



RAJESH JOY KAKKUZHIYIL BE, PMP
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CURRICULUM VITAE

Career Objective

A challenging management position in a dynamic large organization where I can contribute my effective and efficient management skills to solidify business growth and profitability.

Qualification Summary/Experience

- PMP certified with 9 years hands-on experience in Project Management.
- Bahraini Licensed (COEPP) Category 'A' graduate Civil Engineer with 22 years experience in managing multi-disciplined and high valued projects. Experience in handling diverse range of projects in India, Dubai & Bahrain. (Projects include Bahrain Financial Harbour, Marriott Executive Apartments, Art Rotana Amwaj Hotel, besides luxury apartment projects in Amwaj Islands, medical warehouse for King Hamad University Hospital, 4 star hostel & administration building for Ministry of Works Special Projects Directorate, social and affordable housing projects by Eskan Bank.
- Experienced in EPM and all aspects of project monitoring
- Good knowledge of Civil & MEP trades
- Experience in working with the Client, Consultant and Main Contractor
- Good experience in Pre-Contract & Post-Contract duties including: Project Planning, Cost Planning, Contract Management, Change Management, Value Engineering, Claims Analysis, Procurement, Quality Control, Performance Reports.
- Known to be hardworking, assertive, cost-conscious, organized individual, and an achiever.

Summary Of Projects

- Danaat Al Riffa -- Contract Value BD 4.2M
- Danaat Al Seef -- Contract Value BD 9M
- Hostel & Admin building for MOW - Contract Value: BD 3 M
- Medical warehouse for King Hamad Hospital - Contract Value BD 600,000
- Amwaj Waves Phase 1 - Contract Value: BD 30M

- Zawia 2 - Contract Value: BD 22M
- Art Rotana Amwaj Hotel - Contract Value: BD 40M

- Marriott Executive Apartments - Contract Value: BD 25M
- Bahrain Financial Harbour - Contract Value BD 73M

EDUCATION

- PMP certified from Project Management Institute
- Bachelor of Civil Engineering Bharathiar University, INDIA
- Pre-Degree Mar Athanasius College of Arts, Kothamangalam, India

PROFESSION

Project Manager

PROFESSIONAL MEMBERSHIP

Member, Project Management Institute, AGC

SOFTWARE PACKAGES

MS Project, MS Office

NATIONALITY

Indian

LANGUAGES

English, Indian Languages

MARITAL STATUS

Married

DATE OF BIRTH

19th May 1970

Projects & Exposure:

Eskan Properties Company

(Sept 2015 onwards)

I am working in the capacity as Project Manager for the project Busaiteen Shopping Centre (Project Value BD 3.7M) and reporting to the General Manager. This is a hypermarket cum department store at Muharraaq governorate having a total built up area of 9700 Sq.M.

Worked part time as Project Manager for the social and affordable villa project Danaat Al Lawzi, which consists of the development of 303 villas at Al Lawzi village, construction cost being BD 17M.

Worked as Finishing Manager for the social and affordable Eskan Bank projects Danaat Al Seef (consisting of 164 apartments) and Danaat Al Riffa (84 apartments).

Handled responsibilities such as:

- Evaluate, review, coordinate, manage & monitor the deliverables and activities of Consultants, QS, Contractors, Suppliers and statutory requirements in relation to the design
- Prepare the Master Program for the project and obtain management approval
- Prepare the Project Management Plan
- Manage the tender process for consultant, Main Contractor and suppliers
- Design Management
- Procurement Management
- Conduct site inspection/snagging prior to issuing Practical Completion Certificate and Final Completion Certificate
- Conduct client inspections for ensuring quality and finishes

Ismail Khonji Associates – Consulting Engineers

(July 2012 – Sept 2015)

I worked as Resident Engineer managing the construction of a luxury hostel & admin building for GOYS (supervised by Special Projects Directorate, MOW) adjoining the National Stadium. Project Value is BD 3 Million.

Worked as Project Manager managing the construction of the medical warehouse for King Hamad University Hospital. Project Value BD 600,000.

Worked as Resident Engineer (part time) for Arabian Sugar Limited (industrial project).

Lona real estate development

(June 2010 – June 2012)

Amwaj Waves Phase 1

I worked as **Sr.Project Engineer** for the Client & reported to the Projects Director. This project is a 4 star apartment-hotel complex consisting of 304 ultramodern residential development which will be operated by Gulf Hotels Group.

