



Constructive Management Portfolio

Recently Completed Projects

About Constructive Management

Operating in Phuket, Thailand since 1999, our expertise initially revolved around project management for yacht renovations and boat building.

In 2007, we were sought after to apply our project management skills to land-based construction projects.

A key aspect of our success lies in our proficiency in managing costs, timelines, and quality across various suppliers and contractors. Fluency in the Thai language is essential for effective communication and coordination in all our projects.



Mekong Star - Riverboat
Project 2016

"The key to improving project performance is execution – creating & sustaining processes & behaviour that deliver consistent, quantifiable results."

What We Do...

Let's begin at the inception of a project - the creation of a Project Plan.

One of the initial responsibilities of Constructive Management when a project commences is to develop the Project Plan in collaboration with the Owners' Requirements, Specialist Consultants, and Designers. This involves tasks such as leading planning workshops, delineating project deliverables, activities, and dependencies, estimating necessary resources, scheduling these activities, and defining roles and responsibilities.

The primary aim of the Project Manager is to ensure adherence to the plan. We oversee the completion of tasks, obtain necessary approvals, and confirm the readiness of subsequent tasks to commence.

Throughout the project lifecycle, Constructive Management continuously monitors progress against the Project Plan.



Lobby - Hyatt Place
Patong. Project 2016

We provide Project and Construction Management Services to suit Projects of all types & sizes. We have a proven track record of successful delivery & satisfied Clients.

Constructive Management diligently monitors five key performance targets:

- Timescales: "When will the project be completed?" This aspect is populated with stage gates and considers the interdependence of work from various contractors and specialist suppliers.
- Cost: Are costs being effectively controlled, and are we staying within budget? A detailed breakdown of planned costs, coupled with a thorough understanding of market values, ensures tangible cost savings and minimizes risk.
- Quality: Will the completed works meet their intended purpose, and are deliverables passing quality checks? Ensuring adherence to design criteria and controlling the delivery of project benefits are paramount in maintaining quality standards.
- Scope: Is the project scope well-defined and understood by all stakeholders? The Project Manager must be vigilant to prevent scope creep, which involves the unauthorized addition of new or unquantified requirements during the project.
- Risks: Every project presents unique risks. How much risk can we accept, and what measures can be taken to mitigate these risks?

By closely monitoring these performance targets, Constructive Management ensures project success and mitigates potential issues that may arise during execution.



The Serai - Luang
Prabang, Laos. Project
2016-17

Representing the Clients
interest, reviewing &
reporting on Schedule,
Quality & Project
Performance with
recommendation and local
advice to resolve Project
issues.

Dealing with Issues

Constructive Management promptly addresses any issues that arise. Our proactive approach to on-site problem-solving helps mitigate risks early, avoid delays, and ultimately reduce project costs. If an issue threatens to exceed predetermined tolerances for quality, cost, or time, the Project Manager escalates it to the Design Consultant team and Owners' Representatives on the Project Board.

Accelerating the Project

Another responsibility of Constructive Management is to identify opportunities to expedite the project, thereby reducing overall costs.

Value and Cost

Through the methods mentioned above and leveraging Constructive Management's extensive local knowledge, we can demonstrate cost savings well beyond our service fee.



Swimming Pool - Hyatt Place Patong.
Project 2016

Full ownership of Project Scope, Schedule, Change & Cost Control for optimising project performance and ensuring Client satisfaction

Constructive Management offers customizable services and responsibilities to suit the needs of any project.

Our Project Management entails overseeing and coordinating all contractors and consultants from project initiation to commissioning and operation handover upon project completion.

This includes:

- Design Coordination for Architectural, Interior, MEP, and Structural aspects
- Consultant coordination for Environmental, Building Permit, and Occupancy Permits
- Tender Documentation and bid process/review
- Contract Management for both Consultants and Contractors
- Cost Planning, Budget Control, and Quantity Surveyor roles
- Procurement Management

In addition, our services encompass all aspects covered in Construction Management.



