

Mohammad Ismail

Development Manager

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Nationality: Jordanian

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Summary:

A Development Manager with ten years of experience in contracts management, quantity surveying, and civil engineering. Holding a Professional Diploma in Quantity Surveying and a Bachelor's degree in Civil Engineering. Also, an MRICS APC candidate and PMP certified. Skilled in working with developers, consultants, contractors, and construction management teams. Expertise includes managing and administering contracts, leading project teams, procurement strategies, and risk management. Proficient in variation orders and claims management, value engineering, feasibility studies, and budget oversight.

Education:

- **Professional Diploma in Quantity Surveying**, German Jordanian University. (2018-2019)
- **Bachelor's Degree in Civil Engineering**, The Hashemite University. (2009-2014)

Certifications & Professional Qualifications:

- FIDIC Module 3. (2024)
- FIDIC Module 1. (2024)
- Project Management Professional (PMP) Certification. (2024)
- Member of Jordan Green Building Council. (2023)
- MRICS APC Candidate, Royal Institution of Chartered Surveyors. (2022)
- Associate RICS Member, Royal Institution of Chartered Surveyors. (2020)

Work Experience:

SinoGulf (DIFC) Limited (Bright Levant), Amman-Jordan

Development Manager (March 2023 to Date)

Managing diverse real estate development projects, including residential, commercial, hotel, and resort assets. Responsibilities include preparing contract documentation, creating procurement strategies, and leading project teams. I manage Tenders and Requests for Proposals, monitor performance metrics, and ensure asset delivery meets investment expectations through close collaboration with the Asset Management and Corporate Finance Departments.

Key Responsibilities:

- Drafting, reviewing, and modifying contracts to ensure compliance with company policies and legal regulations in consultation with lawyers. Also, managing contract negotiations to achieve favorable terms and conditions.
- Administering Tenders and Requests for Proposals; managing the preparation of contract documentation and creating procurement strategies.
- Managing and administering consultants' and contractors' contracts

Work Experience:

SinoGulf (DIFC) Limited (Bright Levant), Amman-Jordan

Development Manager (March 2023 to Date)

Key Responsibilities (Cont.):

- Managing the appointment of consultants and contractors; managing relationships between in-house teams, consultants, contractors and stakeholders.
- Regular progress reporting of project activities; assisting in the preparation and update of the master schedule, and providing DM input into monthly asset reports.
- Managing project costs to ensure they do not exceed the budget; identifying value engineering opportunities to maximize returns, and negotiating the Accepted Contract Amount with contractors, consultants, and suppliers.
- Preparing the DM reports, Identifying and responding to issues and risks as they arise.
- Acting as the client representative on site and monitoring project teams' performance against contract deliverables.
- Reviewing, approving, and tracking consultant and contractor payments; managing and approving consultant and contractor variations.
- Conducting feasibility studies to evaluate project viability and financial performance.
- Attending and chairing meetings with the project teams.

Allied Planning & Engineering Corporation (APEC), Aqaba-Jordan

Contracts Engineer & Quantity Surveyor (March 2021 to March 2023)

Working with the Construction Management team on a VIP residential project. Managing over 30 contractor packages and hundreds of supplier packages, where awarding of work packages is an ongoing process.

Key Responsibilities:

- Reviewing or issuing documents related to site possession or completion of works such as advance payment guarantee, performance guarantee, CAR, warranties, the release of guarantees, memorandum of Taking-Over, and Taking-over certificate.
- Preparing bespoke contracts for subcontractors and preparing particular conditions for standard forms of contracts.
- Reviewing the tender submissions, preparing the related report, and comparing it to other packages.
- Reviewing the entitlement of contractors' and suppliers' claims, valuing construction work for variations orders, and negotiating with contractors.
- Prepare the Back Charge calculation and apply the deduction as per Agreement clauses.
- Reviewing interim payments, statements at Completion, and final payments requests and issuing the related payments certificates.
- Studying the payment on account requests and advising regarding the recommended amount to be certified by the Client.
- Preparing monthly Cost Report that includes an early warning system.
- Monitoring the delivery of the free-issue material to the contractors.

Nabih Elias Azzam & Partners (NEA), Amman- Jordan

Quantity Surveyor (August 2015 to March 2021)

Working as a Quantity Surveyor and cost consultant for a diverse clientele, including developers, consultants, and contractors, in both pre and post-contract stages. Working on Projects located in Jordan and UAE which encompass hotels, retail spaces, golf courses, wastewater treatment plants, towers, banks, and malls.

Work Experience(Cont.):

Nabih Elias Azzam & Partners (NEA), Amman- Jordan

Quantity Surveyor (August 2015 to March 2021)

Key Responsibilities:

- Reviewing interim payments, Statements at Completion, final payment requests, and issuing related certificates.
- Preparing and reviewing variation orders and contractors' claims, ensuring compliance with contract terms.
- Preparing monthly cost reports, including detailed analysis of project expenditures and forecasts to ensure budgetary control.
- Preparing tender documents, including Bills of Quantities, Methods of Measurement, and preambles for all disciplines, based on POMI, SMM7, and NRM2, ensuring accuracy and completeness.
- Preparing contract amendment documents and negotiating related contractor submissions to align with project requirements and client expectations.
- Preparing cost estimates and cost plans, providing detailed breakdowns and justifications to support financial decision-making. offering expert advice on cost-saving measures and budget management
- Reviewing and analyzing tender submissions to ensure compliance with project budgetary constraints.
- Collaborating with project teams to identify and implement value engineering opportunities, optimizing project costs without compromising quality.

Japan Emergency NGO (JEN), Amman- Jordan

Assessor (December 2014 to June 2015)

Assessed the damages in government school buildings to estimate the cost of rehabilitation.

Al Raed Al Arabi Architects & Consulting Engineers, Amman- Jordan

Trainee (June 2014 to December 2014)

Assistant Resident Engineer.

Skill Highlights:

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|-----------------------|----------------|---------------------------------------|
| Strong decision maker | Problem solver | Communication and Negotiation Skills |
| Conflict Resolution | Report writing | Team working and interpersonal skills |

Software:

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|---------|-------------------|-----------|
| AutoCAD | Microsoft Excel | CATO |
| Revit | Microsoft Project | Primavera |

Languages:

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| Arabic (Native) | English (Fluent) |
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