Responsibilities:

- Design review: Studying the Architectural/Structural/ MEP design drawings and engaging Consultants on a day-to-day basis.
- Value Engineer architectural/structural/MEP design for optimum project costs.
- Risk Management: Identify risks that may increase project costs/delay the completion. Take steps to mitigate/transfer the risks.
- Contract Management: Prepare subcontract documents, as all subcontractors are nominated by the Client.
- Attend Pre-Letting Meeting with the Projects Director, Main Contractor & the nominated sub-contractor.
- Monitor project performance. Review Baseline Programme, Resource Programme, Cash Flow. Monitoring the Critical Path & ensuring that milestones are met. Instructing the Main contractor to submit 2 months Look Ahead Programme and associated Resource Programme for MEP works & Finishes, thus ensuring that project performance meets Baseline Programme.
- Managing the Project Team: ensuring that the consultants & contractors deliver as per programme. Chairing Progress/Technical Meetings.
- Change Management: Picking up changes well in advance to the best interest of the Client. Absorbing changes without increase in project cost.
- Cost Management: Conduct Project Performance Reviews to track cost/schedule variances. Attend Cost Meetings & review Interim Payment Certifications.
- Procurement Management: Assist the Projects Director in ensuring that all client supply items are selected, ordered & delivered to site ahead of time.
- Human Resource Management: Ensuring that all contractors have the stipulated manpower/materials at site as per the agreed Resource/Baseline Programme.

Meena Projects/Meritas Management

(June 2007-May 2010)

This is a Client organization providing Contract Administration/Project Management services to different projects in Amwaj islands, Kingdom of Bahrain

Zawia 2:

This is a 22-storey luxury apartment project located in Amwaj islands & consisting of

200apartments.

I worked as Sr. **Contracts Engineer** and reported to the Contracts Director.

Responsibilities:

- Monitor base line construction program for the development. Review timelines, critical path analysis, resource demand and procurement delivery.
- Review monthly reports based on the program and deliverables:
- Review performance measurement to study the optimum human resource required to complete the MEP works in typical floor. Instructed the subcontractors to increase manpower to meet milestones. Reviewed 1 Month Look Ahead programme for Aluminium Cladding, Finishes & MEP work and towards the last stages, 1-week look ahead programme as well to bring the project on track.
- Contract Administration: Assisted the Commercial Director for preparing Tender documents and subcontracts documentation. Managed different parties in the Contract for the successful completion of the project.
- Quality Management: Responsible for Quality Audits, Cause & Effect Analysis.
- Schedule Management: Ensure that project scope is completed within budget and approved program.

Art Rotana Amwaj Hotel:

Art Rotana is a 5 star hotel located in Amwaj islands. It consists of 323 Guest rooms, a majestic Ball Room, Gym & Spa, 5 Restaurants, Executive Lounge, Conference Rooms, Swimming pool etc. I was associated with this project in my capacity as the **Sr. Project Engineer** and reported to Sr. Project Manager.

Responsibilities:

- Project Management: chairing Design Meetings/ Technical Meetings, attending Operator Meetings/Progress Meetings. Preparing Minutes of Meetings.
- Preparing project programs for construction, fit-out and external works. Reporting on progress and deliverables.
- Schedule Management: Tracking schedule variances, performance reporting, ensuring Corrective Action/compliance by Main Contractor.
- Time Management: Performed Alternatives Analysis to bring the project back on track. Studied structural design and proposed alternative arrangement to speed up the superstructure construction.
- Claims Administration: Analyzing Claims from Main Contractor. Prepared Cause & Effect Study on the project delays and submitted to the CEO. Classified the various project delays into Contractor's/subcontractor's non-performance, Design delays, Operator/Client Approval delays, Payment delays.
- Specialized subcontractors: Reviewed the Installation Plan of Unitized Curtain Wall System & Stick System. Proposed changes to facilitate finishing of Typical Floors as per Client's requirements.

Marriott Executive Apartments:

I worked as **Project Engineer** & reported to the Projects Director. The project comprises of the construction, finishing, and furnishing of 2 Towers, 21 storeys each having a total of 193 serviced luxury apartments, in addition to Basement and Car parks, with total area of 48,725m².

