Case Studies

Combined company experience and key experience by senior management of 3lite, working with US and UK consultancies

**Crescent Development Project**
Baku, Azerbaijan (2015)
$1.5 billion mixed-use development with three towers.

**Talan Towers Project**
Astana, Kazakhstan (2017)
$400 million mixed-use development with two towers and high-end retail podium.

**Metropolis II Shopping Mall**
Moscow, Russia (2014)
$90 million extension to Moscow’s most frequently visited mall.

**Dukley Gardens**
Budva, Montenegro (2014)
$150 million high-end residential project on the coast of the Adriatic Sea.

**Crowne Plaza**
Belgrade, Serbia (2014)
$50 million, 4* hotel, fast-track renovation project of a listed building.

**Old Mill Complex**
Belgrade, Serbia (2015)
$35 million reconstruction project of a listed building.

**GTC 41 Complex – Phase I**
Belgrade, Serbia (2015)
Class A, LEED certified, commercial new-build in Belgrade.

**Battersea Power Station Dev. – Phase II**
London, UK (2017)
$2 billion+ mixed-use development in the heart of London

**700 Lake Development**
Cleveland, Ohio, USA (2018)
Multi-phase luxury Condominium and Townhome development near Rocky River USA.

**King Mswati III International Airport**
Swaziland (2010)
$300 million airport development in Southern African state.

**Baku Tower**
Baku, Azerbaijan (2016)
$180 million, 200 meter tower project, the tallest building in Azerbaijan.

**Yahsat Ground Control Satellite Station**
Abu Dhabi, UAE (2010)
$60 million project, the first ground control station in UAE.

**Hotel Splendid**
Budva, Montenegro (2006)
5*, 35,000 squared meter luxury hotel development on the Adriatic Coast.

**Delhaize Distribution Center**
Stara Pazova, Serbia (2015)
$48 million development of 80k squared meter distribution center.
Crescent Development Project
Baku, Azerbaijan (2015)

Client
Gilan Holding

Value
$ 1.5 billion

Architect
Heerim Architects & Planners
AECOM
Hirsch Bedner Associates

Project Highlights
— Mega Multi-use Development
— Project in Distress

Services provided:
— Project Monitoring Services
— Strategic Advisory to Client
— Procurement Management
— Value Engineering & Supply Chain Management

Key project objectives:
Provide strategic advisory to the Client on all aspects of Project Management, Design, Procurement and Construction. Identify project issues causing distress and support the Project Recovery Process. Provide knowledge and tools for effective Project Management, train Client’s staff.

Client benefits:
Client was able to remove 2 major obstacles on the project and reset the project delivery process, effectively bringing the project back on track. Additionally, Client was able to achieve $400m in cost savings, while refining and elevating the project design as well as setting stage for a more profitable operation in the future.
Client
Battersea Power Station Development Company (BPSDC)
(JV between Sime Darby Property Bhd, SP Setia Bhd, and Employees Providence Fund)

Value
$2bn+

Architect
Wilkinson Eyre

Project Highlights
― Historic redevelopment project, UK Grade 2*
― 254 residential units, sold at approx. $30,000 p/m2
― 58,807m2 office space including Apple’s Europe HQ
― 41,405m2 high-end retail
― 4th largest brick building in the World

Services provided:
― Project (Controls) Monitoring
― Supply Chain Optimization / Global Procurement
― International Market Entry for Consultancy Firm

Key project objectives:
On behalf of a US Project Management service provider:
establish relationship with International Shareholder;
develop a business development strategy and ‘proposal to win’; enter the UK market and establish local administrative and staff presence.

For Client (Shareholder): define mechanism for direct unbiased reporting on project controls (cost, programme, reporting); evaluate and redefine reporting mechanism of contractors and consultants, establish a project dashboard for shareholder reporting; review consultancy contract scopes and fees, perform gap analysis, align roles & responsibilities; define a global procurement strategy and review optimal supply chain sourcing solutions.

Client benefits:
A streamlined direct reporting mechanism was established for Shareholder to optimize decision-making and strengthen project control capabilities over cost and schedule.
Talan Towers
Astana, Kazakhstan (2017)

Services provided:
— Project Setup
— Project Management
— Supply Chain Management

Key service objectives:
Client set out to build the most advanced development in the center of the new capital of Kazakhstan, Astana. Working with the best architects, engineers and construction companies in the world, the target was to design and construct the building in 3 and a half years in time for EXPO Astana.

