALET

BUILDING CONSTRUCTION
PROJECT REPORT



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INTRODUCTION



- The "Rector Chalet Building at KDU Southern Campus" project is a significant endeavor situated in Sooriyawewa, Sri Lanka.
- The primary goal of this project is to construct a fully furnished chalet that will serve as the official residence for the Rector of the Southern Campus of the General Sir John Kotelawala Defense University (KDU).
- The chalet will not only function as a residence but also symbolize the university's dedication to its leadership and the overall development of the campus.



COMPANY PROFILE

Sri Lanka Navy Project Office

- The construction of the "Rector Chalet Building at KDU Southern Campus" is being carried out by the Sri Lanka Navy Project Office, a division specializing in construction projects within the General Sir John Kotelawala Defence University Southern Campus (KDUSC).
- The Sri Lanka Navy Project Office operates in the construction and development sector of the university, mainly focusing on campus
- It has a history closely linked to the growth and modernization of KDUSC, contributing significantly to its infrastructure development.

Project Focus

We're working on a project report for a construction project.

METHODS OF DATA COLLECTING

Data Gathering Methods

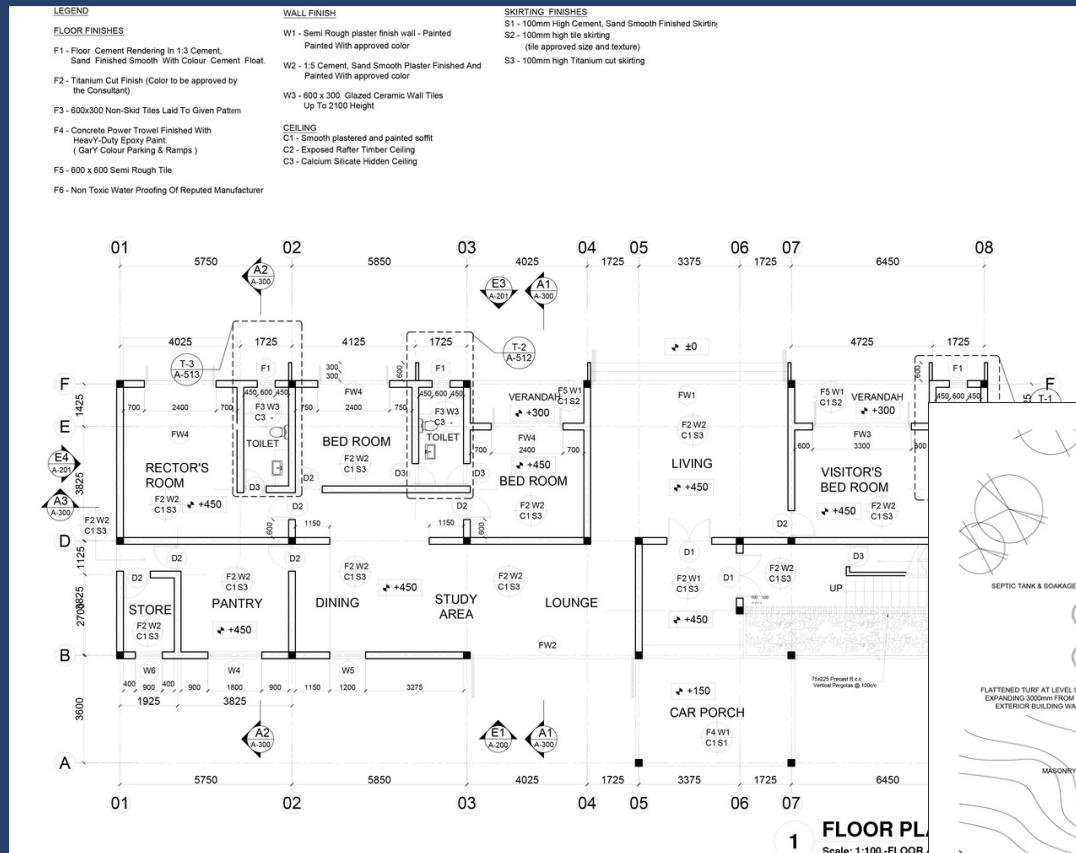
We've used collaborative

- interviews
- site meetings

with

- stakeholders
- Architects
- contractors

FLOOR PLANS & 3D MODELS



STAKEHOLDERS

- **KDU University:** Initiator of the project and end-user of the chalet.
- **Rector of the Southern Campus:** Occupant of the chalet.
- **Sri Lanka Navy Project Office:** Responsible for the chalet's construction.
- **Construction Workers and Contractors:** Executing the building work.
- **Local Government and Regulatory Bodies:** Ensure project compliance with laws.
- **Material Suppliers:** Provide essential construction materials.
- **Environmental Agencies:** Monitor and care for the project's impact on the environment.
- **Local Community:** May be affected and have input on the project.
- **Architects and Designers:** Responsible for chalet aesthetics and functionality.
- **Quality Assurance Personnel:** Ensure adherence to standards and regulations.
- **Project Management Team:** Oversees project planning, budget, and schedule.
- **Government Oversight Groups:** Monitor the project, if necessary.
- **Funding Organizations:** Provide financial support if not funded by the university.

