

**constructive**  
PROJECT MANAGEMENT & CONSULTANCY



## **We Make It Happen**

Constructive is a leading project management and consulting company in Egypt and the US

[Company Profile](#)

# CON TENTS

## 04 A Message from Constructive Founder and Chairman of the Board

08 About Us  
08 Who are we...  
08 Vision  
09 Mission  
10 Our Story  
10 How we work

## 12 Solutions & Services

15 Project Management  
18 Site Supervision  
22 Design  
26 Real Estate Development Planning  
29 Regulatory Affairs Services  
30 Design & Build

## 32 Markets

### 34 Clients & Partners

### 38 Portfolio

38 Soma Bay  
38 Qena gardens Commercial Strip  
39 D-WEST  
40 Hiram City  
42 Palm Hills Developments  
44 Polaris Mall  
45 Al Ahly Tamkeen  
46 General Authority for Roads and Bridges  
48 Turki Bin Talal Palace  
50 Baheya Foundation  
51 Saint Armani International School  
52 US Projects

### 54 Leadership

## CHAIRMAN MESSAGE

A Message from Constructive Founder and  
Chairman of the Board

### Our strength lies in our focus on management.

Observing the market need for tailored and focused project management and consultancy services in the construction field, I founded constructive.

I believe that clients appreciate our personalized approach. We don't just apply formulas or one size-fits-all solutions; we listen and take the time to understand our clients' objectives and aimed visions. In constructive we don't just offer consultation services; we adopt each project from start to finish.

Constructive strength lies in our focus on management attending to the recent studies of the foremost resources for project management know-how. My priority when I started the firm was to assemble the strongest management team possible. This internal strength coupled with our outstanding communication and technical skills are clearly reflected in our ability to manage our clients' projects and deliver them on time and on budget every single time despite risks and challenges.

We provide premium consulting services that span the entire lifecycle of projects, from real estate development planning, design and regulatory affairs services, project management and site supervision. When our clients entrust their projects to

us, they know that they don't have to worry about failure.

Thanks to our commitment to maintaining the highest standards of quality, integrity and transparency, we have succeeded in establishing ourselves in both the Egyptian and US markets in a relatively short period of time and we look forward to continued growth in both existing and new markets.

No matter the location, the size or the complexity of the project, we can make it happen!

I thank you for your confidence in constructive, and I look forward to always being your chosen partner of success.

**Mina Yassa**  
Founder & Chairman of the Board



## ABOUT US

Constructive is a project management and consulting firm that offers tailored, turnkey solutions for all project phases, from inception and site analysis to planning, design and execution.

### WE ARE...



#### Agile

What sets constructive apart from every other firm are its youthful, responsive methods. We don't take a one-size-fits-all approach. Every project is distinct, with different requirements and challenges. We create innovative, bespoke packages that bring together all the needed services and elements to ensure our clients' visions comes to life.



#### Reliable

We are committed to delivering excellence no matter the challenges. Our measure of success is to bring projects in on time and on budget every single time, no exceptions. We never compromise on quality and oversee every detail, so our clients don't have to. With constructive, they know their projects are in safe hands.



#### Experienced

With an extensive track record in both Egypt and the United States, we understand the requirements of different markets in terms of design, construction, and regulatory requirements. Our portfolio includes everything from Egypt's largest and most exciting projects such as O-West, Soma Bay, and Palm Hills to innovative design collaborations with international design and architecture firms.



#### Collaborative

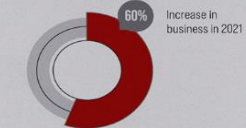
We consider every project a partnership. From international real estate developers and contractors to design houses and government agencies, each of our clients receives dedicated focus and personalized attention. Our decentralized management approach and efficient size guarantees continuous access and maximum responsiveness and allows us to anticipate evolving project needs, not only meeting but exceeding our clients' expectations.



### WE STAND FOR...



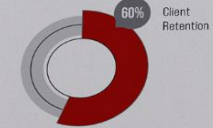
#### GROWTH



#### SUCCESS



#### TRUST





Our vision is to set the industry standard for impactful and responsible solutions that define the way we live, today and tomorrow.

# VISION.



Our mission is to provide our clients with innovative solutions to even the most complex projects, always delivering excellence on time and on budget.

# MISSION.



## OUR STORY.

We don't just offer consultation services; we take ownership of projects through the entire project lifecycle. You won't need to worry about a single detail.



Constructive was founded in 2017 by Mina Yessa who recognized a gap in the project management and consulting market for personalized, hands-on services dedicated to delivering excellence throughout the project lifecycle. Leveraging his extensive project management background, Mr. Mina assembled an outstanding team of planners, designers, engineers, consultants and construction managers whose combined experience and talent propelled the company towards exceptional growth in a remarkably short period of time.

Today, constructive has established itself as a boutique project management and consulting firm, big enough to tackle complex infrastructure and construction projects but compact enough to provide an exceptional level of client focus and responsiveness unfeasible for older, larger companies.

### HOW WE WORK



#### ■ We take ownership

We consider our clients partners, your success is our success.



#### ■ We do things right

We prioritize safety and comply with applicable laws and regulations health, security and environmental.



#### ■ We aim high

We always try to raise the bar by finding innovative solutions and consistently delivering excellence.



