

Architect and Quantity Surveyor Specialist

Profile and Skills

- Bilingual Professional Architect with more than fifteen years of experience in Construction Management and Supervision, Cost Consultancy, Budgeting, Estimation, Tender procedures and inspection.
- Setting projects specifications, planning budget estimates, and preparing Bills of quantities, while assuring compliance with the agreed design and drawings,
- Preparing and analyzing budgets for tenders, undertaking feasibility studies,
- Complex Problem solving skills, with the ability to handle difficult situations, work under pressure and meet deadlines.
- Innovative and creative.
- People management, with proven strong training and coaching skills.
- Proficient in ACAD 2D-3D, 3D MAX, Adobe Photoshop, Adobe Illustrator, Microsoft office.

Core Competencies

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| • Multi-tasking | • Proactive skills | • Active listener |
| • Solid verbal and written communication skills | • Critical and analytical thinking | • Positive attitude and behavior |
| • Self-Mades | • Recession-proof ideas to pursue business | • Fluent in English, French and Arabic |

Achievements

- Successfully performed BOQs and other QS services for large projects in the MEA and Gulf regions, and managed to work on a USD 620Mio project in Kuwait, ensuring a two-year experience in the Gulf.
- Self-made, established my own start-up Quantity surveying Company, holding a portfolio of around 120 projects for more than USD500Million.
- Achieved two turnkey projects for USD 2.7Mio - *Delivered and fully sold*:
 - BK 226 - USD 1.5Mio Residential Building in Beit El Kiko Lebanon.
 - HK 79 - USD 1.2Mio Two-Block Residential Building in Haret El Khassa, North Lebanon.
- Ensured the launching of KF 7093 project in the middle of Lebanon's recession, being a USD 1Mio Chalets Building in Kfarzebian Lebanon - *Concrete works completed in August 2020 and currently supervising finishing phase remotely (6 Chalets fully sold)*.

Professional Experience

Senior QS Engineer

June 2018 - Aug 2020

SEG Qatar Contracting - EMAAR Engineering Company WLL

Project: Students Activities & Athletic Facilities - Kuwait University (Project Value: USD 620Mio)

Consultant: Skidmore, Owings & Merrill LLP

- Was responsible for valuing completed works, performing quantity takeoff, arranging contractor interim payment certificates and issuing variation orders when applicable.
- Managed payments to nominated and local sub-contractors in line with the work progress, and revised submitted variation orders.
- Advised on construction claims.
- Monitored project construction phases, and ensured their completion in accordance with the cash flows, scheduled goals and deadlines.
- Liaised with the Eng. representative and consultant to ensure proper allocation of budget.
- Reported project updates to the Management.
- Led a team of assistant QS officers, trained them and assessed their performance, while supporting the project manager in his duties.

Senior QS Engineer - Managing Partner

June 2011-June 2018

Z-Axis EQSS – Lebanon (Freelance projects)

- Prepared basic budget estimates at the early theoretical stages of the project, followed by preliminary cost estimates based on initial drawings.
- Performed thorough pricing of Bills of Quantities based on detailed drawings and updated database of key suppliers and subcontractors rates.
- Undertook feasibility studies, and prepare and analyzed quotations for tenders.
- Value Engineering at all stages of the project.
- Performed quantity takeoff and prepared all Tender Documents: tendering procedures and Conditions of Contract, Specifications and Bills of Quantities for Civil, Architectural and infrastructure works.
- Tender Evaluations and preparation of detailed progress reports.
- Valued construction works until completion, for certification, approval and payment.

Head of Pre-Tender Department

Oct. 2009-June 2011

MANOUKIAN EPQS

- Prepared and analyzed budgets for tenders, and undertook feasibility studies.
- Set the projects specifications, planned budget estimates, and prepared Bills of quantities, while assuring compliance with the agreed tender documents and design.
- Advised on procurement strategies.
- Planned, coordinated and allocated works to subcontractors.
- Provided advice on construction claims.

QS Engineer

March 2007-Oct.2009

ERGA GROUP

- Set the projects specifications, and planned budget estimates.
- Performed quantity take off, and prepared Bills of quantities based on drawings and specifications.
- Followed-up on project finances at all stages of the project.

Site Architect

Nov. 2005-March 2007

AGE BUILDERS.INC - NEW JERSEY-USA

- Design, Execution Drawings, 3D Perspectives, materials selection.
- Procurement of construction materials.
- Site supervision for 4 projects, being a Mansion and villa in Saddle River, a farm House in Wantage New Jersey and Office Building in Manhattan New York.

Internship Experience

Intern at *Ghassan Chaccour Bureau d'études - Lebanon*

March-October 2005

- Preparation of shop drawings, and execution drawings.
- Quantity take off.

Intern at *ANTOINE SKAFF Bureau d'Architecture- Lebanon*

Sep 2004-March 2005

- Preparation of shop drawings, and execution drawings.
- Quantity take off.

Education

Masters in Architecture

Sep 1998-Sep 2004

Holy Spirit University of Kaslik (USEK) - Lebanon -Faculty of Arts & Sciences, ***Evaluated by World Education Services (WES), as equivalent to a Canadian Master's degree.***

Development & Certifications

- **Certificate of completion of Quantity Surveying Courses** **2012**
EduDMG Beirut - Lebanon
- **Certificate of completion of FIDIC conditions of contract** **2007**

Memberships

- Member of the Canadian Institute of Quantity Surveyors (CIQS)
- Lebanese Engineering Syndicate.
- Kuwait Society of Engineers.
- Ex-Lebanese Red Cross Member.

A detailed list of all undertaken projects and all other references are available upon request