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FEASIBILITY STUDY



TECHNICAL FEASIBILITY

- KDU is under a Ministry of Defence , boasts exceptional technological resources.
- Access to Sri Lanka Navy's skilled labor ensures a knowledgeable workforce.
- The Sri Lanka Army provides essential tools and machinery for construction.
- Technical expertise from the three armed services guides the project.
- Collaboration with the Ministry of Defence reinforces high standards and risk reduction.
- KDU's robust ties with the Ministry of Defence guarantee the project's technical competence and resource availability.

LEGAL FEASIBILITY

- KDU owns the private land for construction, eliminating zoning and ownership concerns.
- KDU, as the landowner, has control over land use and adheres to zoning rules and regulations.
- The institution is committed to following building norms and regulations and can obtain permits and licenses.
- Legal feasibility is strong and uncomplicated due to KDU's ownership and commitment to regulatory compliance.

ECONOMIC FEASIBILITY

- The project's primary goal is not immediate income but rather providing housing for the rector.
- Labor recruitment from the Sri Lankan Army and Navy reduces labor costs.
- The financial assessment centers on managing the budget effectively.
- The main cost considerations are building supplies, permits, and construction-related expenses.
- Economic feasibility is assessed in terms of staying within the budgetary constraints established by KDU.
- The project's economic viability aligns with its objective of meeting housing needs, making it economically feasible within these specific constraints.

OPERATIONAL FEASIBILITY

- The project's core aim is to provide on-campus housing for KDU's rector, who oversees the newly established Southern Campus.
- The rector chalet fulfills the need for convenient on-campus housing for the rector of the campus.
- It aligns with the practical and administrative demands of managing a growing educational institution, particularly within the context of a newly developed campus.
- Operational feasibility is key in fulfilling this critical organizational need.