#### ■ We listen

We pay attention to our stakeholders, whether clients, partners, or employees, always making sure we understand the objectives.



...provide strategic  
...uncompromising quality that  
...cost-effectiveness and efficiency at  
every step.

...priority is always to build  
strong partnerships and engage  
all stakeholders at every stage  
to ensure buy-in and guarantee  
optimum results.



## OUR AREAS OF OPERATION INCLUDE





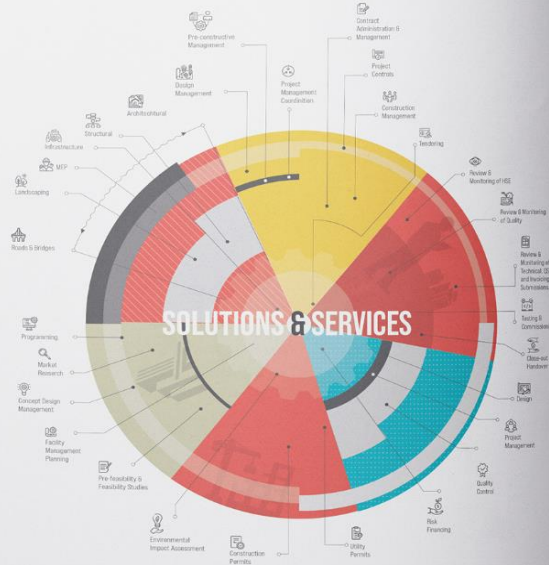
DESIGN



PROJECT MANAGEMENT



SITE SUPERVISION



REAL ESTATE DEVELOPMENT PLANNING



REGULATORY AFFAIRS SERVICES



DESIGN & BUILD

# PROJECT MANAGEMENT.

A project is unique since it is not a routine operation, but a specific set of operations designed to accomplish a singular goal.

As projects become more multifaceted with tighter schedules and increased regulation, the risks increase. Managing the ever-increasing complexity is no easy task which is why we develop bespoke packages for each project that maximize the benefit for our clients and minimize the risk.

As your representative, we prioritize communication to make sure the process we develop provides the best value for you and delivers what you need on time and within budget. Our role is to be the single point of contact between you and all different projects' stakeholders.

While each project is unique and may comprise different components, there are several basic functions that we undertake for the majority of projects. We also provide these functions as standalone services when needed. These functions include the following:

### Key Project

- O West
- SOMA BAY
- AL AHLY TAMKEEN
- NEW CITY
- CAPITAL GARDENS
- BRIDGE PROJECTS



### 01 Design Management

DPM management team are handling the design process upon the Client request through the shortlisting of design offices and firms at each discipline, preparation of scope of services' request for proposals (RFP) along with tender and contract conditions (Vol.01), control the queries and its responds, negotiate the best offers, issue tender evaluation reports and finalize the Contracts with the Client.

Upon assignment of the design Contracts, DPM is closely monitoring the quality and timing of design deliverables via its skilled technical and project controls team.

DPM offers additional services for our clients as well our designers conduct regular site visits throughout the construction phase to ensure that the built project matches the designs and the clients' expectations. Progress is documented with photos and field reports. The designer will also work with the contractor to answer questions, verify that the materials the contractor is using are correct, issue formal modifications and correctives to the construction documents, and to solve problems that arise in the field.





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### 01 Design Management

CPM management team are handling the design process upon the Client request through the shortlisted design offices and firms discipline, preparati of services' request (RFI) also coordi



#### 02 Pre-Construction Management ■

The pre-construction process is critical for the success of any project. This is the point where the fundamental groundwork is laid to ensure lines of communication are established between stakeholders and responsibilities are allocated and understood. We take particular pride in our ability to establish collaborative work environments that ensure smooth implementation.

CPM management team is offering a full integrated services for pre-construction process; Contractors shortlisting for each scope and specialty, preparing EOI letters, Vol 01 & reviewing tender packages for constructability, control the queries and its responses, negotiate the best offers, issue tender evaluation reports and finalize the Contracts.



#### 03 Project Management Coordination ■

Multifaced construction programs have complex challenges that require successful team integration. Our consultants have the proven ability and expertise to manage and maintain our clients' expectations. Using established procedures & processes, we preemptively identify issues and resolve conflicts, manage priorities and coordinate activities to ensure the realization of project deliverables.



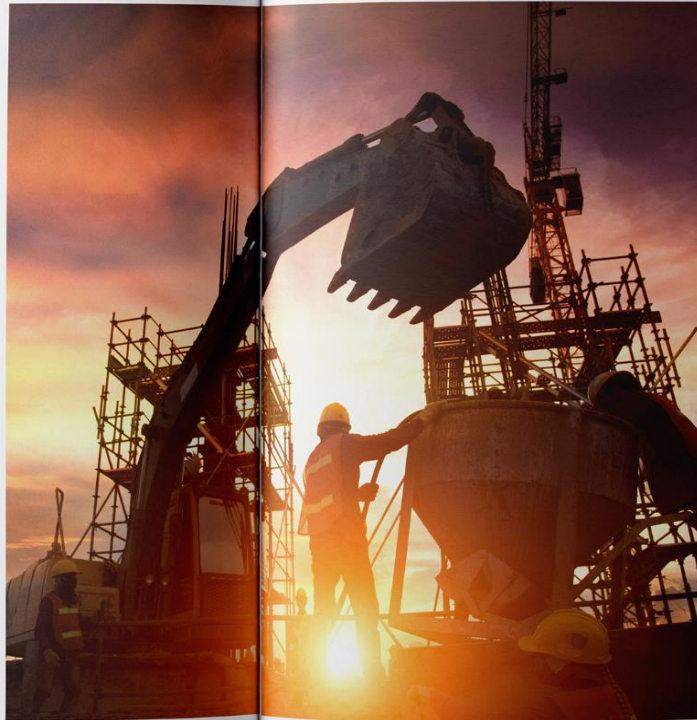
#### 04 Contract Administration & Management ■

