

C.V.

Imad Kharouf

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PROFILE

Over thirty-five years of post-graduation Buildings & Infrastructure hands-on experience spent with reputable, international Property Developers, Project Management, Consulting and Contracting firms.

Gained extensive hands-on-experience in the construction and real estate development of large scale Buildings and Infrastructure developments, with direct involvement in Buildings, Roads, Bridges, Reinforced Earth Retaining Structures & Embankments, District Cooling and reticulation of Infrastructure Utilities, Land Reclamation, Revetment & Marine Works. Experience also gained in the field of Facilities Management.

High level of experience also gained in the fields of Master Planning, Design Management, Construction Management, Field Supervision, Value Engineering, Contracts Law, Contract Documents Preparation & Contracts Administration, Quantity Surveying & Cost Control, Claim Management and Quality Control.

KEY POSITIONS HELD

PMO Manager	KSA Real Estate Developers
Executive Director / Senior Manager:	Int'l Bahrain Real Estate Developers (Projects in UAE, BAHRAIN, MARRAKESH, JORDAN)
Assistant Technical Manager	UAE Real Estate Developer (UAE)
Senior Project Manager	Abu Dhabi Government (+30 Nos. Schools Program)
Senior Project Manager (on behalf of Clients)	Int'l Project Management Firms (KSA & UAE)
Resident Engineer / Project Manager:	International, Reputable Consultants (UAE, QATAR)
Project Manager (Contracting)	First Class Contractors (UAE)
Operations Manager:	Int'l Project Management Firm (KSA)

KEY PROJECTS

Real Estate Development	Bahrain Financial Harbor Development	Bahrain
	Mega Mixed Use Developments	Marrakesh, Jordan
	Various Villa Compounds & Towers	Dubai
	Bahrain Financial Center Towers & Shopping Mall	Bahrain
	44K TT District Cooling Network Development	Bahrain
Project Management Firms	Infrastructure Works	Bahrain, Marrakesh
	King Abdul Aziz Road Project	Makkah - KSA
	Sharjah Mega Mall, Al Nahda Mall, Villa Compounds	Sharjah /Dubai
		Abu Dhabi
Supervision Consultants Contracting	Shopping Center, Villas, High Rise, Medium Rise	Dubai
	Shopping Center, High Rise, AL Ain – Abu Dhabi Highway	Sharjah
		Abu Dhabi
Abu Dhabi Government	Abu Dhabi Schools Program 2013 (Musanada)	Abu Dhabi

EXPERIENCE

Gained extensive, hands - on - experience in the following fields:

- Master Planning and Development Commercial Viability;
- Facilities Management Planning and Operations
- Tender & Contract Documents Preparation, Evaluation and Administration;
- Design Management, Tender Management and Construction Management;
- Time & Cost Management of large-scale, Fast Track projects;
- Quantity Surveying & Cost Control, Contracts Law, Claim Management and Value Engineering.

EXPERIENCE (Continued)

- Buildings, Infrastructure, Roads, Bridges, Earth Works, Deep excavation & Dewatering, Reclamation, Revetment and General Marine Works.
- Construction Supervision, Quality Assurance and Quality Control

EDUCATION

- (1) 1978 – 1982 BSc. (Honors) Civil & Structural Engineering. University College Cardiff–UK
- (2) 1992 – 1993 Post Graduate Studies – Geotechnical & Environmental Engineering
Bolton University – England

CURRENT EMPLOYMENT

August 2017 – Present, Rafal Real Estate Development Co. – Riyadh – KSA

RAFAL is a leading KSA Real Estate Development Co. with track record of developing landmark projects in Saudi Arabia

PMO Manager – Makkah - KSA

Responsible for all necessary works for Tender launch for the 1st 60-schools cluster of the KSA Schools PPP Program with KSA Ministry of Education.

Snr. Project Manager

For 65 Story Serviced Apartment Tower and 144 Villas Compound in Riyadh – KSA.