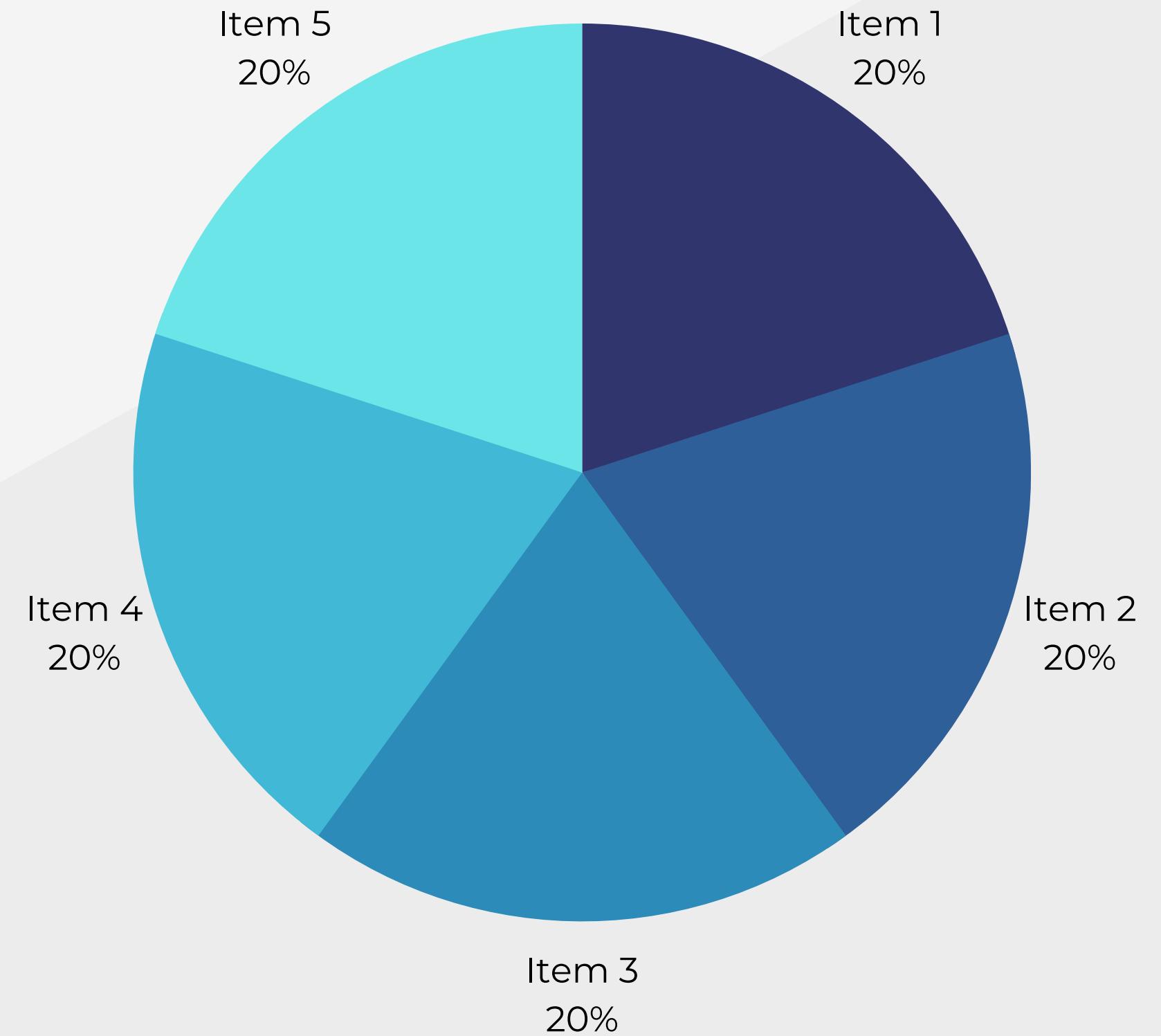
Scheduling feasibility

- The scheduling feasibility study reveals an optimistic prognosis for the rector's chalet project at KDU.
- Thorough planning and analysis confirm that the allocated timeframe is sufficient for each project stage, from site preparation to finishing touches.
- The assessment underscores the commitment to completing the project on schedule, in line with the planned timescale.
