

Ali Alhabsi

Contract Manager / Project Manager

+966 549376116 | Alhibsi@yahoo.com | Asir, KSA | [www.LinkedIn.com/in/ali-alhabsi](https://www.linkedin.com/in/ali-alhabsi)

PROFILE SUMMARY

A highly skilled Civil Engineer with a valid and transferable Saudi residency permit (Iqama), with over **17 years** of experience, including approximately **16 years** in **Saudi Arabia**, in **construction** supervision (Civil/Luxury Architectural Finishes) works, **project management**, **contract management**, and **technical office** leadership. Holds **PMP**, **PMI-RMP**, **P3O**, **HLS2X (Contract Law – Harvard University)**, and **Construction Cost Estimating & Cost Control (Columbia University)** certifications, certified by the **Saudi Council of Engineers (SCE)** with a **P.E. Professional Engineer** classification, along with other professional certifications. Successfully contributed to the execution of 11 projects, including full management and handover (preliminary and final) of 4 projects to the clients. Proven ability to work on **large-scale mega/complex** projects from **inception to completion**. Skilled to draft, review and manage **contracts** and solve contractual/legal **disputes** in compliance with **FIDIC** and **Saudi Government Tenders and Procurement Law (GTPL)**, expertise in **quantity** surveying, **variation/change orders**, **cost estimation**, **value engineering**, and **claims management**, with a strong background in **procurement/RFP** and **tendering/bidding** per “**Etimad**”. Experienced in **testing and commissioning**, **project closure**, **risk management**, **leading meeting**, **preparing presentations**, and **reporting**. Adept at handling progress billing (**IPC**), preparing and reviewing shop **drawings**, **material approvals**, and **submittals**. A proven user of engineering and office **software** such as **AutoCAD**, **STAAD Pro**, **Oracle Aconex** and **Primavera P6** and **MS Office**, with a solid track record in **residential**, **institutional/civic**, **commercial**, **heritage**, **landscaping** and **infrastructure/utilities** projects. Strong **leadership**, **problem-solving** and **negotiation** skills. All mentioned aspects are **verifiable**.

SKILLS

Project Management | Contract Management | FIDIC and (GTPL) Compliance | Dispute Management | Procurement | Tendering | Estimation | Quantity Surveying | Negotiation | Cost management | Problem-Solving | Effective Communication | Technical Office Management | Team Leadership | Decision Making | Risk Management | Strategic Planning | Consulting | PMC & PMO | Construction Management | Supervision | Infrastructure & Landscaping | QC & QA | Auditing | Leading Meetings | Stakeholders Management | Microsoft Windows/excel/word/power point | Oracle Aconex | AutoCAD | STAAD Pro | Internet using/Searching | ...and more.

WORK EXPERIENCE

Consultant Project Manager / Resident Engineer: Al-Mnabr Professional Consulting Company | Asir, KSA | May 7, 2023 – to date (current position)

AL-RAWAN Plot Housing Construction Project: at Ahad Rafidah–Asir “one of the National Housing Company (NHC) – Real Estate Developer - Ministry of Municipality and Housing projects”. The project consists of buildings containing **220 residential units**, including their **infrastructure** and **landscape** work. The 1st, 2nd and 3rd milestones have been **delivered** to the client, and the 4th milestone is **InProgress** of being delivered, the contract is based on a Lump sum (**Design-Build / Turnkey**).

Key responsibilities and contributions:

- **Managing** the team and the process of supervision and **resolving** effectively many project **problems** and **conflicts**.
- **Managing** the inspection process and **inspecting independently** many civil/architectural work and materials to ensure compliance with NHC’s requirements (**SOPR**), **scope**, **time**, and **budget**, performing **audits** for other work.
- Coordinating with client (**NHC & PMC**) and contractor and conduct weekly **meetings** to discuss progress, issues and risk.
- Reviewing the various **plans**, **designs**, **materials**, and **suppliers** before submitting them.
- Preparing regular reports on progress, quality, safety, environmental and sustainability, etc. for client and stakeholders.
- Reviewed contractor’s **contract** using the **FIDIC** methodology and Saudi **Government Tenders and Procurement Law (GTPL)** for the sake of finding the right decision of some **disputes** that arising between the contractor and client.
- Studying the **variation order s (changing order s) & impacts**, **quantities**, **cost**, and **IPC** before submitting them to the client.
- Collaborating closely with the **PMC** team of the project and familiarizing with all their role activities.
- Working on the project from **Inception to completion** for 3 out of 4 milestones, which have been delivered to the client including managing the **testing and commissioning** activities and whole closure processes (**sang list**, **as-built** drawing, etc.)
- Priced several employer-requested projects (additional tasks) for bidding purposes, alongside my main project role.

