

**Name:** Shabeer Ahmed  
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**Profession:** Project Director  
Senior Project Manager



## PROFILE

Has over thirty years of construction industry experience across a diverse spectrum of project types including luxury hotels & serviced apartments, medium & high density residential (apartment & villa), office building, Industrial buildings, and high-end retail. Execution and Management functions have included for new buildings, high rise, Hospitality, upgrade and fit-out works, roads & utilities, civil, & landscape works.

His experience as "Project Director and Senior Project Manager" ranges from: client representative (15 years), project management consultants (6 years), supervision consultant (4 years) and main contractor's representative (7 years) which encapsulates necessary diverse skills & experience across full Project Life Cycle works in terms of initiation, planning, execute, monitor, control and close out in accordance with the primary project objectives of scope, time and cost including Quality. Also well versed with FIDIC 1987 and 1999.

## Core Competency

His core competency are Budget development and control, Design review and Integration management, Value engineering, Contract's procurement, Construction management, contract administration and close out including stake holders' management. All his projects were handled by taking the full ownership from concept stage through construction till project's deliverables were duly handed over to the client.

## QUALIFICATIONS

- Bachelor of Engineering (Civil)  
Gulbarga University, India 1990
- Bachelor of Business Management  
Mysore University, India 1986

## MAJOR PROJECTS

- ~ Seven City JLT – Mixed Used – Dubai, UAE (AED 1.39b)
- ~ The Edition Hotel – Marriot – Dubai, UAE (305m)
- ~ Movenpick Hotel Deira & Centre Residence - Dubai, U.A.E (AED 483m)
- ~ Anantara World Island Dubai Resort, Dubai (AED 300m)
- ~ Altensteig Residence + Frankfurt Residence– Germany ( AED 156m )
- ~ Ocean Residentia -Dubai and Luxury Villa (AED 61m)
- ~ Al Farjan Residential Building- Dubai, UAE (AED 55m)
- ~ Dubai Hills Residence- Dubai, UAE (AED – 32m)
- ~ Souk Madinat Jumeirah – 140 Retail Fitout works – Jumeirah, Dubai (AED 35m)
- ~ Abdul Aziz Oasis- Luxury 74 Villa – Al Khobar, KSA (SAR 700m)
- ~ Gulf Mushroom & Gulf Agglomerate Industrial Buildings– Oman (AED 140m)
- ~ Hilton Hotel – Bangalore, India (AED 338m)

## **WORK HISTORY**

2021 – Till date : Chasht Project Management Services , Dubai, UAE  
( Inhouse client representative of The Fern Limited)

### **PROJECT DIRECTOR**

Al Farjan Residential Building, Dubai - B+G+2P+12+R

Luxury Villa, Dubai Hills, Dubai- B+G+1+R

Frankfurt Residence – Frankfurt, Germany- B +G + 5

Altensteig residence -Altensteig, Germany – B+G+3

Shabeer was appointed as Project Director for Design and Construction and responsible for

- Develop and control the budget throughout the project life cycle including technical feasibility study. Prepare RFP, appoint the consultant and finalize the contract agreement.
- Plan, Execute and Complete the design of all disciplines with local and international stake holders in accordance with agreed budget and approved design programme. Also to carry out design review, integration management and value engineering.
- Review and approve the tender documents and finalize the tenderers' list. Oversee tender floating, tender submission, review the tender analysis report and finalize the construction contract agreement .
- Execute and manage the construction in terms of "establishing oproject schedules, monitor and control the progress, resources allocations and approvals, overseeing quality and safety of works Also lead and control the weekly progress meetings.
- Review and approve construction materials and subcontractors' prequalification.
- Manage and guide a multidisciplinary project team and support to ensure optimal performance and delivery.
- Review and approve PS item and PC item of works. Ensure the respective nominated sub-contractors are mobilized in accordance with approved project schedule and budget.
- Carry out value engineering as well as ensure to enforce FIDIC condition of contract (Red & Yellow books) and oversee effective flow of communication with all stake holders.
- Carry out risk analysis and mitigation including prepare monthly progress report. Review contractor and consultant monthly report as well.
- Conduct periodic inspection of site works in terms of HSE, quality, regulatory compliance.
- Review and approve payment certificate, variation and EOT.
- Review and approve all the project closure documents.