Responsibilities:

- Overall responsibility for the completion and handover of 1 tower.
- **Construction Planning:** Developed Baseline Programme for the project, setting up milestones to be achieved. Reviewed 2 Months Look Ahead Programme from subcontractors time to time for compliance to the Baseline programme. Monitored Critical Path to make sure project is performing as planned. Prepared weekly slab pouring plan with manpower attached. Conducted weekly/daily site meetings with Site Engineers & Foremen to achieve milestones.
- **Human Resource Management:** Forecasted Plant/material/man power requirements well in advance and reported to Projects Director.
- **Procurement Management:** Studied the construction drawings & made detailed procurement plan to ensure materials are available at site ahead of schedule.
- **Value Engineering:** Assisted the Projects Director in Quantity take-offs to perform Alternatives Analysis and choose post-tension/precast slabs instead of cast-in-situ slabs.
- **Inspections:** Prepared Quality checklists to assist the site engineers during QA/QC inspections. Managed the consultants on a day- to-day basis.
- **Meetings:** Attended Design/Technical/Progress Meetings called by the Client and Consultants.
- **Structural redesign:** Reviewed the Bar Bending Schedules forwarded by the subcontractor as per structural redesign.
- **Work Performance Reports:** Prepared monthly reports for the Client, as directed by the Projects Director.
- **Health & Safety:** Implemented and strictly adhered to approved Project Health & safety Plan. Arranged Safety inspections with the Safety Officer.

Bahrain Financial Harbour:

I worked as **Site Engineer** & reported to the Project Engineer. The project comprises of two 54 storey towers, a 10,000 sq.m Financial Mall and a 10 storey Harbour house. This is a master-planned integrated financial community on prime seafront property in Manama, Kingdom of Bahrain with a diverse range of Commercial, Residential & Leisure components.

Responsibilities:

- Meetings: Attended daily site meetings called by Project Engineer. Forecasted Plant/Material/Manpower requirements on a day-to-day basis.

- Studied the Baseline Programme and strived to achieve milestones. Prepared internal programme to achieve milestones ahead of Baseline Programme. Monitored the Critical Path & reviewed 1 Month Look Ahead Programme from subcontractors to ensure project performance.
- Co-ordinated with different subcontractors to ensure Plant/ Equipment/ Manpower is available for the construction works to progress as per agreed programme.
- Prepared slab/beam/penetrations layout for the Slip form pouring as directed by Project Engineer.
- Inspections: Routinely performed shuttering/reinforcement/concrete inspections prior to consultant inspection.
- Health & Safety: Implemented & adhered to Project Safety Plan. Performed Safety inspections with the Safety Officer.

Naresco Construction Dubai (UAE).

June 2003 – October 2004

I worked as **Site Engineer** for 2Basement +G+3 commercial/residential building at Al-Raffa.

Responsibilities:

- Study construction drawings & executing daily works at site as per the directions of the Project Manager.
- Interacting with different subcontractors & ensuring construction activities adhere to approved Baseline Programme.
- Mobilizing plant and equipment for the works.
- Arranging inspections with the consultant to take approval.

Medical Trust Hospital, Cochin, India

Nov 2000-Feb 2003

I worked as **Civil Engineer** for this 600-bed hospital & reported to the Executive Director.

Responsibilities:

- Worked as Project Leader in the construction of the Emergency Unit, Haemoid Dialysis Unit, and Neuron Intensive Care Unit and managed the construction of 8 storey hostel building.

- Supervised the implementation of Wet Riser Fire Fighting System to this 13-storey hospital building.
- Liaised with Govt. authorities for the testing/commissioning of Fire Fighting System

PENTA Builders & Developers, Cochin

Aug 99- Oct 2000

I worked as **Project Engineer** for different multi storied building projects in Kerala and reported to the Managing Director.

Job involved:

- Handled liaison works with the Architects and Structural Engineers.
- Projects Planning: Responsible for the time bound completion of different projects in Kerala.
- Contract Management: negotiation with proposed contractors for finalizing the Main Contractor.
- Verifying Contractor's Interim Valuations & Claims.
- Liaising with different Govt. agencies for testing/commissioning of substation/ fire fighting system.

LAMEX Builders & Developers, Cochin

May 92 – July 99

I worked as **Project Engineer** for different multistoried commercial building projects and reported to the Managing Director.

Responsibilities:

- Project Planning: Ensuring that Main Contractor adheres to set milestones
- Cost Planning: Prepare Budget for the project based on Expert Judgment.
- Interim Valuations: Review Interim valuations from Main Contractor and issue Certificates.
- Liaising with different Govt. agencies (Municipality/Civil Defence/Electricity & Water) for testing/commissioning/ receiving Occupancy Certificates.

REFERENCES

Mr. Thomas Mathai (GEMAC) Mobile: 36514091

Mr. Rajadurai T, Senior Quantity Surveyor (BWS) Mobile: 39203985

Mr. Eyad Obaid, GM (Eskan Properties) Mobile: 39939477

Mr. Chris Woodrow, Projects Director (Lona Real Estate Company) Mobile: 39657443

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