



SABIN KURIAKOSE, B -Tech, PMP®

Manager – Development Management

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A focused and proactive civil engineer with professional experience in real estate development and construction project management. Experience covers variety of sectors such as mixed-use developments, light industrial development, multi storied office buildings, hospital and schools.

PROFILE SUMMARY

- **PMP®** certified and **CRPEP (cat B)** licensed graduate civil engineer with 10 years of experience in Real estate and construction industry within Kingdom of Bahrain. Currently associated with Manara Development and previously worked with Chapo Bahrain, Abdul Rahman Al Mansoori Contracting.
- Adroit in programme management and project management with a flair for adopting modern methodologies in compliance to relevant standards.
- Proficient in project management, Procurement management, site management, project planning and resource planning.
- Skilled in swiftly ramping up projects in close coordination with sub-contractors, contractors, consultants, architects & other external agencies and ensuring on time deliverables
- An effective communicator with excellent planning, coordination and problem-solving skills

CORE COMPETENCIES

Project and contract management	Executive leadership	Client relationship management
Procurement management	Preparation of progress schedule and reports	Project Tracking
Supervision of site works	Multiple site management	Proficiency in PRIMAVERA Microsoft project,
Cost analysis Liaising with architects, consultants and contractors	Budget management QA/QC tests/documentation	Quick learner

ORGANISATIONAL EXPERIENCE

Total Experience : 10 Years

Company : Manara Developments Co. B.S.C.
Designation : Manager – Development Management
Period : September 2017 – Present (1 year and 10 months)

Company : Chapo Bahrain W.L.L.
Designation : Civil Engineer - Planning and Control
Period : April 2014 – September 2017 (3 years and 6 months)

Company : ARM Contracting Co. W. L. L.
Designation : Civil Project Engineer
Period : August 2009 – March 2014 (4 years and 7 months)

PROFICIENCY MATRIX

Development Management

- Manage development life cycle of masterplan developments from concept development, engineering design, permitting, approval and construction.
- Work collaboratively with Executive management and external consultants particularly in preparation and review of feasibility and fiscal modelling.
- Manage the procurement process in accordance with company's tender manual to appoint engineering consultants and contractors. Collaborate with legal service provider in drafting and finalizing of all relevant contract agreements with consultants, contractors and other vendors.
- Oversee engineering and architectural design process to ensure budget compliance and timely delivery.
- Budget development and budget management.
- Prepare development updates and progress report to board of directors and investors.
- Provide technical support to the sales and marketing team in finalizing the sales and marketing documents.

Project Planning and Control

- Prepare overall project baseline schedule followed by the loading of the various resources involved in the project.
- A clear understanding of CPM analysis to identify critical activities involved in the project and communicate the team members/stake holders regarding the same.
- Monitor and control of project progress with respect to the physical % completed on monthly/weekly basis using EVM indices/KPI.
- Developing project baselines from L1 & L2 schedule; tracking & controlling projects with respect to cost, resource deployment, time over-runs and quality compliance to ensure satisfactory execution of projects.
- Preparation of look ahead programme, progress analysis, progress reports.
- Formulating and operating budgets, Bill of Quantities and managing overall operations for executing civil projects within cost as well as time norms. Organizing / participating project review meetings for evaluating project progress.
- Conduct delay analysis and retrospective claiming of EOT with reference to conditions/FIDIC form of contract.

Site execution/ management

- Ensure smooth flow of work by optimisation of resources with compliance to quality, safety, housekeeping and timely deliverance; encourage harmony among different sub-contractors to work together as a unit.
- Plan the activities to be carried out; making all resources available, cross-check availability of plant and machinery and ensure that the same is engaged for at least the daily minimum running time (in correspondence with depreciation value).
- Site supervision to ensure completion of project within the time & cost parameters and effective resource utilization to maximize output.
- Guide and coordinate the project team including sub-contractors.
- Attend design team meetings to discuss progress, deadlines and design and detail issues
- Liaison with different departments/members to materialise the project; diplomatically dealing with different hierarchy levels, both from employer and client side.
- Following and adhere to the project quality plan.
- Preparation of various QA/QC documents such as method statements, MACs, shop drawings.
- Responsible for project close out documentation.

MAJOR PROJECTS EXECUTED

As Manager - Development Management (Manara Developments)

Project Title **Hasabi Mixed use Development**
Project Details Mixed use masterplan development located at the south of Bahrain adjacent to Durrat Al Bahrain covering an area of 1.5 million M2. Package includes master plan development, marine works, development of primary infrastructure

Project Title **Investment Gateway Bahrain Phase 2**
Project Details Light industrial development located at Hidd near Bahrain international airport covering an area of circa 2.1 Million M2. Package includes dredging & reclamation, master planning, development of primary infrastructure

Project Title **Wadi Al Riffa Housing Development (Infrastructure works)**
Project Details Development of 126 no. Affordable housing units and associated infrastructure works in Buhair.

As Civil Engineer - Planning and Control (Chapo Bahrain)

Project Title **Construction of 21 Storey Management Staff Accommodation Building**
Client Bayside Developments
Project Manager HAJ Gulf
Project Value 8 Million BHD

Project Title **Construction of Al Salam Hospital**
Client Al Salam Bank
Consultant Arif Sadeq Design Consultants
Project Value 6.2 Million BHD

Project Title **Construction of Amwaj Waves towers (13 floors)**
Client Lona Real Estate Company
Consultant Middle East Architects and Engineers
Project Value 10.8 Million BHD

As Civil Project Engineer - ARM Contracting Co W.L.L.

Project Title **Construction of Fused Alumina Plant for Treibacher Al Zayani**
Client Trebuchet Al Zayani
Consultant Gulf House Engineering
Project Value 3.61 Million BHD

Project Title **Construction of School at Muhrraq Kingdom of Bahrain**
Client Ministry of Education
Consultant Deya Towfiqi Engineering Consultancy Bureau
Project Value 1.8 Million BHD

Project Title **Construction of Service and Facility Buildings**
Client General Organization for Youth and Sports Kingdom of Bahrain
Consultant Aref Sadiq Design Consultants
Project Value 3 Million BHD

Project Title **Construction of 13 Storey Car Park and Office Building at Seef**
Client Park Place WLL, Kingdom of Bahrain
Consultant Mazen Al Umran Consulting Engineers
Project Value 3.8 Million BHD

ACADEMIC DETAILS

B. Tech. (Civil Engineering) from College of Engineering, Trivandrum, Kerala University in 2009.
12th from St. Joseph's H.S.S. Pulincunnu, Kerala, India in 2004.
10th from St. Xavier's H.S. Mithrakary, Kerala, India in 2002.

CERTIFICATIONS

- **PMP®** Certified project Management Professional
- CRPEP License : CAT.B

IT SKILLS

- Planning Proficiency - Primavera P6, MS Project
- AutoCAD
- Microsoft word, excel, power point, outlook

PERSONAL DETAILS

Date of Birth : 18th September 1986

Present Address : Flat No. - 12, Building 2502, Road 0164, Block 0701, Tubli, Kingdom of Bahrain

Permanent Address : Ottakudayil (H), Puthukary, Mithrakary P.O, Alappuzha, PIN - 689598, Kerala

Languages Known : English, Hindi and Malayalam

REFERENCE

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