Senior Technical Support Engineer/PMC Role (Contracts Manager / QS / General Supporter): Al-Mnabr Professional Consulting Company | Riyadh, KSA | October 16, 2022 – April 30, 2023

Prince Muhammad bin Salman project for the restoration and rehabilitation of historical mosques: at the Ministry of Culture - Heritage Commission – KSA - the second phase (30 mosques/contracts). The work included **restoration** of mud, stone and mixed mosques with different construction elements and distinct architectural **identities**, including **Landscape** work surrounding mosques.

Key responsibilities and contributions:

- **Managed/coordinated** the technical support team activities, made the necessary **quality** inspection and auditing, reviewed quality control processes and prepared various supervision templates in compliance with guides and standards.
- Managed **Pre-Bid, Post-Bid, Pre-Contract, Post-Contract** activities; drafted contractors' **contracts** and **appendices**, according to the **FIDIC** guidelines and in compliance with Saudi **Government Tenders and Procurement Law (GTPL)** and reviewed them with **KPMG** 's auditing/**PMO** staff.
- Prepared and reviewed **tender** documents including **conditions, specifications, BOQs, cost and estimation**.
- Prepared the technical **evaluation** for the **bidders** according to the heritage and non-heritage criteria.
- Reviewed and approved **quantities** and the Interim Payment Certificates (**IPC**) of the consultant and contractors.
- Designed a scheme for archiving all project files on (**Drive**) continuously updated from site data, and coded the templates.
- Reviewed and approved **Current Condition Assessment** files, **drawings, samples, materials, schedules**, and quality and safety **plans**, etc., and prepared progress **Dashboard** and consultant's/contractors' **performance reports** for 30 contracts.
- Developed the project **Risk Register**, identified risks and appropriate responses, and maintained regular updates.

Project Manager:

Banwh Contracting Company Limited (BCC), First-Class | Sharurah, KSA | July 17, 2021 – July 31, 2022

Faculty Housing Construction Project: at Najran University/Sharurah Branch at an approximate total cost of (202) million SAR, the 1st phase at an approximate cost of about (104) million SAR. The project consisted of (60) villas and (4) tower buildings, The scope included the **infrastructure** such as the underground **utilities** network and tanks and **landscaping** works. All building facades and some entire buildings were constructed using **Precast** Concrete System. The 1st phase was preliminary **delivered** to the client.

Key responsibilities and contributions:

- Managed the project, which was nearly **stalled** and **behind schedule**, and with great efforts and schedule **crashing**, oversaw its execution, testing, commissioning, **initial** handover (Taking-over), and **successful** closure.
- Handled the responsibilities of a **Construction Manager**, and took full responsibility for executing and inspecting several civil & architectural items on-site, alongside my role as Project Manager.
- Independently **designed** and **executed** the **infrastructure** and **landscape** work including **water** supply and **drainage** networks (utilities) of the project without assistance from the engineering team.
- Monitored project **progress**, **resolved** effectively many **problems** and **conflicts**, managed project **risks**.
- Conducted regular **meetings** with stakeholders (client, consultants, team and subcontractors, etc.) to ensure project **goals**.
- Carried out the necessary **POs purchase orders** and **cost control** processes, oversaw budgeting and scheduling, as well as resource allocation, including **labor**, technical **staff**, and **equipment**.
- Drafted many subcontractor's **contracts/Agreements** and monitored them throughout the project duration, resolved many **disputes**.

Project Manager:

Banwh Contracting Company Limited (BCC), First-Class | Najran, KSA | March 17, 2015 – July 16, 2021

Construction, Fit-Out, and Furnishing for Faculty and University Hospital Doctors & Nurses Housing Project: at Najran University with an approximate total cost of (1.2) billion SAR, the 1st phase at an approximate cost of about (319) million SAR. The project in all its phases included (481) villas and (11) tower buildings, in addition to all the general site work such as **Landscape** work (**asphalting**/roads, paving and planting) and **infrastructure** such as underground **utilities** network and **tanks, irrigation** networks, and **lighting**. All building facades and some entire buildings were constructed using **Precast** Concrete System. The 1st phase was **delivered** preliminarily and finally to the client.

Key responsibilities and contributions:

- Led project **execution** up to the **preliminary and final handover** to the client, in compliance with the project requirements.
- Handled the responsibilities of a **Construction Manager** and conducted site **inspections** alongside my role as Project Manager.
- Built strong **relationships** with Najran University Project Management Department **stakeholders**, understood their requirements, **engaged** them by liaising through regular **meetings** and providing **reports**, which was a key factor in project **success**.
- Managed subcontractors' **contracts, procurement, budget, scheduling, resources**, mitigated **risks**, **resolved** many **problems, conflicts & disputes**.

