

ALI KEMAL AYAN – CE, MSc, PMP®

PROJECT MANAGER / CONSTRUCTION MANAGER



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QUALIFICATIONS

- Civil Engineer, BSc, Istanbul Technical University
- Structural Engineer, MSc, Istanbul Technical University
- Certified Project Management Professional, PMP®, (by PMI in 2018)

EXPERIENCED ON

- Mixed-Use Projects
- High Rise Buildings
- Shopping Malls
- Office Buildings
- Residential Buildings
- Hotels
- University Buildings

CORE COMPETENCES / SKILLS

- Project Management
- Construction Management
- Engineering / Design Management
- Quality Assurance & Control
- HSE Management
- Contract Administration
- Tenant Coordination
- Procurement
- Team Building / Management
- International and Multicultural Projects Experience

SUMMARY

*Dedicated, versatile, proactive, team oriented, high-pressure professional with the distinction of executing prestigious large-scale projects within strict time, schedule, cost & quality. A result oriented professional with **14 years of international experience** in Project and Construction Management, specialized in mixed-use developments, shopping malls and high-rise buildings which are administrated **under FIDIC Contracts**.*

*In addition to **Developer and Consultant side experience**, extensive experience and knowledge are also gained on **Contractor side** with hands on approach by leading and motivating the team, managing sub-contractors & suppliers, resolving the difficulties and conflicts, overcoming the challenges.*

My goal is to transit my enthusiasm and experience into a position where I continue to provide the leadership so as to meet and exceed the expectations of the organization.

PROFESSIONAL EXPERIENCE

NOV 2015 – JUN 2018

Project Manager- ALDAR Properties PJSC (Developer)

Abu Dhabi Plaza Mixed-Use Development Project (\$ 1,5 billion)
Consultants : Mott Macdonald (PMC) / AECOM (CSC)
Contractor : ARABTEC – CCC JV
Astana / Kazakhstan

*The mixed-used project consists of 5 towers (75-storey residential & office, 2nr 30-storey offices, 14-storey hotel and serviced apartments, 16-storey residential) built over a retail podium, which will have 500,000sqm construction area in total. Contract and Project Management of the **Design - Build project** is performed under **FIDIC Yellow Book**.*

Responsible for the delivery of 270,000 sqm construction area including Retail Podium (54,000 sqm), Commercial Tower (65,000 sqm), 4-level Basement&Carpark (156,000 sqm).

- Oversee the performances of PMC, Construction Supervision Team and Contractor to ensure that project is administrated correctly, progressed against shedule and delivered as per contractual requirements.
- Provide leadership and establish and maintain effective and harmonious project teams with all those involved in the project in order to solve problems.
- Monitor progress of the works and facilitate expedition when necessary to obtain compliance with Project schedules and contract requirements.
- Follow up with consultants and authorities on obtaining necessary permits.
- Handle day to day the outstanding issues through meetings, workshops, site walks and provide guidance to Project Director.
- Proactively and periodically assess the project risks in collaboration with Project Control Team in order to avoid / mitigate cost and schedule impacts.
- Attending periodic meetings both internally with Consultants and with Contractor to ensure Project requirements are being achieved.
- Direct and monitor Retail Design Process and Fit-Out Works in line with Retail Delivery Strategy to ensure that they are in compliance with the requirements & schedules and Change Orders are handled smoothly.
- Facilitate timely communication and coordination with tenants to guarantee completion of fit-out shops according to scheduled opening date.

KEY PROJECTS

FEB 2013 – OCT 2015

Senior Construction Manager – SERA Construction (G.C.)