- Meeting deadlines is crucial to prevent increased costs and missed opportunities, and the study concludes that KDU possesses the capacity and resources to adhere to the planned timeline, thus reducing the risk of costly delays.

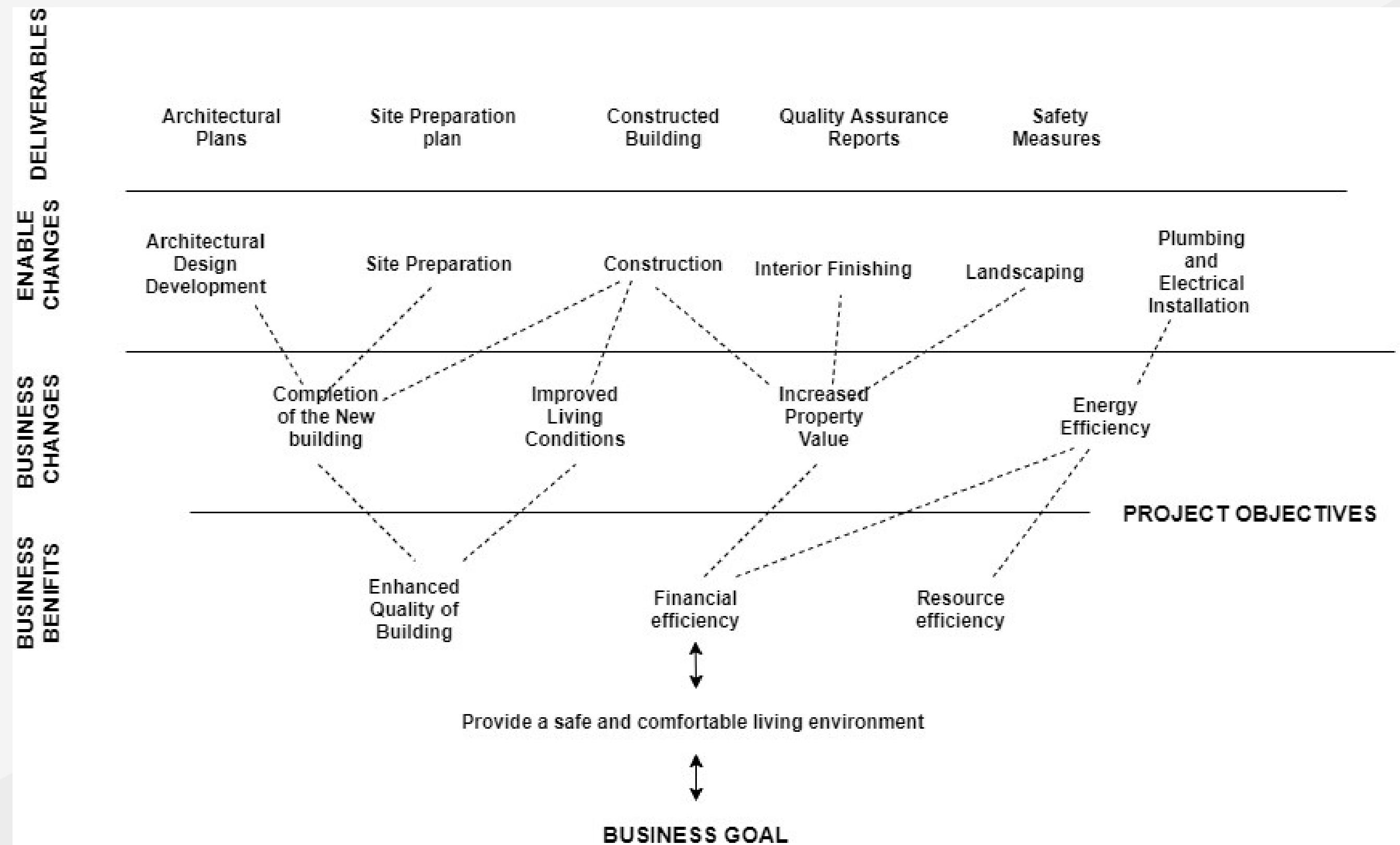
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ANALYSIS OF DATA AND PRESENTATION