Penthouse Shower - Iniala Project 2013-14

Onsite personnel to monitor & control Project performance & quality. Identification & swift resolution for project issues & defects.

Construction Management involves the management and coordination of contractors' activities from the award of the contract through to commissioning and operation handover upon project completion.

This role primarily operates on-site and includes:

- Schedule and program coordination
- Quality control and assurance, ensuring conformance to standards
- Change control and management
- Monitoring and controlling site works
- Reporting and recording progress and performance
- Identifying defects and overseeing the rectification process
- Commissioning, testing, and completion certification

We take pride in being a dedicated family-owned business, serving Thailand since 1999.



Spiral Staircase - Accenta Project 2006

Onsite personnel to monitor & control Project performance & quality. Identification & swift resolution for project issues & defects.



Cape Yamu - Private Villa 1

Role; Project & Construction Manager – under Design-Build Contract

Responsibilities; Managing the Design-Build of world-class luxury project with Tennis & squash court, vast outdoor pools & water feature, 2 Kitchens & spa treatment rooms. Our role included Project, Construction & Budget Management.





Cape Yamu - Private Villa 2

Role; Project & Construction Manager – under Design-Build Contract

Responsibilities; Managing the Design-Build Renovation with Indoor basketball court & extensive Gym Building, Extended Swimming Pool & Sala. Our role included Project, Construction & Budget Management.





Café Del Mar (phase 2) – Restaurant & Indoor Bar – Kamala, Phuket

Role; Project & Construction Manager

Responsibilities; Managing the design, coordination & construction of Phase 2 works. Continued Construction of Phase 1. This scope of works included Underground Parking & Back-of-house facilities, World Class restaurant & luxury Indoor Lounge





Natai Twin Villas – 2x 4Bedroom villas – Natai, Phangnga

Role; Project & Construction Manager

Responsibilities; Managing the construction of 2 x 4 Bedroom Villas with Beach side swimming pool & Bedroom side Koi Pond .





Café Del Mar (phase 1) – Beach Bar & Pool – Kamala, Phuket

Role; Project & Construction Manager

Responsibilities; Coordinating the design & fast track construction of Phase 1 works. Construction started Oct 2016 to opening party Dec 2016. Review & provision for future Phase 2 works with continued input of design, quality & schedule coordination.





Azerai – 53 Room Hotel - Luang Prabang, Laos

Role; Project & Construction Manager

Responsibilities; Manage the onsite Contractors including Design clarification and Change Control ensuring that works are executed in conformance to Design, Schedule and Quality.





Hyatt Place – 161 Room Hotel Patong

Role; Project & Construction Manager

Responsibilities; Manage the Design Consultants and Contractors including Value Engineering and Change Control ensuring that works are executed in conformance to Design, Schedule and Quality.





Cape Yamu - Private Villa 0

Role; Clients Representative

Responsibilities; Represent Client interests to Design Consultants and Construction Manager in Coordinating designs and monitoring Quality of works through Photo reports and Defect identification.





Iniala Beach Resort – Ban Natai, Phangnga

Role; Project & Construction Manager & Quantity Surveyor

Responsibilities; Full Project Management from Design Development & Project Feasibility, Tender, Award and Construction of this fabulous 6 Star Resort. Managing Schedule, Cost, & Quality for Main resort & Back of House operations





Higher Restaurant - Patong, Phuket

Role; Clients Representative

Responsibilities; Represent the Client interests in coordination onsite works and clarification of Interior Design specifications.

