

## Fadi J. Al-Shaikh



### Qualifications

- M.Sc. in Engineering Management - The George Washington University
- BSc in Civil Engineering - University of Bahrain '1999

### Professional Affiliations

- Member of the Project Management Institute (PMI)
- Member of the Bahrain Society of Engineers
- Member of the Kuwait Society of Engineers
- Member of the UAE Society of Engineers

### Country Experience

- Bahrain
- Saudi Arabia
- Oman
- Qatar
- Kuwait
- UAE
- Turkey
- Russia
- Malaysia
- Azerbaijan

### Nationality

- Bahraini

### Date of Birth

- 03 December 1976

### **Contact Details:**

PO Box 3267, Manama, Kingdom of Bahrain.

Mobile: (+973) 3998-6666

E-mail: [fadialshaikh@outlook.com](mailto:fadialshaikh@outlook.com)

### **Career Highlights:**

Top-Performing senior executive with more than 15 years' overseeing teams of professionals in the GCC and further afield, experience in property operations and management for investment, development & infrastructure projects; undertaken in both the public and private sectors.

Delivered more than a \$1 Billion in revenue/profit growth through innovative hands-on operating leadership and high-profile property management, consulting and contracting businesses. In-depth knowledge and experience in business planning, management, and implementation, contributing significantly to bottom-line efficiency and profitability. Possesses broad-based management skills, with strong planning, communication, organizational, team building, and decision-making skills.

- Due Diligence
- Asset Management
- Project Development
- Profit & Loss Management
- Purchasing Scope Definition
- Budget Planning & Forecasting
- Lease Negotiations
- Team Building/Leadership
- Client Relationship Building
- Judgment/Problem Solving
- Anticipating Economic Climates
- Diverse Market/Industry Knowledge

### **Key Skills:**

#### ***Management & Construction***

- Management of investment, consulting & contracting businesses, including business turn around and business start-up.
- Client relationship management.
- Management and leadership of multi-disciplinary teams, including management of designers, contractors, quantity surveyors, legal specialists and economists.
- Project negotiations, management, planning, forecasting and reporting.
- Programming and monitoring of projects.
- Risk analysis and project planning.

#### ***Contract Administration***

- Management of expression of interest, tender processes and contract negotiations.
- Contract administration, including acting as the Engineer under FIDIC and JCT.
- Financial administration, reporting and goal setting.
- Chairing of progress, client and steering committee meetings.
- Liaison with public authorities and obtaining approvals.
- Processing of claims and variations, and financial reporting.
- Implement policies, procedures, and organizational structure for assigned operating units within the framework of Main policy.

### **Awards**

- Kingdom of Bahrain Certificate of Excellence for the year '2000

### Employment History

#### **THE KUWAITI MANAGER HOLDING COMPANY (KMC) | GROUP DEPUTY GENERAL MANAGER 2008 - Present**

Group Deputy General Manager for business in GCC and further afield; appointed to establish and expand KMC operations in the region with the goal of establishing KMC as one of leading operators in the Construction, Engineering sector. Prior to joining, KMC operations were focused solely on Project Management. During this period successfully added and diversified the business from Project Management to also include the following divisions, Contracting, Real Estate, Building Materials and Facilities Management. KMC project portfolio has increased tenfold in the recent years, and successfully delivered projects to a high degree of quality and margin. In a short period of time KMC have established themselves alongside market leaders and are involved in all major tenders in the country. One of the major accomplishments was winning the 5 year facilities management contract for the King Fahd Causeway which previously was managed by the largest contractor in Saudi Arabia. Established key contacts with government sectors which has led to award of several major projects.

#### **RAMEZ HOLDING COMPANY, GCC. | PROJECTS & INVESTMENTS MANAGER 2006 - 2008**

Management of Ramez Holding investment & projects; managed multiple projects from initiation to handover, consistently making a profit rather than a loss; engineering staff numbers more than doubled and staff morale and retention was greatly improved; established a second investment line utilized for the purchase of large land plots to be divided into suitable mixed-use lands- generating a high profit in a short timeframe.

#### **CAPITAL MUNICIPALITY | PROJECTS, MAINTENANCE & PROPERTIES MUNICIPAL ENGINEER 2000 - 2006**

Responsible for Municipality projects & maintenance engineering; including tendering analysis and the liaison between investment and contracting companies. Project Manager for key developments as per Bahrain 2020 vision. Accountable for processing all building permits and CR's – including inspection and approval procedures.