Client benefits:
Client was able to resolve project distress and open the facility in time for EXPO, being awarded several prestigious project awards

Client
Verny Capital

Value
$400 million

Architect
SOM

Interiors by
Perkins & Will, UK
Richmond, UK

Project Highlights
— 125,000m² multi-use development
— 5-star Ritz Carlton Hotel & Apartments
— Class A Office Tower
— Luxury Retail Mall
— Fast-Track Project
— LEED Gold Certified
700 Lake
Cleveland, USA (2019)

Client
Brickhouse Partners

Value
Confidential

Architect
TBD

Project Highlights
— Located near the prestigious Rocky River community on the coastline of Lake Erie in Ohio, Cleveland,
— Phase 1a: 27 condo units, 96,307 sq. ft.
— Phase 1b: 13 condo units, 39,840 sq. ft.
— High-profile development with upper-end finishes and auxiliary facilities

Services provided:
— Project Setup
— Design Bid Management
— Contracts Review
— Supply Chain Management

Key project objectives:
Develop a community atmosphere with common spaces such as a beach, front deck, gym, cinema, yoga/meditation room, etc. Maintain high comfort and high security standards for the facility and residents and create a project that has logical, easy and accessible communication routes. Maximize human comfort, productivity and usable space, while minimizing capital, operational and maintenance costs.

For Client (Shareholder): Expand the Clients business model from not only a reputable developer of townhomes, but also a reputable developer of condominiums, and broaden their Customer base and profile, to include international buyers.

Client benefits:
Our team supported the Client in all critical front-end areas of the project, and enabled a smooth start to a complex project typology (for US) for the Client’s ‘first’ condo.
King Mswati III Int’l Airport
Kingdom of Swaziland (2010)

Client
Government of Swaziland

Value
$ 300 million

Architect
Pascal & Watson, UK

Engineering & Contractors
Scott Wilson, UK (AECOM)
Thales, UK
Stefanutti Stocks

Project Highlights
— Greenfield international CAT I airport
— Fast-Track Project
— Public Procurement Process over-seen by the Crown Agents, UK

Services provided:
— Project Setup
— Project Management
— Construction Management

Key service objectives:
To design and construct an international airport in a time period of 2 years. Project was procured in accordance with the new Public Procurement Law, overseen by Crown Agents, UK.
Airport was to serve as a civil airport as well as relief airport in case of humanitarian crisis (flooding) in Mozambique.

Client benefits:
Client was able to complete the designs and works while simultaneously empowering local architects, engineers and contractors who worked hand-in-hand with world’s best airport experts.
Services provided:
— Project Setup
— Contract Management

Key service objectives:
On behalf of Client, key project controls, GC tender and contracts were setup during 12-week service.

This included: General Contractor prequalification; setup of service agreement between Client and PM firm; setup of FIDIC contract and tender documentation for general contractor tender; setup of Client document control system; general tender execution process, including tender issuance, mid-tender interviews, and tender evaluation; service finalized with the issuance of a tender report for the selection of the General Contractor.

Client benefits:
Client received critical front-end know-how and deliverables that enabled a swift, properly-structured project setup and tender process, ultimately resulting in a perfectly executed project by Esta, the selected General Contractor, delivered on time and within budget.
Baku Tower
Baku, Azerbaijan (2016)

Client
AZVIL Tikinti LLC

Value
$180 million

Architect
Eren Yorulmazer

Project Highlights
- Tallest building in Azerbaijan - 276m
- Offsite manufacturing in Turkey
- Complex crown structure
- Buckling Restrained Brace (BRB) at outrigger location

Services provided:
- Project Setup
- Project Management
- Project Monitoring for the Owners

Key service objectives:
Project was taken over from the previous Project Manager (Hill International). Our responsibilities were to complete Project Setup process, develop site procedures for the works already on-going on site, fill-in the voids related to structural design reviews, QA/QC procedures on site, and resolve key procurement issues.

Client benefits:
Within a period of 8 weeks, Client entered a normal project delivery mode. All major issues were resolved and Project Management services and project delivery as a whole, could resume in a good working environment.
Dukley Gardens
Budva, Montenegro (2014)

Client
AMIA Montenegro

Value
$150 million

Architect
Projmetal

Interiors
Bogdan Slavica

Project Highlights
— Luxury 5-star Resort
— Extremely steep unstable site
— Fast-Track Project
— 75,000m² development

Services provided:
— Recovery of Distressed Projects
— Project Management
— Strategic Advisory to the project Owner

Key service objectives:
Re-start the project under new ownership, redesign 200 luxury apartments interiors, redesign project-wide infrastructure & landscaping, resolve construction issues on existing buildings, procure contractors, build a mock-up area consisting of 4 villas to kick-start sales.