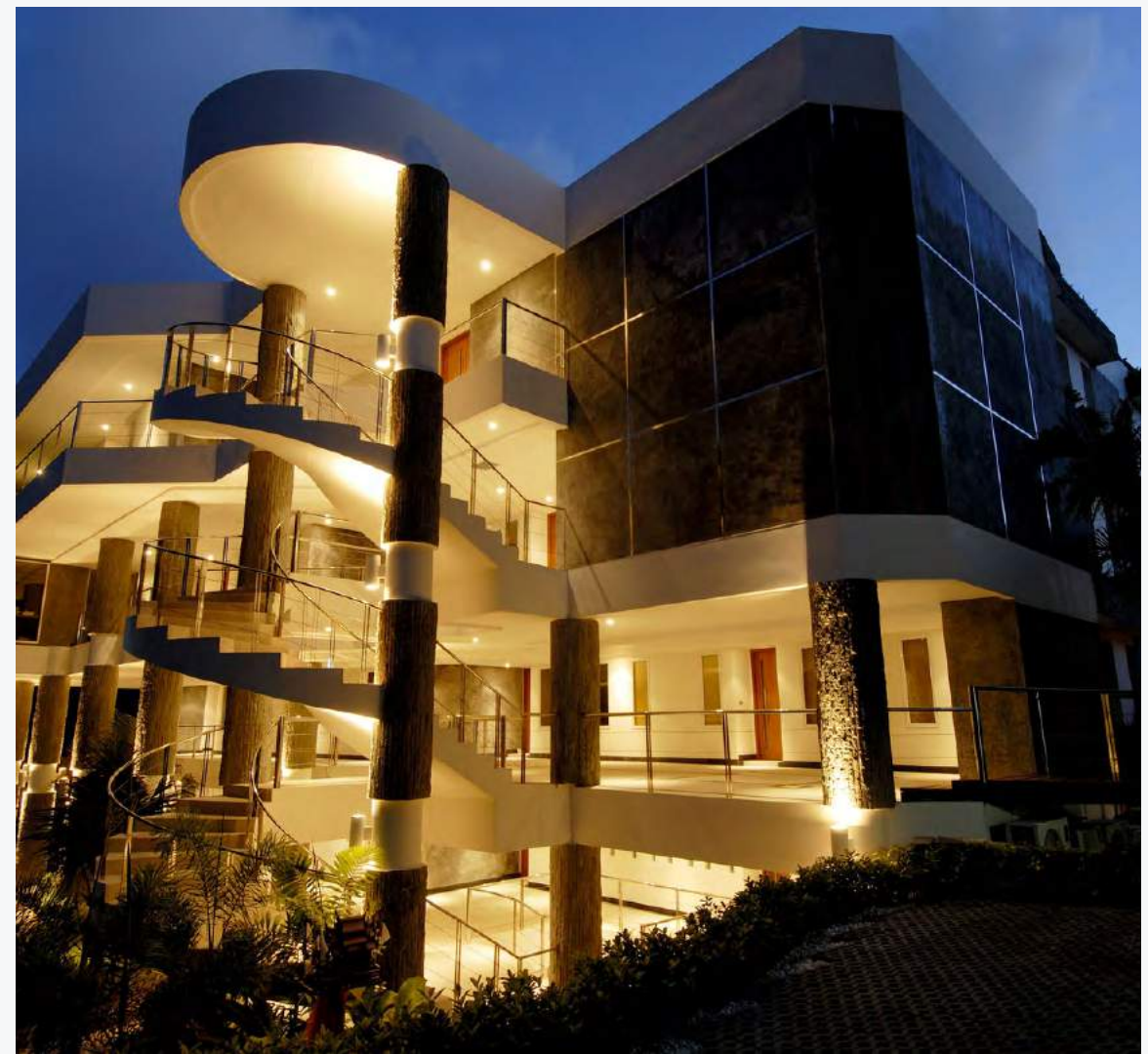




The Accenta – Kata, Phuket

Role; Construction Manager

Responsibilities; Management of Contractors, Quality Control and coordination between specialist Contractors/suppliers and Design consultants.



Thank you for your
interest...



For a free quotation - Please Contact

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For more information - Please see

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