- Directly managed **testing and commissioning** activities, **Fit-out/Furnishing**, **initial handover** including handling **snag/de-snag** lists and **as-built** drawing preparation, unit occupancy, **maintenance** operations, and the **final handover**.

Technical Office Manager (Contract Manager and QS manager): Banwh Contracting Company Limited (BCC), First-Class | Najran, KSA | February 13, 2014 – March 16, 2015

Construction, Fit-Out, and Furnishing for Faculty and University Hospital Doctors & Nurses Housing Project (the same project above):

Key responsibilities and contributions:

- Managed and conducted **quantity surveying** and progress billing (IPC) of project including subcontractors' **payments**.
- Prepared and handled **variation orders/change orders** and **contracts** per **FIDIC** and **Saudi Government Procurement system**.
- Prepared **cost analysis**, **purchase orders POs**, **bidding studies**, project **reports** and oversaw "**materials and shop drawing / IFC drawing**" approvals.
- Handled the responsibilities of a **Project Manager Assistant**, assisted in project coordination, planning, technical issue resolution, and other tasks.

Construction Manager/Site Manager: Banwh Contracting Company Limited (BCC), First-Class | Najran, KSA | January 7, 2013 – February 12, 2014

Construction, Fit-Out, and Furnishing for Faculty and University Hospital Doctors & Nurses Housing Project (the same project above):

Key responsibilities and contributions:

- Managed and Coordinated construction and **Quality (QC/QA)** aligned with **Six Sigma** and **ISO** principles across various **disciplines**, took full responsibility for executing and inspecting several **civil&architectural** items on-site, allocated **resources**, **resolved** technical issues, and ensured compliance with scope, cost, time, and safety requirements.
- Ensured accurate **leveling** and elevation control for villas and residential buildings to achieve proper **integration** with external **road** networks, optimizing the external stairs and yard slopes for **functionality** and **aesthetics**, which was the biggest **challenge** in execution).
- Reviewed **drawings**, **materials**, and **subcontractors' contracts**, ensuring adherence to quality standards (**SBC, ACI, ASTM**, etc.).
- Supported project **planning**, prepared **reports**, and coordinated with consultant and contractor for **smooth execution**.

Technical Office Engineer (Contract Engineer and QS Engineer): Banwh Contracting Company Limited (BCC), First-Class | Al-Qurayyat, KSA | July 21, 2012 – January 6, 2013

Community College Construction Project: at Al-Qurayyat – Al-Jouf university at an approximate cost of (88) million SAR. The project included buildings with net surface area of about (11,000) square meters, including a **theater/covered stadium** with reinforced concrete **frames** system, in addition to **infrastructure** and **landscape** work.

Key responsibilities and contributions:

- Conducted all activities related to the technical office work, such as **quantity surveying**, progress **billing** including subcontractors' payments, **variation/change orders**, **contracts**, **pricing**, **bidding**, **reporting**, **submittals**, and **shop drawings**, etc.
- Assisted site team in **understanding** drawings, conducted regular field **visits** to provide support in **resolving** technical issues and to ensure **alignment** between site work and technical office work.

Structural Site Engineer Banwh Contracting Company Limited (BCC), First-Class | Hail, KSA | October 5, 2011 – July 20, 2012

Engineering College Construction Project: at the University of Hail at an approximate cost of (232) million SAR. The project included buildings with a net surface area of about (23,000) square meters, including the basement floor. The scope of work included **infrastructure** such as the underground utilities network and **tanks**, and **landscaping** works. The slabs were constructed using a **Post-Tension** System.

Key responsibilities and contributions:

- Supervised the execution of the structural framework, including formwork and reinforcement works, ensuring its compliance with the approved design and shop drawings.
- Reviewed **structural** drawings and calculations for compliance with codes, while monitoring material quality and enforcing safety standards on-site.

(Contract Engineer and QS Engineer): Banwa Contracting Company Limited (BCC) | Al-Quwayiyah, KSA | October 9, 2009 – October 4, 2011

High Institute of Technical Studies for Girls Construction Project: at Al-Quwayyah city at an approximate cost of (90) million SAR . The project included buildings with a net surface area of about (13,000) square meters, including a **theater/covered stadium** with a network of **trusses (steel Structure)**. The scope included **Landscape** work (asphalt/roads and paving), the **infrastructure** such as the underground **utilities** network and **tanks**, treatment **plant**, and **irrigation** networks.