Our contract management and administration team work closely with our clients at all stages of contracting, first to ensure that contracts cover requirements, address potential contingencies, and provide the best possible value; then to ensure that deliverables and deadlines are adhered to as outlined in the agreement.



#### 05 Project Controls ■

Our project control professionals develop procedures and tools to monitor all phases of the project lifecycle in terms of both costs and time. This ensures the prompt identification of any deviation, and the immediate development of appropriate mitigation plans to keep the project on course.



#### 06 Construction Management ■

Our consultants plan, coordinate, budget, and supervise construction projects from start to finish. Claims and delay analyses are an integral part of our construction management process, and we provide all the necessary tools to examine events and delays and determine the best course of action at all stages. Our oversight and review process ensures that we can assemble all the necessary supporting documents in order to prepare robust claims in accordance with international standards that ensure our clients' best interests are always represented.



#### 07 Tendering ■

We prepare and review all tender documents ensuring that they are in accordance with client requirements and subsequently manage all tender processes, including issuance, review and evaluation of submitted tenders, response to inquiries, and eventual tender award. During the bidding or procurement phase, the designer will answer contractor questions, issue formal clarifications to the drawings or specifications if necessary and help evaluate the bids to make sure price estimates include all required elements.

# SITE SUPERVISION

Construction projects today involve countless contractors, sub-contractors and suppliers.

Making sure all the elements are in place and operating efficiently according to client expectation is a complex task. This is where our site supervision and quality control teams come in. Our experts have the know-how and expertise backed by state-of-the-art technology to ensure each project is completed successfully and in accordance with the highest international standards and regulatory requirements.

#### Key Project

0- West  
SOMA BAY  
AI AHLY TAMKEEN PROJECTS  
NEW CITY PROJECTS

Our site supervision services comprise different functions over the lifetime of the project.



#### 01 Review & Monitoring of HSE

No matter how tight the deadline or how limited the budget, our experts are uncompromising when it comes to health, safety and the environment (HSE). We review plans before construction starts, provide training, and continuously monitor procedures to ensure that all requirements are met.



#### 02 Review & Monitoring Of Quality

Our consultants make sure that each project is delivered exactly according to specifications through formal and systematic quality reviews across all project areas. Our role is to prevent unforeseen delays and costs that result from non-compliance with material and workmanship standards.





#### 02 Review & monitoring of technical, qs, and invoicing submissions ■

Our site supervisors maintain a close watch on all quantity surveying (QS), technical and invoicing submissions to ensure that there is no deviation from project requirements and to maintain control over expenditure and represent the client's interest at all stages of the project.



#### 04 Testing & Commissioning ■

Our site supervision team undertakes all materials inspection as well as testing and start-up and commissioning services including building system performance confirmation for all civil, landscape, architectural, structural, mechanical, electrical, and telecommunications and data systems required in the project specifications.



#### 05 Close-out & handover ■

As each project approaches completion, our team initiates full close-out and handover procedures including detailed documentation of any changes made, as-built construction plans, testing and commissioning information, operational and maintenance information, and HSE data. All records are organized using the latest tracking software and document management systems designed to handle even the most complex projects.



## DESIGN

Constructive architectural and engineering design department is built with a team of talented professionals and diverse experiences offering a wide spectrum of services required for projects throughout their lifecycle, starting with projects' Conceptualization and Visualization, Design Development and Detailing till the preparation of Tender and Construction Documents.



### 01 Design Services

We provide multidisciplinary design services that are adapted based on project and client objectives. Our designers and engineers draw on considerable expertise to undertake all steps in the design process, from concept to fully detailed to ensure that each design fulfills client requirements efficiently and cost effectively.



### 02 Architectural

The collaborative approach we take in our work informs every aspect of our architectural design practice. Combining client requirements and aspirations with our expertise and creativity, we develop architectural designs that are not only visionary but also sustainable and efficient.



### 03 Interior Design and fitout

In constructive we see that the essence of interior design will always be about people and how they live. It is about the realities of what makes for an attractive, civilized, meaningful environment, not only about fashion or what's in or what's out.

At CPM, we are dedicated to creating research-driven, innovative design that responds professionally and swiftly to changing market conditions and technologies, while our aesthetic objective has consistently revolved around creating suitable, definitive and timeless designs. Led by our Clients' vision, we work to surpass expectations in all subdivisions of design.



