

Construction Manager

Job Information

Recruiter
JAC International Co., Ltd.

Hiring Company
Data Center Engineering Company

Job ID
1621443

Industry
Other

Job Type
Permanent Full-time

Location
Tokyo - 23 Wards

Salary
6 million yen ~ Negotiable, based on experience

Refreshed
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General Requirements

Minimum Experience Level
Over 3 years

Career Level
Mid Career

Minimum English Level
Business Level

Minimum Japanese Level
Business Level

Minimum Education Level
Bachelor's Degree

Visa Status
Permission to work in Japan required

Job Description

1. Organisational Structure

The organisation operates within an open, non-matrix structure. The Construction Manager will work closely with the APAC project team, clients, client representatives, consultants, contractors, and other key stakeholders in accordance with company policies, systems, processes, and procedures.

2. Purpose of the Role

The Construction Manager will be responsible for the overall management and delivery of construction activities, including schedule, cost, quality, safety, contractor performance, and project coordination.

The role will ensure that projects are delivered in accordance with company standards, contractual requirements, and applicable local and national regulations across APAC.

3. Key Responsibilities and Duties

Provide overall construction and project management leadership across the project team, site activities, consultants, and contractors.
Lead, implement, and review site safety management procedures to ensure compliance with applicable regulations and industry standards throughout design, construction, commissioning, and handover.
Support and lead contract negotiations relating to design, construction schedules, scope, and costs while maintaining high standards of quality and service.
Evaluate construction methodologies and determine the most appropriate and cost-effective approaches for project delivery.
Review project specifications and technical requirements to determine appropriate construction methods.
Identify, track, manage, and close out project and business risks.
Identify opportunities to improve design, reduce project risk, optimize schedules and budgets, and enhance overall project quality.
Lead and coordinate external consultants throughout the design, construction, commissioning, and delivery of data center projects.
Plan, organize, and direct construction activities to ensure effective execution of the agreed construction program.
Prepare contracts and negotiate revisions, variations, and additions to contractual agreements with consultants, contractors, suppliers, subcontractors, and other project stakeholders.
Play a key role in the delivery of substructure, superstructure, structural, architectural, and MEP works, working closely with relevant consultants to achieve cost-effective and resilient infrastructure solutions.
Conduct regular project review meetings with project managers, consultants, and contractors, both on and off site, and provide regular updates to senior stakeholders.
Support the development and implementation of project management systems, processes, and procedures to ensure effective coordination between internal teams and external consultants.
Establish and maintain appropriate standards for monitoring design, construction schedules, cost control, quality, and project information.
Prepare regular project reports in coordination with site and regional Project Managers, providing senior management with clear information on project status, financial performance, cash flow, risks, and overall delivery.
Ensure compliance with applicable permitting requirements and government/local authority regulations.
Work closely with local construction and fit-out teams to ensure effective communication of project costs, design schedules, procurement status, construction issues, MEP technical information, contractor invoices and payments, funding requirements, change orders, and other matters affecting project delivery.
Drive the timely resolution of project issues and deficiencies and implement appropriate recovery or contingency plans where cost or schedule slippage occurs.
Develop and implement a robust construction-to-operations handover process.
Ensure complete and effective handover of completed works to the operations teams.
Promote a collaborative culture focused on teamwork and continuous improvement.
Implement modern project management and quality assurance practices throughout project delivery.
Work closely with Project Managers, Site Operations Managers, Facility Managers/Supervisors, and other relevant teams throughout design and construction.
Support local management and commercial teams with customer discussions and project-related queries.
Liaise regularly with consultants and power authorities to support the correct design and implementation of electricity supply infrastructure.
Maintain a strong focus on contractor management and performance, while establishing effective relationships with key internal and external stakeholders.
Ensure company policies, procedures, and project governance requirements are consistently followed.
4. Personal Specification

Analytical Thinking

Strong analytical and problem-solving capabilities with a practical approach to project and process management.
Able to assess complex construction issues, understand their wider implications, and develop practical solutions.
Proactively identifies opportunities to improve project delivery, processes, cost, schedule, and quality.