Emaar Square Mixed-use Development Project (MP- 2/ \$ 288M)

PMC: Turner International Middle East

Istanbul / Turkey

*The whole project located in downtown Istanbul is developed on a 66,000 sqm plot and has a construction area of **800.000 sqm**. Main package-2 is comprised of 8 blocks having 530,000 sqm construction area, which contain RC and structural steel works, facade works, MEP works and finishing works. Every block has 8-11 basement floors designed for carpark, entertainment and shopping mall. The 6 blocks above ground level are 33-storey residential tower, 30-storey office tower, four nos 13-storey residential buildings. The Project is administrated and managed under **FIDIC Red Book**.*

- Reviewing civil&structural IFC drawings in terms of clarification, inconsistencies, compatibility, constructability and for compliance with standards& specifications before executed on site and issuing RFIs.
- Liaising with design team to coordinate and manage the submission of engineering deliverables to consultants / PM
- Preparing method statements for all specific activities by taking into account quality & safety requirements and construction scheduling, making toolboxes on them and guiding construction site management.
- Liaising with design team to prepare shop drawings for logistics, civil&structural works, temporary works.
- Reviewing and superposing structural, architectural and MEP drawings with design team and issuing RFIs due to reasons for alternative design solutions, inconsistencies, conflicts and insufficient information.
- Issuing RFIs to specify solutions regarding site related ongoing construction issues/problems.
- Monitoring construction progress to ensure compliance with specs, method statements and shop drawings.
- Attending kick-off meetings, engineering meetings, QA&QC meetings and progress meetings held with client and consultants.
- Supporting project control team about claim issues which will cause cost and/or schedule impact, such as change orders, variations, reworks, redesign, delays in delivery of project documents.
- Reviewing subcontractor's / supplier's submittals, ensuring its compliance with contract requirements and specifications, coordinating with other disciplines and managing submittal process.
- Supporting site management about material&equipment requirements for civil&structural works, coordinating with procurement department to evaluate supplier's products and taking approvals.
- Coordinating construction site set up plan and developing site logistics plan with site management team.

MAY 2012 – JAN 2013

Construction Manager – AECOM (PM / CM)

Crescent Mixed-use Development Project (\$ 1.5 billion)

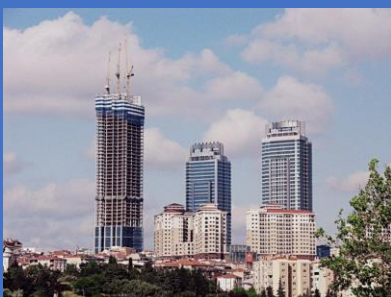
Baku / Azerbaijan

*The landmark project located on the coast of Baku includes 41-storey **commercial tower** designed as composite structure with RC core and steel moment frame, 32-storey **residential tower** with a four-to-eight-storey podium and 36-storey **half-moon shaped hotel** which is designed as composite structure and located offshore. The onshore part of the project contains 720 nos 1mx26m and 248 nos 1.5mx52m/62m cast-in-place bored piles. Responsible as construction manager for commercial tower and supervision of piling works for onshore part.*

- Assisting pre-construction services on construction scheduling, resource planning and site set-up plan.
- Participating in developing of the 4-stage site logistics plan taking into consideration all packages through construction.
- Reviewing tender documents regarding steel and RC construction packages to ensure completeness prior to issuing to bidders.



Abu Dhabi Plaza Mixed-Use Project
– Astana / Kazakhstan



Emaar Square Mixed-Use Project –
Istanbul / Turkey

OTHER INFORMATION

CERTIFICATES & TRAININGS

- Delay Analysis Methods in Construction Contracts / *Technobee Academy*, Istanbul Tech. University / January 2015
- Contract Administration and FIDIC Course / *Technobee Academy*, Istanbul Technical University / December 2014
- Facade Systems Performance, Standart and Specification Course / Istanbul Tech. University, December 2014
- Occupational Health & Safety Specialist Certificate (C- Class) / by Turkish Ministry of Labor and Social Security / January 2015
- Intensive English Course at Advanced Level for 10 weeks (Certified), Studio Cambridge School / England / May 2009

LANGUAGE SKILLS

- Turkish (Native)
- English (Advanced)

COMPUTER SKILLS

- AutoCAD, MS Office Programmes (Excel, Word, Power Point, Outlook), MS Project, Aconex, Primavera

PROFESSIONAL MEMBERSHIPS

- Turkish Chamber of Civil Engineers
- Project Management Institute

PERSONAL INFO

- Date / Place of Birth : 1977 - Trabzon / Turkey
- Nationality : Turkish
- Marital Status : Married
- Number of Children : 3

REFERENCES

Available upon request. Please also check my LinkedIn profile.