### 04 Structural

Our engineers conduct rigorous analyses and reviews to produce structural designs that ensure the structural safety of each building throughout its functional lifetime.



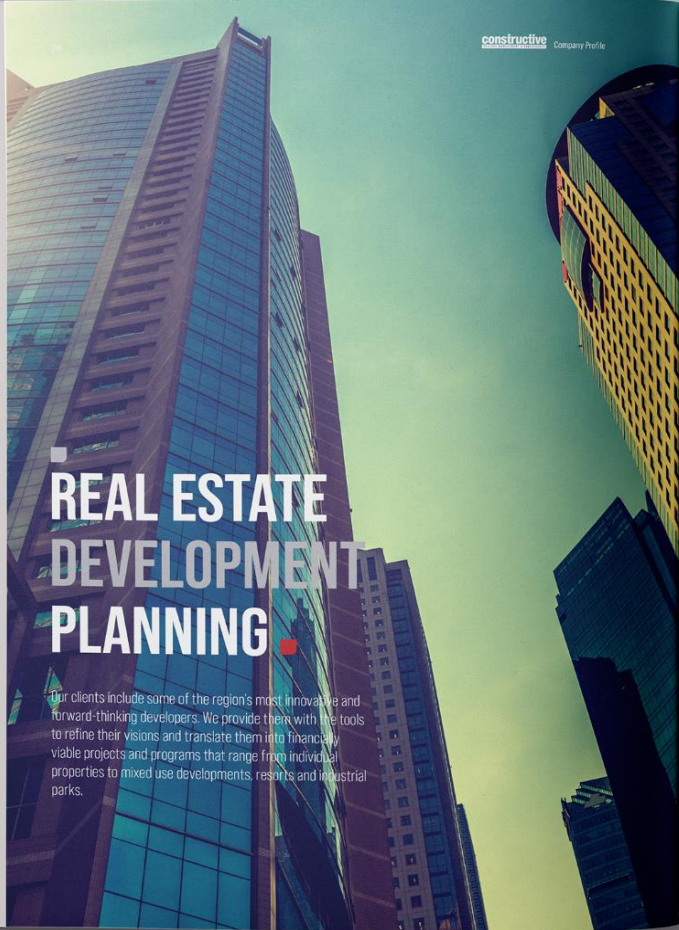
### 05 MEP

Our MEP (Mechanical, Electrical and Plumbing) engineers design systems that are optimized for efficiency, performance and cost to make sure each project provides an environment that functions smoothly at all times.

#### Key Project

Soma Bay  
Gena Gardens Commercial Strip  
El Ahly Tamkeen Branches





# REAL ESTATE DEVELOPMENT PLANNING

Our clients include some of the region's most innovative and forward-thinking developers. We provide them with the tools to refine their visions and translate them into financially viable projects and programs that range from individual properties to mixed use developments, resorts and industrial parks.



### 01 Programming

We bring together a wide range of professionals including architects, landscape architects, civil engineers, site planners, lawyers, environmental consultants, surveyors, financiers, and contractors to develop the most viable site-specific real estate development programs and master plans.



### 04 Facility Management Planning

We develop a thorough understanding of the facility utilization needs over both the immediate and long-term future. We subsequently develop a facility management plan that fulfills the client's business goals cost-effectively and efficiently and incorporates all elements such as space utilization, security, maintenance, service works and more.



### 02 Market Research

This phase involves conducting extensive due diligence and research among a variety of stakeholders to determine regulatory requirements, land use restrictions, and market needs.



### 05 Pre-feasibility & Feasibility Studies

We conduct pre-feasibility studies based on undertaken market research, concept design, and facility management projections to analyze and select the best business scenarios for each real estate development. Once the optimum scenario has been determined, we conduct detailed feasibility studies to ensure that all scenarios are taken into account.



### 03 Concept Design Management

We manage all elements of the concept design process, bringing together all necessary disciplines to translate the program and the market research into an executable design concept.

## DESIGN & BUILD

The Design & Build model offers considerable value for project owners by mitigating risk, relieving them of coordination burdens, reducing their administration budget, and providing guaranteed outcomes on time and on budget. As a single point of contact, constructive assumes responsibility for the design, construction, and commissioning of the project, always delivering high-quality outcomes.



### 01 Design

We help the designers bring in the design according to the established budget making design changes as needed and value engineering where possible to minimize cost and risk.



### 02 Project management

After the design phase, we manage the construction of the project, handling all contracting and subcontracting responsibilities as well as site supervision and design management.



### 03 Quality Control

We undertake all quality control responsibilities including monitoring, testing and commissioning as well as HSE inspections and close-out/handover reporting.



### 04 Risk Financing

By providing the project owner a guaranteed maximum price, we assume the risk financing for the project. Our experience in the field and deep market knowledge allow us to provide these guarantees in a way that creates a win-win scenario for all parties involved.



## MARKETS

We provide integrated solutions that ensure the effective delivery of projects across a wide variety of markets and sectors in Egypt and the United States.

Our teams are always committed to solving our clients' challenges no matter how complex the project. Thanks to our in-house expertise, we have the resources to handle the full lifecycle of projects. From concept development and master planning to project design, tendering, site supervision, and construction and project management, constructive is your proven partner of choice.



