

ASHRAF MOHAMMED BARMAWI



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PROFESSIONAL SUMMARY

A results-oriented and innovative professional with comprehensive experience of working as a client representative in the project management industry. Demonstrates strong supervising and monitoring skills as a project manager on large-scale commercial, residential, mixed used & high-end projects. Exhibits effective strategies to execute construction projects within budget and scope, and solve complex problems with efficiency. A creative individual with the capacity to create a strong vision, achieve organizational goals, and improve relations with clients, employees, and superiors.

PROFESSIONAL ATTRIBUTES

- Profound knowledge and hands-on experience in project execution and project operations
- Strong critical thinking and problem-solving skills and adept at identifying errors and providing quick response to overcome issues
- Ability to prioritize and manage multiple tasks simultaneously; strong organizational and time management skills
- Knowledge of quality, cost saving, value engineering, contract administrated, claims, biddings, planning, procurements, and budgeting

EDUCATION

BSc in Applied Engineering (Civil Engineering)
Al-Balqaa Applied University, Amman, Jordan 1997

Diploma in Civil Engineering
Intermediate University College, Amman, Jordan 1993

High Education Ministry Examination 1993

TRAINING

A Guide to the Project Management Body of Knowledge
5th Edition

Training Course - **Senior Executive HSE Awareness**

Training Course - **Stress Management**

Several Internal Training Courses - **Technical, Contract, Commercial, E-Builder etc.**

PROFESSIONAL EXPERIENCE



ORIENTAL
PEARLS

**Royal Pearls Investment L.L.C / Oriental
Pearls Real Estate Development LLC, Dubai**

Royal Pearls – Residential & Commercial

Vice President / Head of Project Department Apr 2017 - Present
Responsible for overseeing and managing the day-to-day operations of Project: Tonino Lamborghini Residence Dubai with a cost of AED 14,000,000,000.00, spearheading a team of professionals, assigning tasks, allocating resources, identifying areas of risks and opportunities, and ensuring compliance with the regulatory policies and procedures. The project is 43 hectares of prim real state located at the center of Dubai. It is mixed used development encompassing 8000 Residences, 50,000 SQM Retail & Recreation, 10,000 SQM Club House, Infrastructure work, Substation, Mosques, Clinic, Nursery, Parks.

- Efficiently conducts inspections of construction projects, coordinated building sites and designs with personnel, and ensured the operations of construction projects, complying with applicable laws, codes, regulations, and standards
- Supervises a team of professionals, including consultants, architects, contractors and selection of contractors, reviewing and approving design submittals and recommending the most appropriate operational plans
- Provides professional and ethical customer service with troubleshooting issues, scheduling repairs, and follow through to assure quality repair, timeliness, and customer satisfaction
- Supervises all aspects of the corporate physical security model; assessed security posture and implemented interior, perimeter, and building access standards and responsible for staff performance including performance reviews and rewards
- Reliably meets budget and time project demands due to accurate development of project scope, budget, schedule and to launch operational priorities, managed and maintained positive relationships with service area leadership, staff, and consultant
- Generates and applies company policies, procedures, and maintains ongoing project documentation, and certifies payments and insurance certificates
- In charge of contract content and negotiations, as well as management of company staff organization

Project Director (Design, Construction & Handing Over)

Nov 2016 - Apr 2017

Proactively identified and recommended suggestions for process and efficiency improvements, worked closely with clients to understand project needs and provide premium service, maintained and exceeded departmental standards as prescribed by management.

- Coordinated and monitored performances of multiple job site partners including, subcontractors, field engineers, site and utility work
- Supervised all design professionals including project architects and engineers during the development of conceptual, schematic, and design phases
- Identified and conducted thorough research on client's issues promptly and follow up with the customer with effective recommendations and action plans
- Managed all aspects of construction activities and project contacts with local authorities, building departments, project team, maximizing productivity by actively removing obstacles by partnering with agencies having jurisdiction over the projects to facilitate compliance
- Conducted safety training, enforces safety policies, promotes the company safety culture in line with safe operating procedures, work, and permits with 100% efficiency
- Managed job site setbacks thorough risk assessments to satisfy challenging clients and controls for preconstruction through construction to support the client's fiscal reporting needs



Senior Project Manager

IFFCO International

May 2015 - Nov 2016

(Design, Construction & Handing Over)