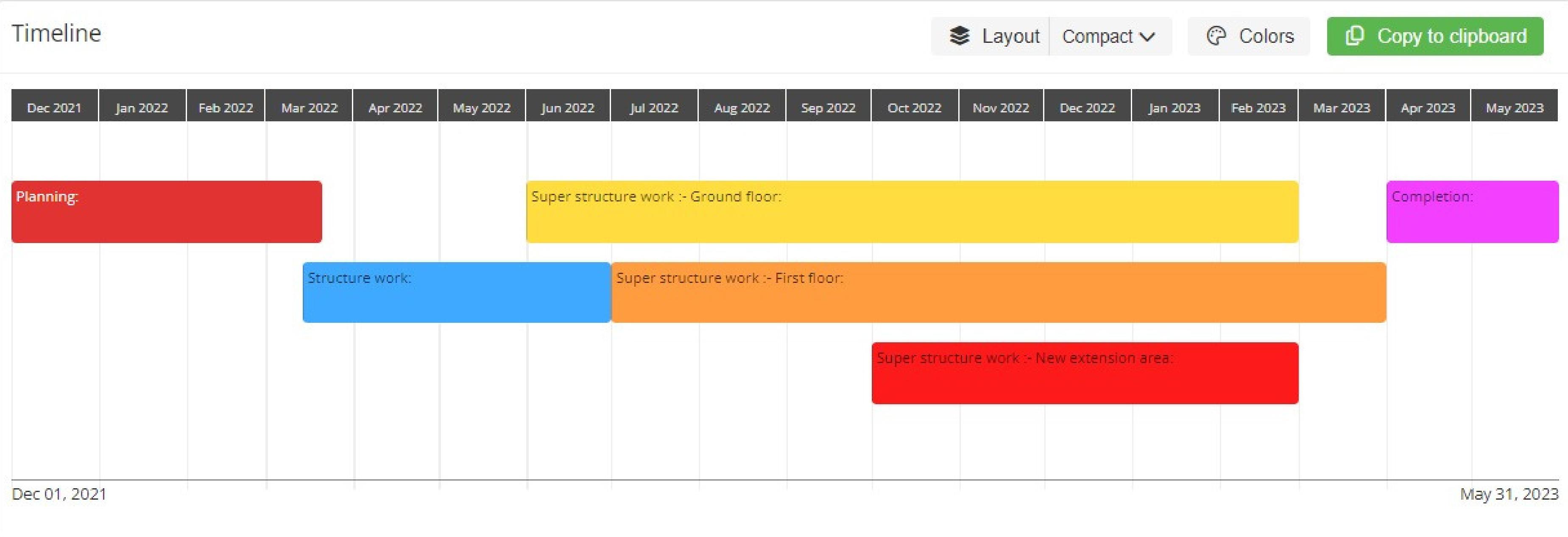
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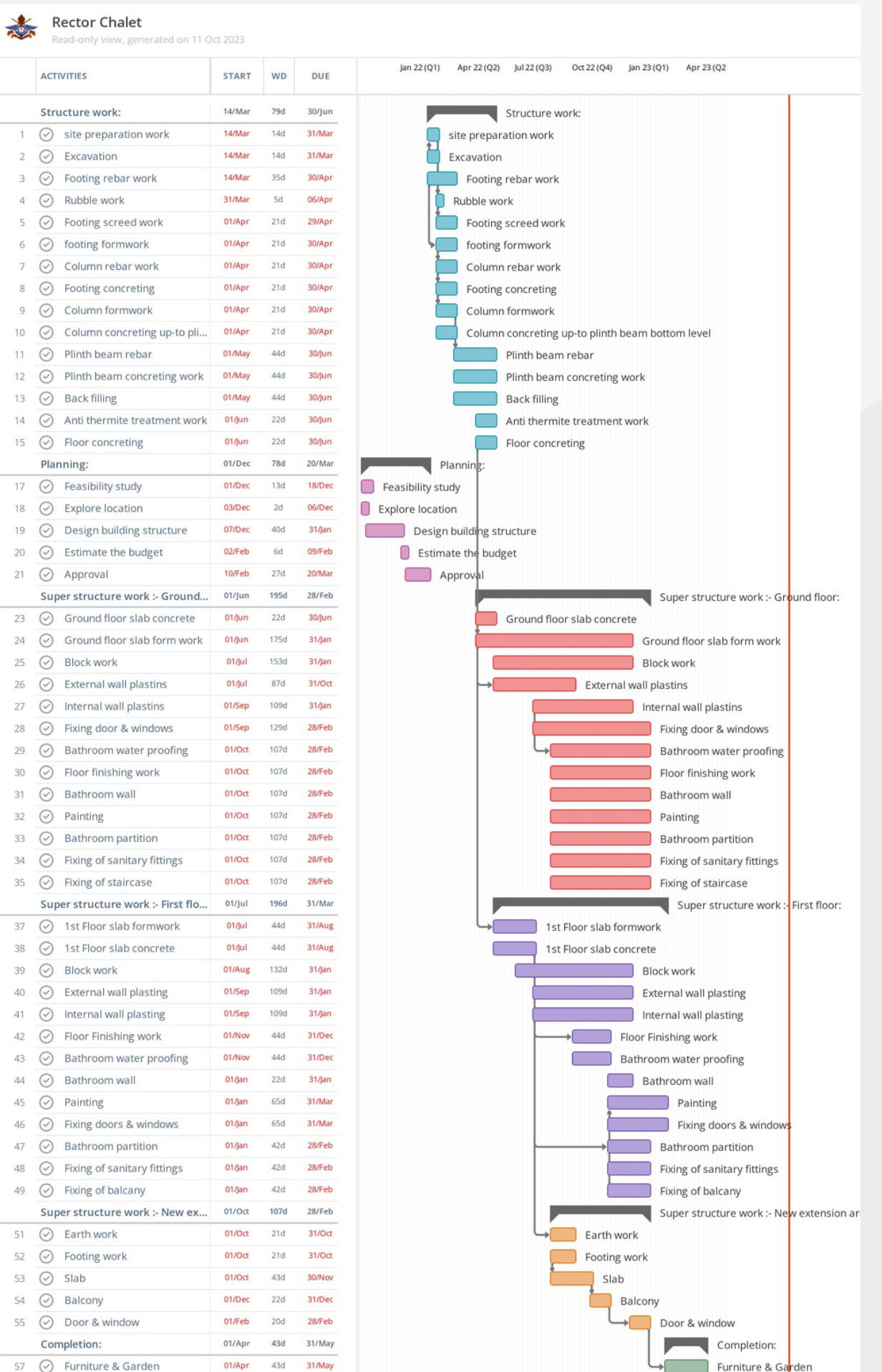
BUSINESS GOALS