<http://www.linkedin.com/in/kemalayan>

- Reviewing structural and architectural drawings for compatibility, constructability and for compliance with standards & specifications, and issuing RFIs.
- Monitoring performance of contractors and ensuring that work is ongoing according to contract documents.
- Reviewing contractor's payment certificates, evaluating contractor's variations and claims and advising to Senior CM.
- Supervising contractor's works at site, planning site meetings, performing site quality and safety inspections.
- Reviewing contractor's submittals and ensuring its compliance with contract requirements and coordinating with other disciplines.

MAY 2011 – MAY 2012

Quality Control Group Chief – DIA Holding (General Contractor)

Winter & Summer Tourism Complex Shahdag Project, 1st Phase (€ 460M)
Project Management: Swiss Town Consult / ILF Consulting Engineers
Qusar / Azerbaijan

The first phase of the project focuses on buildings and facilities for winter operation and this part includes tourism buildings (e.g. resort hotel of 35.000 sqm), operation buildings (e.g. lift base building of 17.000 sqm), infrastructure buildings (e.g. heat and power plant, pumping stations, reservoirs), car parks, chair lifts, ski slopes, artificial snowmaking system, infrastructure.

AUG 2009 – FEB 2011

Construction Manager – System Construction (G. C.)

Tipoli Gate Project, Office Towers, (\$ 220 million)
Project Management: Mace International
Tripoli / Libya

The design & build and turn-key project, which is 27- storey twin towers with a height of 110m and a construction area of 120.000 sqm, includes 70.000 m³ concrete and 6.500 ton structural steel. First seven floors are designed as RC and the last 20 floors are designed as steel structure with RC core.

NOV 2007 – FEB 2009

Construction Manager – SUMMA International Co. In. (G. C.)

Burg Bulayla Twin Towers Project, (€ 70 million)
Project Management: Dar Al –Handasah Consultants
Tripoli / Libya

The design & build and shell & core project consists of 35 and 30- storey, totally 55.000 sqm, office towers with the heights of 145m and 120m. The foundation system designed as pile-raft consists of 318 nos 1.2mx32m cast-in-place bored piles constructed using bentonite slurry.

AUG 2006 – OCT 2007

Quality Control Engineer – ENKA Cons. & Ind. Co. Inc. (G. C.)

Esentai Park Project / JW Marriott Hotel and Residences, (\$ 750 M)
Project Management: Bureau Veritas
Almaty / Kazakhstan

The design & build and shell & core project, totally 368.000 sqm construction area, includes 42- storey tower with its height of 162m, three 23- storey residential towers, 8- storey shopping mall, fitness center, multi-level car parks.

JUNE 2004 – AUG 2006

Site Engineer – Gunay Construction Ltd. (G. C.)

Hasanpasa / Uzuncayir Intersection Road Construction, (\$ 16 million)
Istanbul / Turkey
Construction of Lecture Hall of Koya University, (\$ 4 M)
Sulaymaniyah / North Iraq
Construction of Dormitories Of Selahaddin University, (\$ 12 million)
Arbil / North Iraq

EDUCATION

- 2001 – 2003 Istanbul Technical University / Master of Science in Structural Engineering
- 1995 – 2000 Istanbul Technical University / Bachelor of Science in Civil Engineering
- 1994 – 1995 Istanbul Technical University / English Preliminary School

PROFESSIONAL PUBLICATIONS

- *Conference Paper - Strengthening of Existing Reinforced Concrete Buildings and Near Fault Effects*, 13th World Conference on Earthquake Engineering, Vancouver / Canada, 2004