- Very High-End Boutique Hotel
 - Emirates Hills (B + G + 1) Area 8,000 sqm
 - Palm Jumeirah (B + G + 1+ Roof) Area 12,000 sqm
 - Um Al Sheef (B + G + 1) Area 15,000 sqm
- Served as a key negotiator for all vendor contracts, including contract preparations, drawings, cost estimates, and insurance, resulting in holding 15 % construction costs and change orders to a minimum.
- Responsible for ensuring the project completion and maintenance agreement curation, including overseeing time effectiveness, cost estimates and quality and allocate necessary project resources, including subcontractors, suppliers.
 - Supervised a team of 100 by maintaining a productive working relationship, implement staffing solutions and provide ongoing training designed for enhancing the client experience
 - Designed and developed project factors and assigning duties/roles to respective capable employees while supervising the project team

- Interacted with clients, understanding their needs and requirements, and representing them in the office or meetings
- Evaluated the engineering tasks and initiated the necessary corrective actions, and developed specifications for the project's needed equipment
- Ensured the project's compliance with the applicable codes, practices, policies, performance standards, and specifications

DAMAC Project Manager - (Design, Construction, Handing Over & Maintenance)

DAMAC Properties, Dubai

May 2008 - May 2015

The Crescent – Residential & Commercial “G + 2 Podium + 3 Towers -18 typical floor +Roof” (848 Flats + 12 Retail Shops)

- Lake Side – Residential & Commercial “3 B + G + 2 Podium + 2 Towers 22 typical floor + 2 Tower 23 typical floor + roof” (1957 Flats + 9 Retail Shops)
- TENORA – Hotel Apartment “B + G + 9 typical floors +Roof”
- Park Avenue – Shopping Mall & Commercial Building located at Sheikh Zayed City – Cairo – Egypt “Project Coordinator “
- Renovation of B + G + 1 Luxury Palace for Mr. Husain Sajwani @ Palm Jumeirah
- Preparation for Master Development – AKOYA
Responsible for supervising the construction management team and overseeing project tasks including developing and identifying risks, devising strategy, resolving tactical issues and promoting revenue, profitability and growth.
- Managed the pre and post design and construction phases of building projects and oversaw the delivery of all PM/CM projects
- Organized and directed activities concerned with the construction and maintenance of structures, facilities, and systems; investigated damage, accidents, and delays to ensure implementation of safety code and engineering procedures
- Reviewed and approved the updated project schedules based on real time status of materials delivery, equipment availability and site requirements
- Managed the delivery of concept design, schematic design, and detail design to meet project criteria
- Assisted with the end-to-end design, construction management and control of projects in line with the agreed project plan and budget from concept design, schematic design and detailed drawings, to include planning phase, works, handover and project completion
- Monitored performance of Architects, Project Engineers, M E P Engineers, QS, Planner, Document Controller and site related staff
- Procured, coordinated and executed high-quality packages in hotels, turnkey Fit out/ interior projects at one or more site, from Concept Design till Execution



ADDITIONAL WORK EXPERIENCE



Elite Consulting Engineers, Dubai

Officer In-Charge
 Project Manager
 Project Engineer
 Site Engineer

2006 – 2008
 2002 – 2006
 2000 – 2002
 1998 – 2000



PROJECTS HANDLED

Various projects from multi-story commercial buildings to villas and factory sheds. Some of the projects include:

- G+8 Story building in Majaz, Sharjah
- G+3Storey building in Al Ghusais, Dubai
- B+G+4 Story building in Al Murar, Dubai
- B+G+3+Roof in Karama, Dubai
- DAMAD Medical Factory in Jebel Ali Industrial area, Dubai
- Emilam Factory in Jabel Ali Industrial area, Dubai
- Middle East Insulation Factory Jebel Ali Industrial area, Dubai
- B+G +1 Dubai Bowling Center in Al Qouz first, Dubai
- 2B + G + 6 Story Building (Multi-Purpose Hall) The PALLADIUM in Dubai Media City
- G +2 Office Building @ Port Saeed, Dubai
- G+ 8 Building @ Murbeh – Fujeerah
- G + 8 Building@ Qudfa'a – Fujeerah
- 2B + G + 12 Story Building @ Ras Al Khamiha
- M Showroom at Port Saeed, Dubai
- G +3 Staff Accommodation @Muhaisnah 424Rooms
- Ground only Central Laundry for Abu Dhabi National Hotel @ Musaffah – Abu Dhabi
- G+1 Luxury Palace for H.H. Sheekha Raeesa al Muktoom@ Nad Al Shiba
- Plus, various projects



MEMBERSHIP

- Member of Jordanian Engineer's Association
- Member of UAE social of Engineers
- Member of Project Management Institute



CORE COMPETENCIES

- Technical understanding of construction
- Strong communication skills
- Comprehensive budgeting experience
- Exceptional analytical and judgmental skills
- Extensive scheduling, quality control, and risk management
- Competent negotiation skills
- Critical thinking
- Analytical skills
- Multi-tasking
- Personnel Recruitment and Training