TIME LINE



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MILESTONES

Milestones	2021	2022												2023					
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jul
Planning						03/20													
Structure Work									06/30										
Super Structure Work :- Ground Floor														02/28					
Super Structure Work :- 1 st Floor															03/31				
Super Structure Work :- New Extension Area														02/28					
Completion																5/31			

PROGRESS CHART



Progress Overview Rector Chalot

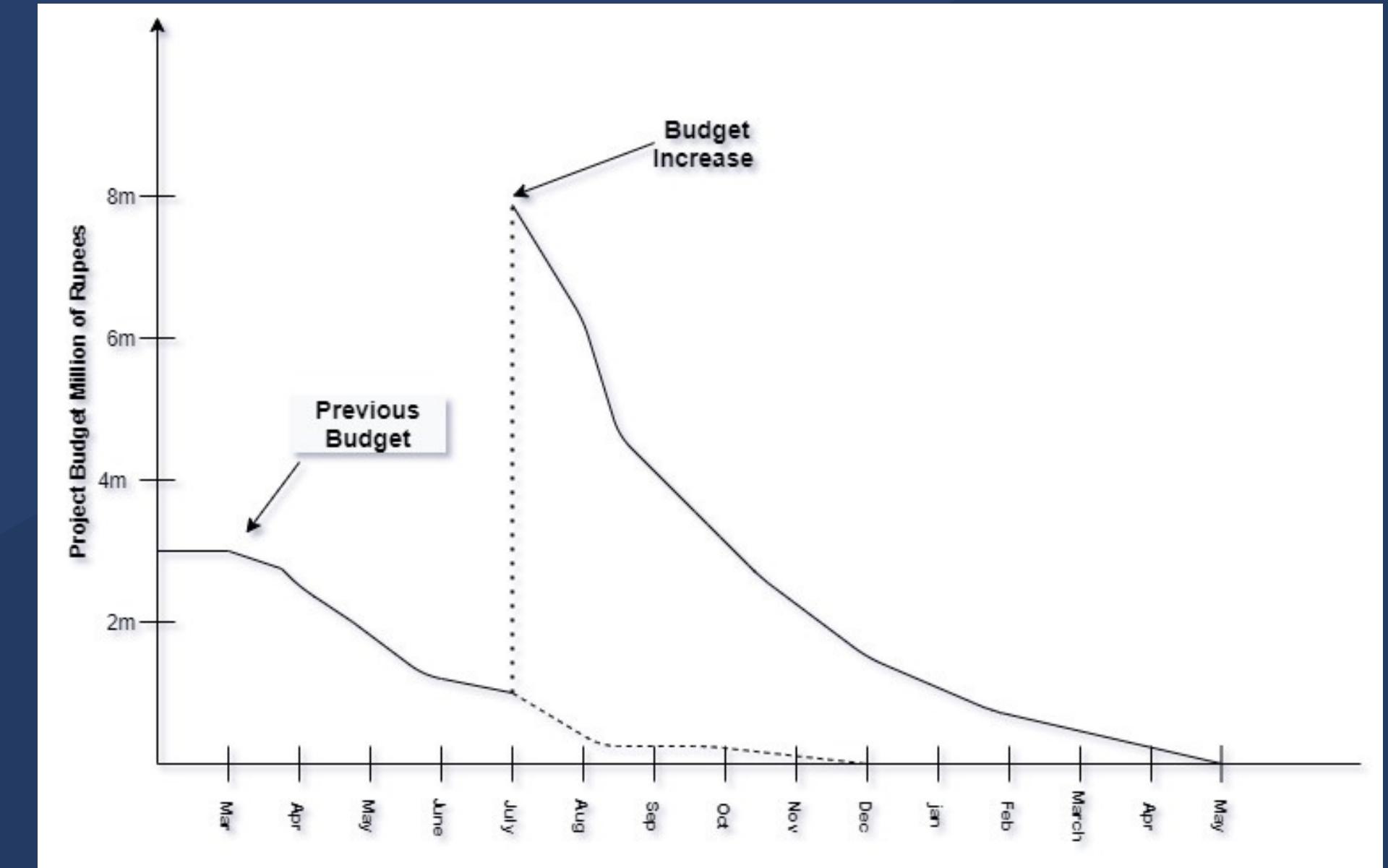
Read-only view, generated on 09 Oct 2023

	ACTIVITIES	ESTIMATED PRO...	ACTUAL PROGR...
	2022:	46%	44%
1	✓ March	5%	5%
2	✓ April	21%	21%
3	✓ May	31%	30%
4	✓ June	42%	41%
5	✓ July	48%	48%
6	✓ August	51%	51%
7	✓ September	59%	56%
8	✓ October	60%	58%
9	✓ November	72%	66%
10	✓ December	78%	72%
	2023:	95%	94%
12	✓ January	85%	79%
13	✓ February	94%	93%
14	✓ March	100%	99%
15	✓ April	100%	99%
16	✓ May	100%	100%