### 04 Mixed used Developments

We are experts at managing the many inter-related components of mixed-use developments and bringing our client's vision to life.



### 04 Education

Our experience of educational projects allows us to coordinate stakeholder needs and deliver the best possible outcomes.



### 03 Commercial & Recreational

We are adept at meeting the challenges posed by commercial and recreational projects with multiple end users and different needs and visions. From corporate head quarters to golf courses and malls, our experts get things done.



### 02 Hotels & Hospitality

Our experience in hotels and hospitality projects spans everything from luxury beachside resorts to boutique city hotels. No matter the size or scope of the project, we know what it takes to deliver world-class quality.

#### Constructive Offices

Egypt (HQ)  
The United States



### 01 Residential

We bring hands-on management and a collaborative approach to projects that range from bespoke villas to luxury condos and high-rise towers.



### 01 Infrastructure

Our sophisticated technical skills mean we know exactly how to deliver world-class transportation networks on time and on budget.



### 03 Hospitals & Healthcare

We understand the complex needs of healthcare facilities and hospitals and always take the time to understand the unique needs of each project.



### 02 Industrial & Logistics

We possess the detail-oriented approach and technical know-how required for today's increasingly complex industrial and logistics operations.





# CLIENTS & PARTNERS.

We take pride in the strong relationships we establish with our clients and stakeholders.

Our clients and partners include some of Egypt's most prominent developers and companies.

Our agility, adaptability and expertise make us ideally placed to establish affiliations with some of the world's foremost multinational architectural and engineering design firms. This gives us the edge to bring in international expertise and take on complex projects at competitive costs.



# PORTFOLIO

## SOMA BAY.

Soma Bay is a coastal resort on the Egyptian Red Sea Riviera, 45 km from Hurgada International Airport. At 10 million square meters, the self-contained mixed-use development is located on a peninsula surrounded by the sea on three sides. Approximately 5 km in length and 2 km wide, the peninsula is accessed via a 7 km private road through a single controlled entry gate. Constructive has forged a unique partnership with Soma Bay Developments. From a modest start in 2019, we are now responsible for all consultancy and project management activities within Soma Bay boundaries. From tendering through to hand-over, we supervise and manage 25 contractors of different grades and backgrounds operating in 15 zones on 40 unique projects at different stages of completion.

### CONSTRUCTIVE - WE LISTEN, AND WE ADD VALUE

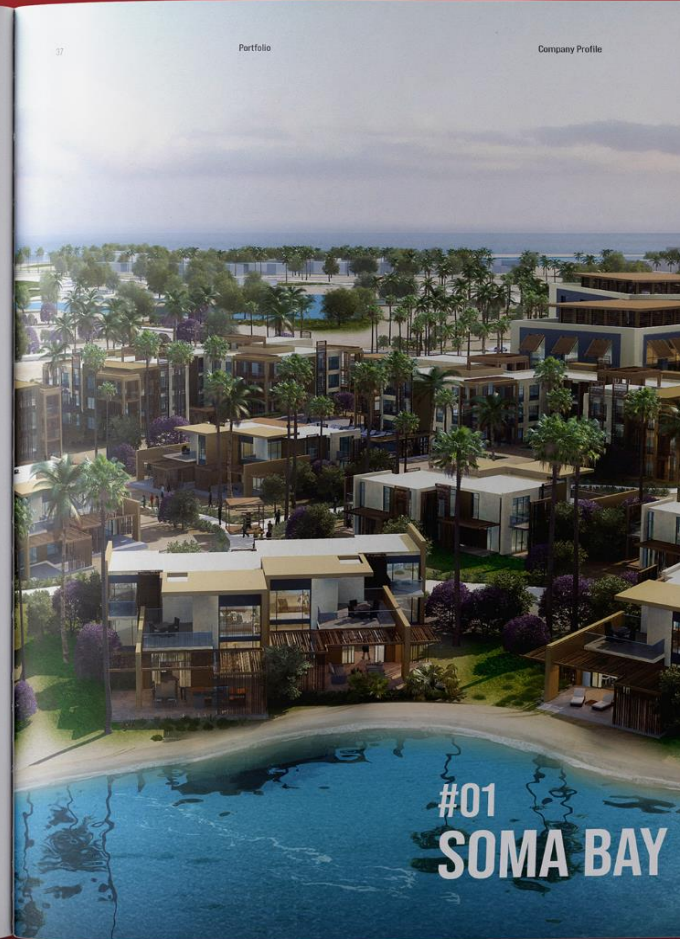
Our unique collaborative approach and agile mindset add considerable value to any project we work on.

Working at a high-end development like Soma Bay, we realized that the end-clients expected more than just the basic requirements. They were paying for quality and expected unique modifications and personal touches incorporated in each of their units. Thanks to our ability to listen to our clients, our personalized approach, and our unmatched attention to detail, we were able to ensure that each unit handed over to the end user went far beyond expectations in terms of quality and finishes no matter how demanding the client and all within budget and on time!

