

Abstract

Because of the globalization, Thai government has paid more attention to education. However, one of the important factors that interrupted this project is delay in construction of academic building which affected the investment and continuity in education developing. This research based on public educational real estate development theory and studied construction delay causes of the case study project by Collapsed As-built analysis. The objectives of this research were to study the factors affecting to construction duration and to propose the guidelines in reducing delay impacts. According to the research, there were seven delay factors in the project including contractor's lacks of shop drawings, careless planning of a contractor, contractor's process not be directly followed by construction contract, late start of work, redesigning, lack of resource and bad weather. This research also proposed a development approach as follows the productivity improvement in construction to reducing factors causing delays in construction projects.