Client benefits:
Client was able to kick-start the project sales, recovering the project completely and built a world class 5-star seaside resort.
Yahsat Ground Satellite Control Station
Abu Dhabi, UAE (2010)

Client
Mubadala

Value
$ 60 million

Engineering
ETA, Thales

Project Highlights
— First Ground Satellite Control Station in UAE
— EPC Contract
— Distressed Project

Services provided:
— Recovery of Distressed Project
— Project Management
— Contract Management

Key service objectives:
To recover distresses coming from failing relationships between Client, PM, EPC Contractor, Professional Supervisor and the licensing authority.

Client benefits:
Project was fully recovered. Contractual issues were resolved. Client was able to complete the works in time for the scheduled rocket launch.
Crowne Plaza Hotel
Belgrade, Serbia (2014)

Client
Delta Real Estate

Value
$ 50 million

Architect
Stojan Maksimovic
Virgile & Stone
Masinoprojekt

Project Highlights
— Complete reconstruction of a listed project
— 4-star Crowne Plaza Hotel
— Fast-Track Project

Services provided:
— Project Setup
— Contract Management
— Project Management
— Value Engineering & Supply Chain Management

Key service objectives:
Client set out to redesign and completely renovate the old Intercontinental hotel into a Crowne Plaza hotel. Reconstruction included stripping down facade, MEP and interiors, in order to achieve superior quality of interiors, high level of energy efficiency and modern MEP services and facilities.

Client benefits:
Client was able to complete the project within the planned budget, on time and to the highest quality standards.
Hotel Splendid
Budva, Montenegro (2006)

Client
Montenegro Stars Hotel Group

Value
$ 90 million

Architect
Merix

Project Highlights
— 5-star Hotel of 35,000m²
— Fast-Track Project

Services provided:
— Design Management

Key service objectives:
Deliver designs in time for concurrent construction on this fast track project and monitor the progress of works to ensure highest quality standards.

Client benefits:
Client was able to complete on time and to the budget highest quality 5-star hotel on the Montenegro coast.
Old Mill Complex
Belgrade, Serbia (2015)

Client
Mazna Holdings

Value
$ 35 million

Architect
Sanjin Grbic, Koling

Project Highlights
- Restauration of a listed building
- Radisson Hotel
- Multi-use development

Services provided:
- Design Management
- Project Management

Key service objectives:
Client acquired a dilapidated listed building looking to restore it and construct 2 new buildings forming part of the new multi-use development.

Value was made in the planning, design and acquiring the necessary permits, which allowed the Client to sell the project on.

Client benefits:
2 year turnaround at over 20% profit.
Delhaize Distribution Center
Pazova, Serbia (2015)

Client
Piraeus Bank

Value
$ 48 million

Architect
Archicom
North Engineering

Project Highlights
— 79,100 m2 distribution center for Delhaize (covering North Serbia region)
— Total construction duration 18 months
— Contains largest refrigerated storage capacity in Serbia

Services provided:
— Project Monitoring

Key service objectives:
On behalf of the bank, commissioned to monitor the project during the entire period of construction.

This included: bi-weekly site visits; review of critical contracts and project controls; direct reporting to the Bank on performance of the General Contractor; review and approval of payments for GC towards sub-contractors; review and advisory with respect to all performance and advance payment bonds.

Client benefits:
Project was completed 1.5 months ahead of schedule, Client had reliable and first-hand review of key performance indicators (KPI’s) that were essential for orderly release of monthly payments.
GTC 41 Complex – Phase I
Belgrade, Serbia (2015)

Client
GTC Serbia

Value
$ 35 million

Architect
ZAP

Project Highlights
— Class A Office Park
— LEED Gold Certified

Services provided:
— Value Engineering & Procurement Management
— Contract Management

Key service objectives:
Client set out to build a class A, LEED Gold office park, after several years of down time.

Client benefits:
Project was Value Engineered to fit Client’s budget, Works were executed in a claim-free environment, nominated subcontractors and suppliers were used to ensure quality. Project was completed within original budget, quality and time constraints.
ABOUT

3lite is a boutique Project & Business Consultancy, providing specialist outsource-based services to Developers and Contractors.

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