EMPLOYMENT HISTORY

June 2016 – August 2017, KEO International Consultants – Jeddah /

Makkah - KSA

King Abdul Aziz Road Project (Private Sector Development in Makkah-KSA) is a unique urban re-generation scheme involving the development of 1.2 million square meters of land and the construction of around 215 mix-use buildings. Infrastructure Works awarded under a Design & Build Contract with Contract price of around 7 Billion SAR.

Senior Project Manager – Makkah - KSA

Responsible for the day-to-day management of the Design and Construction activities of the Infrastructure Contract. Also managing the process for appointing the Design & Supervision Consultants for the Buildings projects and the management of Buildings Design stage.

December 2013 – February 2016 AECOM MIDDLE EAST – Abu Dhabi

Senior Project Manager – Seconded to Abu Dhabi Government (Musnada)

Responsible for the development of part of the 2013 Education Projects Portfolio for the Government of Abu Dhabi. The role reports to the Education Department Director and involves day-to-day management of the Design and Construction of Schools projects.

Also managed the Renovation Program for Abu Dhabi Government Old Schools (17 Nos.). This is besides extensive involvement in the Facilities Management of Abu Dhabi Schools, both at design stages and during Defects Liability Periods & Operations.

June 2012 – December 2013, Williams International Group - Saudi Arabia

Operations Manager – KSA Branch

Newly established branch in KSA with focus on providing high quality construction management, project management & project control services to Real Estate Developers and Contractors.

Provided Technical and Contractual Services on infrastructure projects in the KSA Eastern Region, including projects for TASNEE' in Jubail.

March 2011 – June 2012, Ramboll Middle East – Dubai

Project Manager / Snr. Resident Engineer

Appointed "Office Manger" besides assuming full time management and supervision of the Construction of Twin Luxurious Residential Towers on Abu Dhabi Corniche for Aabar with construction cost exceeding AED 500 Million.

March 2007 – 2010, Gulf Finance House - Bahrain

Executive Director (Senior Project Director)

Managing projects delivery for the bank by driving all technical aspects as well as sales, marketing and finance functions on the project.

The role assumes responsibility for the projects in the “post origination phase” with participation in the origination phase to ensure development norms, including exit strategies, are properly incorporated.

Key Responsibilities (Gulf Finance House)

- Leading and advising both the project SPV Company and the appointed external consultants/contractors;
- Establishing appropriate procedures and control measures necessary for regulating the Project SPV Company to ensure projects' delivery within the agreed cost, time and specifications;
- Manage Contractors / consultants pre-qualification process; Tender process, Tender evaluation. Participate in negotiations and award of construction contracts/ services agreements accordingly;
- Monitoring of progress against predetermined milestones and preparing performance evaluation reports based on Key Performance Indicators (KPI's);
- Exercising Budgetary Control and Performing Pipeline Analysis to prevent budget over-runs and ensure fund availability;
- Reviewing of billing and checking for reasonableness and accuracy of expenditures;
- Work closely with Legal Advisors towards the preparation of Sale & Purchase and Lease Agreements;

Key Projects for Gulf Finance House:

(1) Royal Ranches Marrakech Development Project (Infrastructure)

Involves the development of 450,000 sq. m. of prime land at a cost exceeding USD 500 Million.

Project involved extensive infrastructure works inclusive of earth works, roads, utilities, bridges, street lighting and International Golf Course. Duties included the coordination with concerned Ministries, Municipalities and Utilities Companies.

(2) Jordan Gate Development Project (Buildings) involves the development of twin 42-storey towers at a cost exceeding USD 500 Million.

March 2004 – 2007, Bahrain Financial Harbor Development

Senior Manager – Construction & Development,

Involved in the day-to-day management of all the aspects related to the Planning, Design and the Construction Activities within Bahrain Financial Harbor Development.