Quality & Safety Focus

Demonstrates a zero-tolerance approach to unsafe practices and a strong commitment to maintaining high safety standards.
Strong understanding of construction quality management processes.
Excellent attention to detail with a consistent focus on delivering high-quality outcomes.
Takes ownership and personal responsibility for ensuring work is delivered to the required standards.

Initiative

Proactively identifies opportunities for improvement and recommends practical solutions.
Demonstrates a value-driven and delivery-focused approach.
Takes ownership of issues and drives them through to resolution.

Flexibility

Responsive and adaptable to changing project and business requirements.
Willing to travel across APAC at reasonable short notice when required.

Business Focus

Understands the wider commercial and operational context surrounding project delivery.
Maintains awareness of industry developments and identifies opportunities that could benefit the business.

Interpersonal Skills

Builds effective working relationships with internal teams, clients, consultants, contractors, suppliers, and other external stakeholders.
Able to communicate effectively across technical, commercial, and operational teams.
Strong stakeholder-management skills, including the ability to coordinate multiple parties and maintain alignment throughout

project delivery.

Employee Benefits:
Health Insurance

Employees' Pension

Employment Insurance

Industrial Injury Insurance

Required Skills

Essential Skills and Knowledge
Minimum 10 years of construction project management experience, preferably within complex, mission-critical, or technically demanding environments.
Strong written and spoken English communication skills. Proficiency in additional APAC languages would be advantageous.
Strong understanding of engineering and construction terminology, with the ability to communicate effectively with technical, commercial, and operational stakeholders.
Proficient in Microsoft Project and Microsoft Office applications.
In-depth knowledge of general building construction, MEP works, and local authority permitting and approval processes.
Strong understanding of applicable health and safety legislation and construction safety requirements.
Extensive knowledge of project management tools, methodologies, and processes, including scheduling, cost management, risk management, change control, and project reporting.
Strong organizational and time-management skills, with the ability to manage multiple priorities effectively.
Proactive and able to demonstrate initiative in identifying and resolving project issues.
Able to work accurately and maintain sound judgment in high-pressure project environments.
Comfortable working within an open and collaborative management structure, with a strong emphasis on teamwork and cross-functional coordination.
Desirable Skills and Knowledge
Experience with international construction projects and familiarity with construction practices across different markets.
Knowledge of internet infrastructure, telecommunications, or other technology-driven environments.
Commercial understanding of CAPEX estimation, capital planning, and Total Cost of Ownership (TCO), particularly within the data center sector.
Technical knowledge of data center engineering systems, including testing, commissioning, and Integrated Systems Testing (IST).
Minimum 5 years of contractor-side or contractor-management experience within live/operational data center environments.

Company Description

新たに日本マーケットに参入される外資系企業や、日本でさらなるビジネス拡大をお考えの外資系企業のお客様に、私たちは最適な採用サポートを提供いたします。1975年に英国初の日系人材紹介会社としてロンドンで創業し、その後シンガポール、日本、マレーシア、インドネシア、タイ、中国の7カ国 (また2011 年には香港・韓国にも拠点を新設予定) でグローバル人材紹介会社として事業を拡大してきたジェイ エイ シーは、そのバックグラウンドから、海外文化への深い理解を持ち合わせています。グローバルに事業を展開する日系人材紹介会社のリーディングカンパニーとして、私たちは他に類のない人材ネットワークから、日本人の優秀なバイリンガル人 材や外国人のプロフェッショナル人材をご提供することが可能です。幅広い業種、職種においてのエキスパートである当社のネイティブあるいはバイリンガルコ ンサルタントが皆様のパートナーとなり、適材適所で人材のご紹介をいたします。ジェイ エイ シーが築いてきた特有の歴史、文化、そしてグローバルマーケットでの強みを揺ぎない核として、日本マーケットで躍動する外資系企業のお客様のニーズにさら に的確にお答えするために、ジェイ エイ シー インターナショナルは誕生しました。私たちはアジアやヨーロッパのJAC Recruitment Group海外各社と緊密に連携を取り、お客様の真のニーズを把握した上で、最適なキャンディデイトをご紹介いたします。

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