### OUR RESPONSIBILITY INCLUDE:

- Sharing the strategic planning with the Client through preparing ADPs.
- Proposing solutions for handing over of livable zones and necessary construction activities for further achievement.
- Daily follow up and management for all ongoing activities.
- Monitoring of the application of HSE standards on all sites.
- Developing schedules to coordinate the activities of all contractors and ensure timely delivery of projects.
- Managing contracts, reviewing claims, preparing counter claims, reviewing and approving variation orders and validating and certifying invoices for more than 25 main contractors.
- Establishing a fail-safe reporting system with different layers of information to generate both top and middle management reports including project progress and status reports, rate sheets, management process reviews, and corrective actions taken by the contractors.
- Full-fledged design services for various projects

### CONSTRUCTIVE Successes



# #01 SOMA BAY

### QUICK FACTS

**Location:**  
Red Sea, Egypt

**Project name:**  
Soma Bay

**Project type:**  
Mixed-use Development

**Project scope:**  
10M sqm with 12 km of coastline, a marina, luxury hotels, recreational facilities and high-end residential communities.

**Constructive role:**  
Project Management  
Construction Management  
Site Supervision  
Tendering and Procurement  
Value Engineering  
Design Services

**Constructive scope:**  
15 zones  
40 ongoing projects  
25 contractors

**Constructive successes:**  
50% savings on execution costs  
75% savings in claims  
No stoppage due to COVID-19  
Outstanding quality of all deliverables

## QENA GARDENS COMMERCIAL STRIP.

New City Development awarded Constructive to undertake multi-discipline design of the Qena Gardens Commercial Strip located in Qena, Egypt. The project comprises different proposed lands of several uses with a total area of 99,422 sqm. It is composed of several business, commercial and leisure facilities that serve not only Qena community but beyond as it is considered the booming attraction destination for its visitors. The site development has been categorized in five main zones that cater for the needs of its visitors

and capitalizes on a leveraged user experience with special moments to enjoy in each zone. Qena Gardens Commercial Strip is a destination for those who are seeking their wellbeing. It also targets those who are looking for business opportunities as well as casual restaurants. It is a perfect destination for those who are active and sportive. Its dynamic paths and social gathering spaces are interactive with lush green pocket spaces that lead to the festive zone and hotel.

### QUICK FACTS

**Location:**  
Qena, Egypt

**Project name:**  
Qena Gardens Commercial Strip

**Project type:**  
Mixed-use Development

**Constructive role:**  
Full-fledged Designs



## O-WEST.

O-West is Dracom Development Holding's latest addition to its portfolio of integrated towns and is set to become OOH's flagship project in Egypt's capital featuring its coveted signature lifestyle. Home to residences, leisure and entertainment, education, healthcare and business parks, the development is situated in West Cairo and occupies 4.2 million square meters with direct access to major highways and roads.

Constructive was chosen to extract the permits for 12 mockup villas. Despite difficulties presented by COVID-19 measures and restrictions, we delivered the permits and were awarded the site supervision for the mockup villas.

Our commitment to excellence meant that we gained the trust of OOH and consequently received the award to extract the permits for excavation and construction of 367 units in addition to developing a modified design for the main entrances taking into account both functionality as well as limitations due to the presence of infrastructure pipelines

### QUICK FACTS

**Location:**  
West Cairo, Egypt

**Project name:**  
O-West by OOH

**Project type:**  
Mixed-use Development

**Project scope:**  
4.2M sqm with over 4,500 different residential unit, educational, commercial, and recreational facilities.

**Constructive role:**  
Site supervision, design modification, and regulatory affairs services including permits.

**Constructive scope:**  
Site supervision: 12 mockup villas  
Permits: 367 units  
Design modification: Main entrance

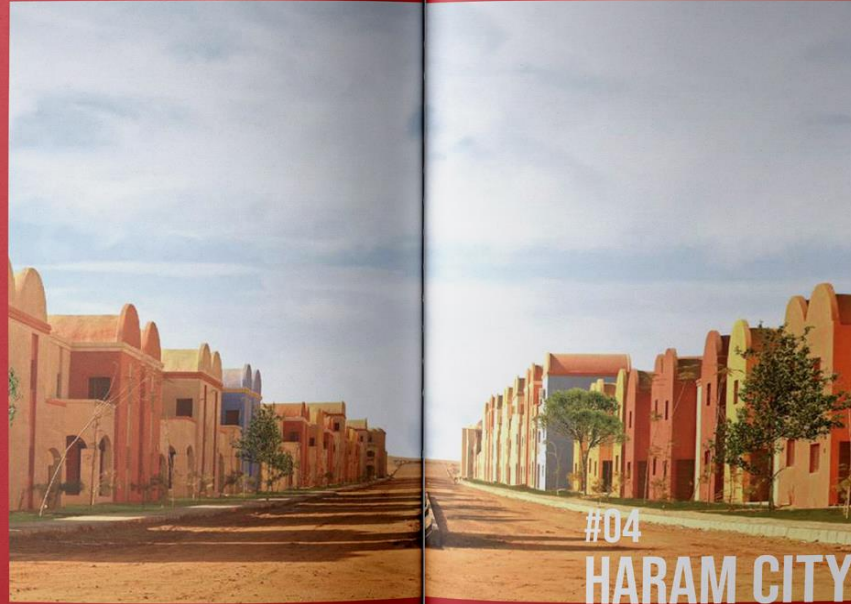
**Constructive successes:**  
Design modifications that better fit the purpose  
Extraction of necessary permits  
No stoppage due to COVID-19  
Outstanding quality of all deliverables

## HARAM CITY

Haram City by New City for Housing 6 Development is an affordable housing residential development spread out over 82 feddens along El Wahat Road.