Key Responsibilities:

Representing the Company in all issues related to the Development Master Planning and the planning, budgeting, design, construction, and turning over of all Construction Projects;

- Leading and advising both the internal technical team and the appointed external consultants/contractors;
- Setting project strategy objectives with Board and Management. Prepare Client Brief and RFP's.
- Establishing appropriate procedures and control measures necessary for ensuring projects' delivery within the agreed cost, time and specifications;
- Undertaking regular strategic and objective reviews of the project objectives, methods/ procedures;
- Outsourcing of Consultants, Contractors and Suppliers through appropriate pre-qualification;
- Manage the Tender process and provide tender analysis and recommendations to Board / Management. Take part in subsequent negotiations;
- Review / verify interim applications, invoices, claims and change orders;
- Establish with consultants and contractors an appropriate construction strategy;
- Monitor Consultants and Contractors performance at site. Ensure full compliance;
- Work closely with Legal Advisors on legal documentation.

Key Projects within Bahrain Financial Harbor:

(1) Reclamation & Revetment Works Project and Development Infrastructure Project

Fully Designed Lump Sum Contracts totaling US\$450M Cost. Complete Works covered 450,000 Sq. m. area and included reclamation & revetment, roads, 3 Nos. bridges, Traffic Management and street lighting as well as the reticulation of the entire Development Infrastructure utilities.

- (2) Financial Center Project (Buildings)
Design and Build Contract @ US\$ 270M Cost. Construction of Dual 56-Storey Office Towers-project with Podium Shopping Center.
- (3) Bahrain International Insurance Center Project (Buildings)
Design and Build Contract @US\$50M Cost. Construction of 22-Storey Office Tower building
- (4) Multi storied Car Parks Buildings)
Design & Build Contract @US\$100M Cost. Construction of Twin 10-storey car Park buildings with total capacity of 3,000 Cars.

1999 – 2004, PROJACS, Project Management & Control Company, Dubai

Senior Project Manager

Involved in the day to day management (on behalf of Clients) of prestigious real estate projects,

Key Responsibilities:

My role involved the project / construction management during the design and construction phases. The following are examples of typical day-to-day duties:

- Develop and update on continuous basis the Project a Master Program which incorporates Consultants' design schedules and Contractors' base line programs;
- Establishment and Implementation of appropriate Project Control systems as related to the projects' cost, time and desired specifications;
- Establish a "project specific" Project Management Plan and ensure adherence by all project parties;
- Monitor the performance of contractors with respect to mobilization and construction progress, methodology & systems, resource allocation, and productivity, construction plant and equipment;
- Conducting reviews and making recommendations to the Client on all progress payment certificates and change order payments, including interim and final applications;
- Prepare Periodical and Executive project Reports to the Client identifying major cost, quality and progress issues affecting the Project.

Key Projects AT PROJACS:

- (1) 100 Luxury Villas at Abu Dhabi Marina (Buildings & Infrastructure)
Fully designed Lump Sum project @ US\$ 50 M. Construction of 100 Nos. Luxury Villas along with Development Infrastructure, including Earth Works, Roads, Utilities and Connections.
- (2) Sharjah Mega Mall Project (Buildings & Infrastructure)
Fully designed Lump Sum Contract @ US\$ 45M cost. Construction of modern 3-floor Shopping Center along with associated external works, connecting roads and micro tunneling.
- (3) Buhaira Insurance Tower (Buildings)
Fully Designed Lump Sum Contract @ US\$ 40m Cost. Construction 37-Storey Residential Tower at Buhaira - Sharjah.

1995 – 1999, Saudi Bin Ladin Group, Dubai

Position (I) Asst. Technical Manager, (Property Development Division)

Construction Management and Owner Representation for real estate projects including Residential, Furnished Apartment Towers and Villa Compound projects (Construction Cost of over USD 60 M)

Position (II) Site Agent (Contracting Division)

Construction of Residential Tower and AL Ta'awon Shopping Mall in Sharjah, UAE Retail Mall (Construction Cost of over \$45 Million)

1993 – 1995 Al- Muhairy General Contracting – Abu Dhabi

Section Engineer (Highway) - Abu Dhabi – Alain Highway

The project involves the upgrading of the existing road with duties including Earth Works, Services Relocation/Upgrading, Reinforced Earth Retaining Structures, Bridge Engineering, and Construction of Culverts & Underpasses

1982 – 1993 Various Positions in JORDAN, UK, and UAE

REFERENCES: AVAILABLE ON REQUEST