

**MANAGEMENT OF CHALLENGES FACED BY
PROJECT MANAGERS DURING THE COVID-19
PANDEMIC IN THE SRI LANKAN CONSTRUCTION
INDUSTRY**

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Degree Master of Science in Project Management

Department of Building Economics

University of Moratuwa

Sri Lanka

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Thesis/ Dissertation submitted in partial fulfillment of the requirements for the
degree Master of Science in Project Management

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DECLARATION

I hereby affirm that this dissertation constitutes original work on my part, and it does not include, without proper acknowledgment, any content previously submitted for a degree or Diploma at any other University or institute of higher learning. To the best of my knowledge and belief, this dissertation does not include any material that has been previously published or written by another individual, except where explicit citation is provided within the text.

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Mr. M.D.T.E. Abeynayake

Supervisor

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Date

Management of challenges faced by Project Managers during the COVID-19 pandemic in the Sri Lankan construction industry

Project management is an approach that encompasses planning, organizing, executing, controlling, and closing a specific endeavor to achieve goals and objectives within the specified time frame. In the construction industry, Project management consists of resource management, which plays a critical part in the fruitful completion of construction projects. Though, the COVID-19 Pandemic has impacted resource management in the construction sector, presenting project managers with unprecedented challenges. It is crucial to highlight that before this global crisis, no previous research has explored the specific challenges faced by project managers in resource management within the construction industry during a pandemic, as well as effective strategies to mitigate these challenges. This research paper is aimed to fill this gap by providing valuable insights into this unexplored territory.

This research aims to investigate the challenges encountered by project managers in resource management within the Sri Lankan construction industry along with the COVID-19 Pandemic. The objective of the study was to evaluate the influence of Disasters, particularly pandemics, on resource management practices and identify the challenges encountered by project managers in this field. The research will explore the pivotal role played by project managers in effectively managing resources during the COVID-19 Pandemic.

A qualitative approach was used, and semi-structured interviews were adopted to explore the resource management approaches engaged by project managers in the Sri Lankan construction industry during the COVID-19 Pandemic. Valuable insights were gathered from twenty participants and collected data underwent content analysis. Based on the analysis, a framework was proposed, outlining strategies for project managers to effectively navigate the challenges in resource management during the COVID-19 Pandemic and other similar natural Disasters in the future. The findings underscored the significance of implementing appropriate strategies in resource management, emphasizing the need for technological advancements to better prepare project managers to face future pandemics. Further, recommendations were mentioned for proper practices to the project management in COVID-19 and future pandemic situations.

Key Words: *Resource Management, Challenges, Strategies, project manager, construction industry, COVID 19*

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U.G.R.N. Samaraweera

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LIST OF ABBREVIATIONS

Abbreviation	Description
RA	Resource allocation
RM	Resource management
CI	Construction Industry
PM	Project manager
DM	Disasters management
H&S	Health and Safety
RW	Remote work