Completed in 2014, the compound recently began to display the need for repairs. In 2020, constructive received the contract to conduct visual inspections of over 8,000 units and develop recommendations for repairs and materials. We subsequently prepared tender documents, evaluated submitted tenders, and conducted value engineering exercises and negotiations with interested contractors on behalf of the client, also preparing and finalizing contracts.

Constructive was then awarded a second contract to manage the contracts, coordinate the contractors, implement project control measures, and conduct site supervision for the repair of 1,500 units. The compound has distinct architectural features such as roof domes and vaults and presents quite a few challenges as it remains fully occupied with residents going about their daily business while repairs are ongoing. Constructive's thoughtful and collaborative approach helps make the process seamless making sure each step is undertaken on time and with minimal disruption to residents.



### QUICK FACTS

**Location:**  
West Cairo, Egypt

**Project name:**  
Haram City by New City for Housing 6 Development

**Project type:**  
Residential

**Project scope:**  
Over 8,000 residential units built over 82 feddens.

**Constructive role:**

- Visual inspection, reporting & recommendations.
- Mass repair site supervision.
- Supervision of Fences Construction and units internal rehabilitation.
- Tender Management.

**Constructive scope:**

**First contract:** 8,193 units

- Inspection, review & recommendation
- Tendering, value engineering, and contract administration

**Second contract:** 1,500 units

- Site supervision
- Contract administration and project management coordination

**Constructive successes:**

- Inspection of 8,000 damaged units in 3 months
- Savings in execution costs through value engineering
- Site supervision while the site is occupied by residents
- No stoppage due to COVID-19

### POLARIS MALL

A state-of-the-art development in New Cairo, Polaris Mall boasts the first pixel mapping display in Egypt.

**QUICK FACTS**

- Location:** New Cairo, Egypt
- Project name:** Polaris Mall – RVRD Developments
- Project type:** Commercial & Recreational
- Constructive role:** Preconstruction and construction management



### AL AHLY TAMKEEN

Al Ahly Capital Microfinance Company "Al-Ahly Tamkeen" is a company that provides financial services for micro-enterprises throughout Egypt. In 2021, constructive undertook the complex assignment of providing design & site supervision services for the company's network of branches in 36 locations across Egypt.

**QUICK FACTS**

- Location:** 36 locations across Egypt
- Project name:** Al Ahly Tamkeen Branch Offices
- Project type:** Commercial & Recreational
- Constructive role:** Design & Site supervision services

## GENERAL AUTHORITY FOR ROADS AND BRIDGES

The expansion of Egypt's transportation network is of the highest priority for the Government of Egypt in order to build a reliable road network to connect governorates, cities and neighborhoods, and to relieve pressure on roads and reduce traffic congestion. As part of this ambitious initiative, constructive undertook project management and consultancy services for 14 bridge projects across Egypt.

### QUICK FACTS

#### Location:

14 locations around Egypt

#### Project name:

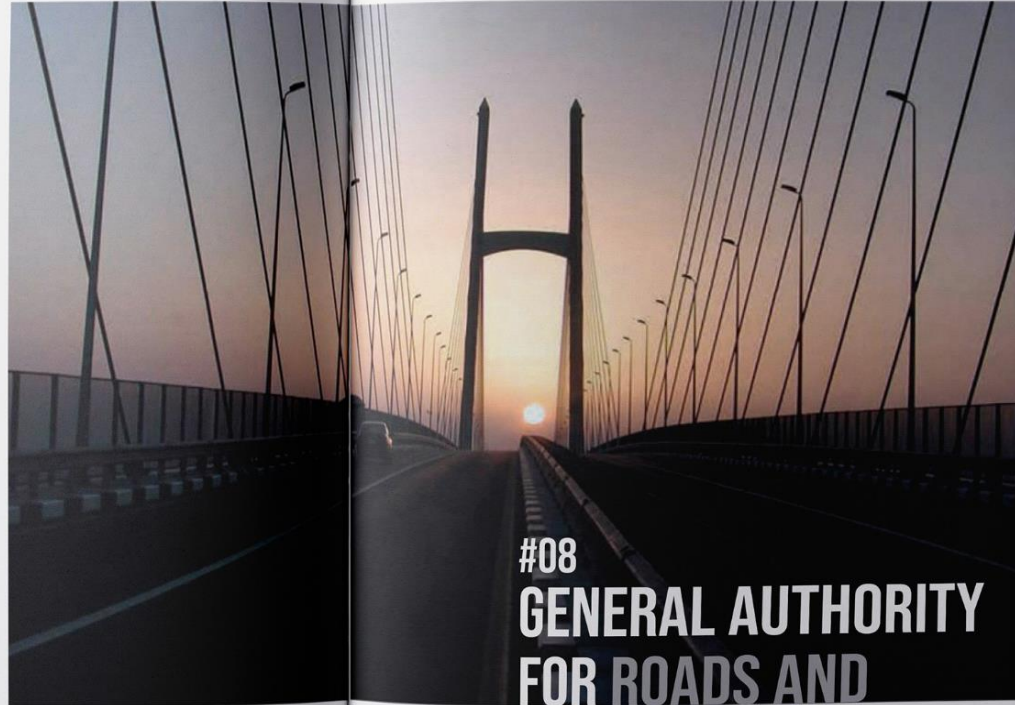
General Authority for Roads & Bridges (GAR&B)