Key responsibilities and contributions:

- Conducted all activities related to the technical office work, such as quantity **surveying** and progress **billing** including subcontractor's payments, **variation orders/change orders** and **contracts** preparation, **pricing**, **bidding**, **reporting**, **submittals**, **shop drawings**, etc...
- **Reviewed** previous change orders and identified some calculation **errors**, **modified them** and re-approved them.
- Entered project data into the unified **database** of the Technical and Vocational Training Corporation (TVTC) and prepared electronic forms for progress billing and change orders based on this data.
- Worked in the project from **start to finish** and contributed to the **initial handover** of the project by supervising the **testing and commissioning** activities and **closure** processes (**sang list**, **as-built** drawing, etc.).

Site Engineer

Banwh Contracting Company Limited (BCC), First-Class | Al-Quwayyah, KSA | April 24, 2009 – October 8, 2009

High Institute of Technical Studies for Girls Construction Project (the same previous project):

Key responsibilities and contributions:

- Supervised **civil** and **architectural** work under the guidance and instructions of senior engineers to ensure compliance with design, specifications and safety standards.
- Coordinated with subcontractors and regularly reviewed **construction** progress, to ensure timely project completion.

Site Engineer + Design Engineer

Different Organizations | Sanaa, Yemen | July 15, 2008 – April 23, 2009

Multiple Projects: at Sanaa city – Republic of Yemen, worked as site engineer and designer for many **construction** projects in multiple entities like Projects Department at the Ministry of Justice - Sana'a, Social Fund for Development/Yemen – Dhamar, Itqan Engineering Consulting Office/Sana'a, Modernization Office for Engineering Consultation and Contracting/Sana'a, the projects include **hospitality**, **commercial**, **administrative** building and an integrated **Bridge-Tunnel** infrastructure project.

Key responsibilities and contributions:

- Supervised several construction projects and gained new experiences and skills through working with various entities.
- Assisted in structural design and the preparation of shop drawings.

EDUCATION

Bachelor's Degree in Civil Engineering | University of Dhamar (public university), Republic of Yemen (2003–2008), **authenticated** by the Consulate and Cultural Attaché of the **Saudi Embassy** in Sana'a.

PROFESSIONAL DEVELOPMENT

- **PMP® Certification:** Project Management Professional from PMI - American Project Management Institute (Chartered Membership - No. 8629965).
- **PMI-RMP® Certification:** Risk Management Professional from PMI - American Project Management Institute.
- **P3O® Certification:** Portfolio, Program and Project Office (P3O/PMO) From AXELOS British School.
- **HLS2X- Contract Law Certification:** From Harvard University.
- **Construction Cost Estimating and Cost Control Certification:** From Columbia University (USA).
- **P.E. Professional Engineer Classification Membership Certification:** Saudi Council of Engineers (SCE).
- **Building Information Modeling (BIM) Certifications:** Using REVIT software, provided by Autodesk.
- **Project Management Professional Certificate of Completion:** Issued by the General Organization for Vocational and Technical Training - Kingdom of Saudi Arabia, No. (21727561), with (35) hours, for a period of (6) days, starting from the date of December 18, 2022.
- **Risk Management Certification:** From International Business Management Institute - Berlin, Germany, certificate ID NO. 1026510-166-697-6277, Dated on October 28, 2022.

- **Occupational safety and health Certificate of Completion:** According to the American **OSHA** standards approved by the General Organization for Vocational and Technical Training - Kingdom of Saudi Arabia No. (11634243) with (30) hours for (5) days starting from September 26, 2021.
- **Generative AI Overview for Project Managers Certificate of Completion:** from PMI - Project Management Institute.
- **Introductory Course in Sustainability & Green Buildings (LEED GA Prep) - Certificate of Completion:** from Udemy, delivered by Eng. Ahmed Hassan Al Bahy.
- **Engineering Software Certificates of Completion:** Such as AutoCAD - STAAD Pro. from Sanaa University.
- Currently **enrolled** in two online courses in FIDIC (Construction, Design-Build, and EPC) contracts offered by the Arab Center for Arbitration, with certificates accredited by **FIDIC®** — as part of preparation for the international certification “FIDIC Certified Contract Manager (FCCM)”:
 - **FIDIC Module 1:** Practical Use of the FIDIC Conditions of Contracts (22 hours).
 - **FIDIC Module 3:** Dispute Adjudication Boards (DABs) duties and responsibilities (22 hours).

L a n g u a g e s

- **Arabic:** Native

- **English:** Proficient

- **Urdu:** Basic Communication