2019 – 2021: Seven Tides Development, Dubai, UAE

### **PROJECTS MANAGER**

Seven City JLT – Mixed Used : Residence, Retail and Hotel 2B+ G+5P+31+R

Anantara World Island Dubai Resort – Rooms , Suite and Villa's.

The Seven City JLT is spread over 217,757 sqft of land in Dubai, with a total built up area of 3.5 million sq ft development which house 2621 apartment, 80 four-star hotel keys, Food & Beverage restaurants, 49 retail space and Health club. Whereas the Anantara Resort is spread over 9 acres of reclamation land in Dubai which house 70 rooms, High end Majlis, Suites, villas, Health club Including vast landscape.

Shabeer was appointed as Project Manager for Construction and responsible for:

- Manage and complete the design phase for outstanding design works by establishing design programme, meeting with master developer and various authorities, obtaining design NOC and building permit for the full development.
- Review and approve the tender documents and finalize the tenderers' list together with commercial team including establishing the procurement strategy. Oversee tender floating, tender submission, review the tender analysis report and submit the recommendation to management for approval and carry out necessary stakeholders' coordination till construction contract agreement is signed off.
- Chair and conduct the weekly site progress meetings and technical coordination meetings and introduce new items for discussion and ensure all items are auctioned. Review the progress of projects with the help of Planning manager through monitoring and controlling the development against budgeted costs, quality, timelines, resources mobilization from contractor and consultant including oversee engineering works submission and approvals in line with approved schedule.
- Oversee the performance of supervision consultant and project management consultant.
- Review and approve construction materials and subcontractors' prequalification.
- Conduct periodic inspection of site works in terms of HSE, quality, regulatory compliance.
- Monitor and control the cost of the project with budget, design change and VO.
- Review and approve PS item / PC item of works as per approved project schedule.
- Carry out value engineering as well as ensure to enforce FIDIC condition of contract (Red & Yellow books) and oversee effective flow of communication with all stake holders.
- Carry out risk analysis, prepare mitigate plan and prepare weekly / monthly progress reports and update the management as required.
- Review and approve payment certificate, variation and EOT.
- Review and approve all the project closure documents.

2015 – 2018: SOL Properties Development and SOL PMC, Dubai, U.A.E

### **SENIOR PROJECT MANAGER**

The Edition Hotel – Marriot - 3B+G+M+3P+20+R

IMPZ Building - B + G + 9 + R

The Hotel Tower is spread over 45,623 sq ft of land in Dubai, with a total built up area of 0.450 million sq ft development which house 275 guest rooms, 6 F & B, triple height atrium. The tower is rotated at level six using a transfer slab to view Burj Khalifa. The Edition brand is from Ian Schrager and Company, USA.

Shabeer was appointed as Senior Project Manager for - Design & Construction - and responsible for:

- Prepare RFP, review consultancy proposals and appoint different design discipline consultants (18 no's) in consideration with project requirement and brand standard.
- Plan, execute and completed the design phase in terms of consultants mobilization, space planning, different design disciplines integration, budget, brand standard, value engineering, DTCM guidelines, design risk register, exceptional approvals, NOC, etc.
- Lead and manage weekly design coordination and biweekly operators' meetings with local and international stakeholders. Also to prepare Minutes of meetings.
- Attend meetings at DM/CD/DEWA/Emaar & obtain design NOC & building permit.
- Also finalize tender documents and oversee the tender submission and approval process.
- Chair and conduct the weekly site progress meetings and weekly technical coordination meetings, introduce new items for discussion and ensure all items are addressed.
- Manage the inhouse main contractor and various nominated sub-contractor with respect to scope of works to meet time, cost, and specifications. Monitoring and controlling the progress of works in consideration with CPM Schedule, resources, and approvals.
- Oversee engineering works submissions and approvals and ensure integration of Interior design with MEP / ELV design are in place. Provide necessary technical input as required.
- Carry out regular site inspection and oversee site works in terms of quality and HSE.
- Review and approve contractors and consultant monthly progress reports.
- Monitor and control cost of the project in consideration with approved cost plan and design change including if any changes in authority regulations.
- Perform contractor and consultancy contract administration and report to Chairman.
- Evaluate and approve "contractor/ Engineers payment certificates", variation order and issue internal payment certificate.