#### Project type:

Infrastructure

#### Constructive role:

Project management & consultancy



## #08 GENERAL AUTHORITY FOR ROADS AND BRIDGES

## TURKI BIN TALAL PALACE

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### QUICK FACTS

**Location:**  
El Gubana, Red Sea, Egypt

**Project name:**  
Turki Bin Talal Palace - Hassan Allam  
(Alcom)

**Project type:**  
Residential

**Constructive role:**  
Construction at Risk



## #09 TURKI BIN TALAL PALACE

## BAHEYA FOUNDATION

Baheya Foundation was established in 2015 as a hospital focused on women's health in general and breast cancer diagnosis and treatment in particular. It consists of 6 state-of-the-art floors equipped with the latest medical and diagnostic equipment valued at EGP 150 M.

### QUICK FACTS

**Location:**  
Doha, Egypt

**Project name:**  
Baheya Foundation

**Project type:**  
Hospitals & Healthcare

**Constructive role:**  
Project management



## SAINT ARMANI INTERNATIONAL SCHOOL

Located in 8th of October City, this project aims to provide affordable international education in Egypt.

### QUICK FACTS

**Location:**  
6th of October City, Egypt

**Project name:**  
Saint Armani International School

**Project type:**  
Educational

**Constructive role:**  
Project management



## US PROJECTS

In 2021, constructive established its first branch outside Egypt. Located in New Jersey, the US office draws on the expertise of the engineers, designers and consultants in the main office to offer tailored, affordable project management and consultancy solutions in the American market. In less than a year, the US office has managed to undertake and fulfil challenging projects in several sectors and locations across the country.

### QUICK FACTS

#### Location:

Brooklyn, NY, USA  
 Galveston, TX, USA  
 Galveston, TX, USA  
 Galveston, TX, USA

#### Project name:

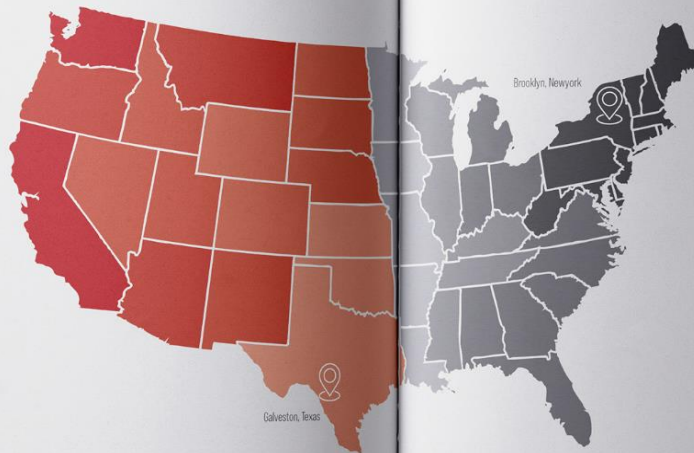
Brooklyn School  
 Ware Road FM2220  
 Hurricane Harvey Drainage Repair  
 Hurricane Harvey Erosion Repair

#### Project type:

Educational  
 Infrastructure  
 Infrastructure  
 Infrastructure

#### Constructive role:

Renovation scheduling (roof, parapets, exterior masonry, flood elimination)  
 Time impact analysis (water lining, storm draining, paving, sewer maintenance)  
 Master Planning and Scheduling  
 Master Planning and Scheduling





## LEADERSHIP

### Mina Yassa

Chairman of the Board

Mr Yassa founded constructive in 2011 to capitalize on his impressive experience in the local and regional project management and construction industries. As Chairman of the Board, he is responsible for establishing the overall strategic direction of the business and planning for its sustainable success. Prior to founding the firm, Mr Yassa held senior executive positions at Hill International and Orascom Construction Industries.

### Medhat Wissa

Vice Chairman & COO

Mr Wissa brings over 40 years of experience in development and construction consultancy to his roles as Chief Development Officer and Vice Chairman at constructive where he develops strategies and plans to increase revenue and develop new business opportunities. His experience with USAID and as a consultant on both local and regional construction projects in diverse fields has made him instrumental in constructive's rapid growth and success.

### Ahmed Sultan

CEO

Mr Sultan's 28 years of experience in the Egyptian and regional real estate, industrial and infrastructure sectors have given him deep knowledge of market needs and gaps. At constructive, he brings a global view and a remarkable versatility to his role as CEO where his focus lies in developing growth strategies and leveraging the company's unique abilities to implement and deliver complex projects across a wide range of sectors and markets.

### Hani Emam

CTO

Mr Emam is a highly experienced civil engineer with over 25 years of construction project management experience in the USA, the Middle East and Egypt. At constructive, he provides overall direction for the technical team, coordinates project implementation, and evaluates project performance against goals to ensure maximum efficiency and effectiveness in project delivery.

**constructive**  
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