PROGRESS

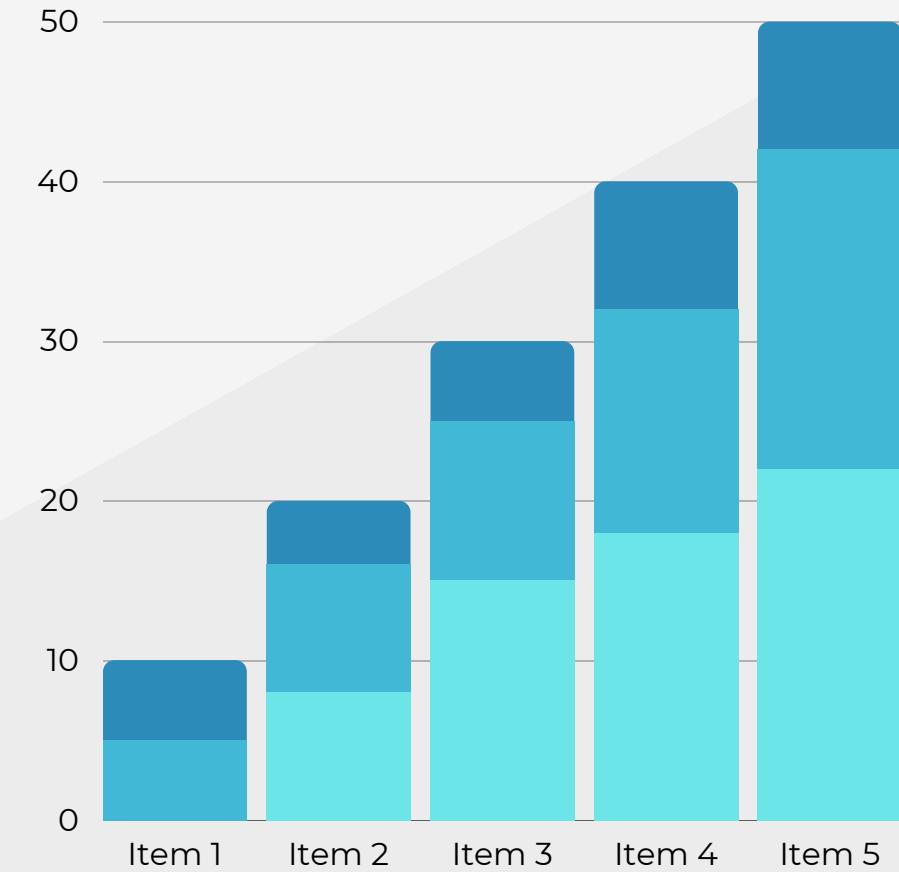


BUDGET AND COST ANALYSIS



BUDGET AND COST ANALYSIS

- **Project Start Date: 14th March 2022**
 - Initial Estimated Cost: Rs. 30.00 Million
 - Total Funds Allocated: Rs. 20.00 Million
- **Actual Date of End: 31st May 2023**
- **Revised Estimated Cost (12th June 2022): Rs. 80.00 Million**
- **Cumulative Costs at the End:**
 - Material Cost: Rs. 79,409,947.37
 - Labor Cost: Rs. 15,946,350.00



RISK MANAGEMENT



PROBLEM ENCOUNTER & SOLUTIONS

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PROBLEMS ENCOUNTERED BY PROJECT TEAM DURING THE PROJECT

**Budget
Overruns**

**Adverse
weather
conditions**

**Scope
Changes**

**Inaccurate
Cost
Estimation**

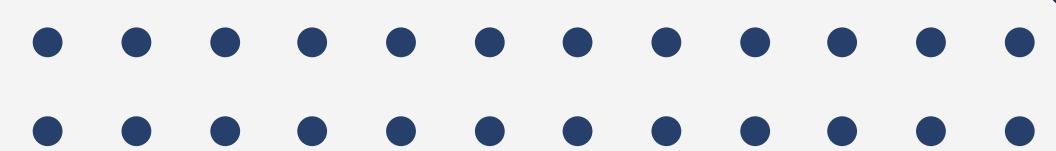
**workforce
and
material
delays**



PROBLEMS ENCOUNTERED BY PROJECT TEAM DURING THE PROJECT

- Budget overruns occur when project expenses exceed initial estimates, causing financial strain and resource allocation problems.
- Unpredictable weather conditions disrupt construction schedules, leading to delays and potential impacts on project deadlines.
- Changes in project scope create confusion and disagreements among stakeholders, affecting project objectives and possibly causing delays and budget overruns.
- Inaccurate cost estimation destabilize project finances, making resource allocation difficult and increasing the risk of exceeding the budget.
- Workforce and material delays disrupt project progress, resulting in schedule setbacks and potential cost increases

SOLUTIONS



Track costs, manage change orders, allocate contingency funds, and maintain open communication for effective financial management

Monitor scope changes, assess financial impact, and maintain transparent communication with clients and stakeholders.

Ensure timely payments to subcontractors and suppliers to maintain smooth operations in the project

Ensure the contingency fund sufficiently covers risks and adjust it as required through regular reviews.

Manage risks and adjust budgets proactively & Be ready to adjust the plan and budget as needed.