2013 – 2015: Ocean Estate-Development, Dubai, U.A.E

**PROJECTS MANAGER – CONSTRUCTION**

Residential Tower @ Dubai = B+G+9

Villa @ Cyprus: B+G+1

2012 – 2013 : Synergy – India, and Confluence Project Management -Dubai

**PROJECT HEAD**

Hilton Residence – Bangalore, India

Burjside Boulevard Tower - Dubai, UAE

2003 – 2011: Asteco Development (Developer), Dubai, U.A.E

**PROJECTS MANAGER-2003 -2008**

**DEVELOPMENT MANAGER – 2008-2011**

Movenpick Deira Hotel– 216 Keys, Dubai, UAE

Centre Apartment- 4 Blocks–247 Units, Dubai, UAE

Souk Madinat Jumeirah – 140 Retail Units – Dubai, UAE

Redevelopment Of Al Khawaneej – Dubai, UAE

Hor Al Anz And Ayal Nasr Residence– Dubai, U.A.E

Al Nahda Tower – Dubai, U.A.E

Relocation Of Substation and Various Buildings Demolition -- Dubai, UAE

He was appointed as Project Manager for -Design & Construction- and responsible for:

- Interact, obtain, and review the various consultancy proposals and advise the management for consultant appointment in reference to the design brief, time and cost.
- Review the multiple concept design in consideration with FAR, configuration, FAR, perspective and ROI to achieve a profitable development and issue the approval.
- Manage and control design phase in terms of design deliverable, NOC and procurement.
- Monitor and control the progress of site works with schedule and approvals including material approval and delivery. Coordinate and shall be focal point for all parties of the project in terms of time and cost of works.
- Ensure integration of MEP works with ID works for hotel block as well operators' requirements are met. Manage overall engineering works submissions and approvals.
- Conduct / chair the weekly progress meetings. Manage the assigned in-house site team.
- Conduct onsite inspection of contractor works in terms of progress, quality and safety.
- Manage to deliver supply of material (PC) on time including subcont. mobilization.
- Monitor and control cost of the project with budget including carry out project risk analysis & mitigation. Oversee contractors' procurement strategy.
- Review and issue approval for P.V sum of works with in agreed time frame and cost, including value engineering; as well enforce FIDIC condition of contract as required.
- Attend, liaise and advise the client for any of their queries related to progress and cost.
- Evaluate and approve interim payments and VO including Identify negative variation VO.
- Review and approve all the project closure documents.

1998 – 2003: National Eng. Office +Triad Oman Consultant + Gulf Stone – Muscat, OMAN

#### **RESIDENT ENGINEER**

Construction Of Mushroom Factory and Residence Buildings – Barka Oman

Construction Of Agglomerate Factory and Office Building – Sohar, Oman

1994 – 1998: Saad Trading & Contracting Co, Al Khobar, Saudi Arabia

#### **SITE MANAGER / SITE CIVIL ENGINEER**

Abdul Aziz Oasis–Construction of Luxury 74 Villa, Al Khobar, Saudi Arabia,

Mishal Oasis – Construction of Recreation Facilities, Al Khobar, Saudi Arabia.

1991 to 1993: Ahad Builders, Mysore, India

#### **SITE- CIVIL ENGINEER**

Government Low-Cost 100 Villas and Buildings, Mysore, India.

#### **Technical and Personnel Details:**

Software: MS Word, MS Excel, AutoCAD, Power Point, Primavera, and BIM.

Certificate: Time and Performance Management,

Date of Birth: **June 1965**