SOLUTIONS

- Maintain precise cost tracking throughout the project to monitor and control expenditures.
- Ensure open and transparent communication among stakeholders to align project goals with the budget.
- Adopt a proactive approach to manage risks and adjust budgets as necessary.
- Hire experienced project managers with expertise in cost management.

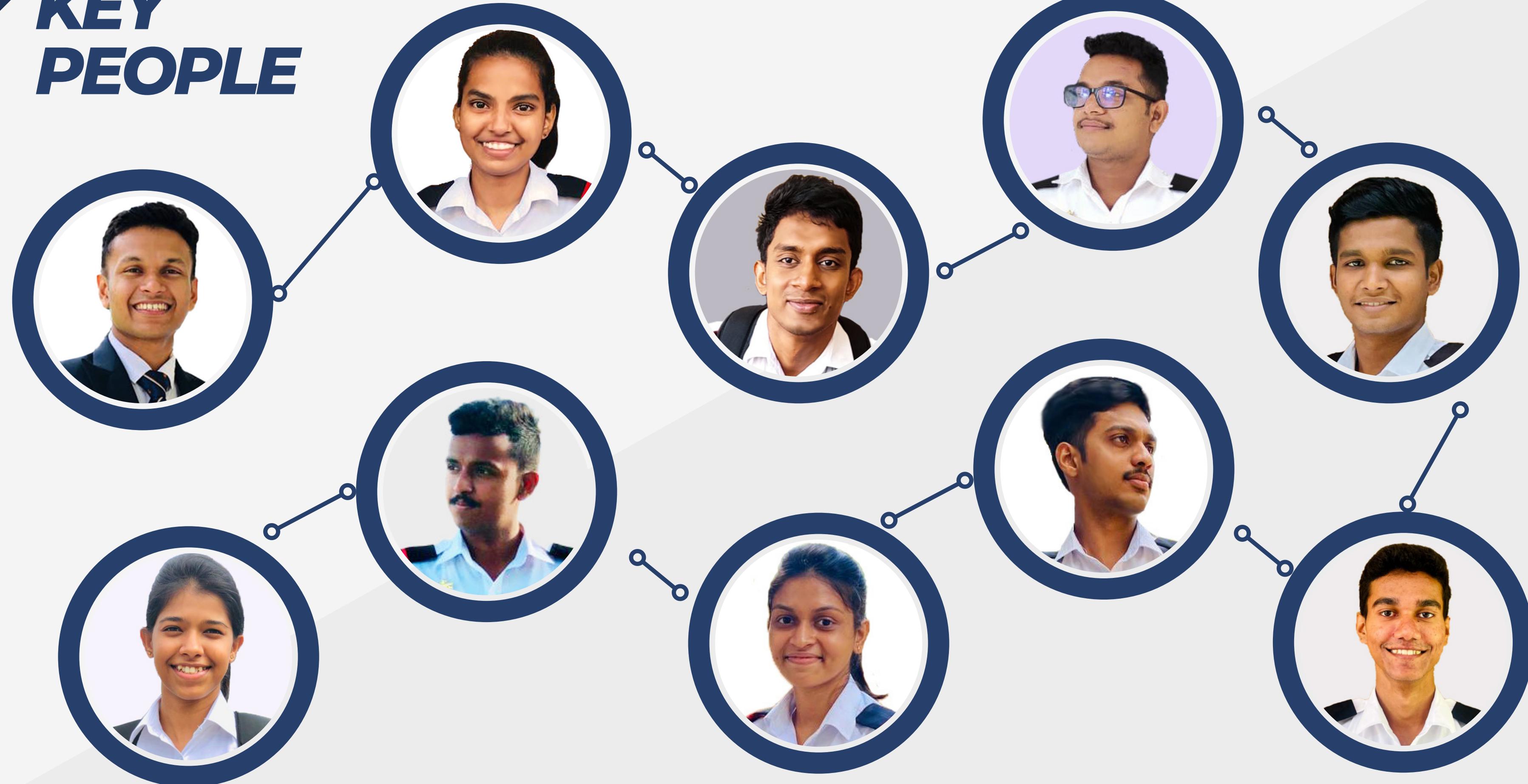


SUMMARY

The "Rector Chalet Building at KDU Southern Campus" project in Sooriyawewa, Sri Lanka, aims to construct a fully furnished residence for the campus Rector, ensuring their comfort and convenience. The project addresses challenges like budget overruns, delays, and site-specific issues. Mitigating budget overruns involves meticulous planning and cost monitoring, while potential delays are managed through contingency plans and open communication. Unforeseen site conditions and supply chain disruptions are addressed with adaptability and creativity. The project prioritizes delivering a functional and budget-compliant chalet for the Rector's official residence.



KEY PEOPLE





THANK
YOU

Q & A