#### **MANNAI ENGINEERING COMPANY LTD. | PROJECT ENGINEER, QA/QC ENGINEER 1999 – 2000**

Accurate construction of the permanent works to line & levels as shown on construction drawings, and to the specified tolerance, analyzing, querying whilst resolving all technical field engineering issues; developing short term plans, method statements, operation plans, the implementation of the ITP in the section & maintenance of system files, ordering materials. Applying ISO 9001 to establish and maintain control of documents relating to quality systems including review and approval of such documents, establish quality procedures prompted by quality deficiencies, plan, schedule and arrange internal quality audits, document control with the section, developing temporary works design briefs, interface with the independent inspection laboratory personnel. Expedition of material deliveries with the material coordinator procurement engineer, material call-offs bulk purchase orders in conjunction with field supervisors, maintaining as built records drawings, schedules, and resolution of NCR's. Monitoring the safe execution of works and assist the field supervisors in supervising the workforce, plant & equipment.

#### **AL-AMMARI CONTRACTING EST. | TRAINING SITE ENGINEER 1997**

#### **G. P. ZACHARIADES (GPZ) | TRAINING SITE ENGINEER 1996**

Responsible for preparing building service drawings detailing, meeting schedules, and making arrangements for material bookings and approvals.

## Fadi J. Al-Shaikh – Projects Summary

### JOB SCOPE:

Oversaw all operations and management responsibilities for KMC (Kuwaiti Manager Holding and subsidiaries an integrated Engineering Arm of Kuwait Finance House - Kuwait). Hands on management of the projects and provided expertise in managing all aspects of the investment, development & construction projects, to ensure completion within budget, to quality and time constraints. Scheduled and oversaw all phases of the commercial, residential projects, from pre-construction, post construction to completion. Developed effective resolutions to issues and problems and supported the project team in implementing solutions. Administrated and monitored critical aspects of the project, including cost, schedule, procurement, change management and claims.

### CONTRACTING | SEEF MALL III PROJECT – BAHRAIN (USD 110M)

The project includes the construction of a mixed use development consisting of twelve medium to low rise buildings. The works shall be carried on a 126,000 m<sup>2</sup> plot which includes roads, parking, hard and soft landscaping, water features, all necessary infrastructure and ancillary buildings. There are three buildings with basement and most of the buildings have precast suspended slabs. Three out of twelve buildings are scheduled to substantially hand over in 12 months' time for its ID works but the project itself is 18 months duration. [2017-2019]



### CONTRACTING | ROYAL CHARITY ORGINISATION HEAD QURTER PROJECT – BAHRAIN (USD 14M)

The Royal Charity Organisation head quarter building is a unique and iconic office building in Sanabis. The project consists of 22 storey buildings with almost 21,000 m<sup>2</sup> build up area, the complete structure will be made of concrete beams and columns with post tension suspended slabs with all external amenities and infrastructure. The design is contemporary with aluminium composite panel cladding and it will add a uniqueness to the adjacent building of Royal Charity Organisation. [2017 – 2019]

### CONTRACTING | CLINICS & CARPARKS PROJECT – BAHRAIN (USD 57M)

The project; covering a plot of land measuring 6,378 square metres at the BDF Military Hospital, Wadi Al Sail, in West Riffa; will contribute to the upgrading of medical services offered to defence personnel, their families and citizens; and create job opportunities for Bahraini nationals. The purpose- built clinic and car park building will incorporate a 'green' philosophy ensuring the build is environmentally friendly and meets all safety requirements. [2015 – 2017]



### CONTRACTING | MEDICAL TRAINING CENTER PROJECT – BAHRAIN (USD 18M)

The Medical Training Centre will provide the opportunity for medical professionals to enhance the skills necessary to be placed in top hospitals, medical centres, and pharmacies. The project consists of four storey buildings, the complete structure will be made of concrete beams and columns, pre-cast slab and steal works; all external work will be concrete block wall and aluminium composite panels; the design is sleek and modern and will be a visual asset to the surrounding areas. [2014 – 2016]

### CONTRACTING | DURRAT KHALEEL AL BAHRAIN PROJECT – BAHRAIN (USD 33M)

The Project comprises of the construction of 83 Villas located in an area of reclaimed land at the south of the island; on Durrat Al Bahrain Petal 4. The scope of work encompasses all civil works from foundation to finishes, MEP works, and Home Automation Systems. There are three types of Villa each with individual Swimming Pools facing the Sea. The multibillion dollar project; Durrat Al Bahrain is the flagship tourism development in Bahrain and will create a living and tourism environment for over 40,000 people when completed. [2014 – 2016]



## Fadi J. Al-Shaikh – Projects Summary



### **CONTRACTING | WADI AL SAIL MALL PROJECT – BAHRAIN (USD 41M)**

Wadi Al Sail Mall is uniquely designed on the experience of an outdoor ambience within the building; this has been achieved by using the central atrium to create continuity between the exterior and interior spaces. The mall comprising of three main areas; Restaurants, Retail Shops and Entertainment, each have their own aesthetical and architectural identity, this helps customers to navigate and orientate themselves within the building quickly and easily. [2013 – 2015]

### **CONTRACTING | AL-MAZAYA INDUSTRIAL WAREHOUSES PROJECT – BAHRAIN (USD 17M)**

Al Mazaya Industrial Warehouses is uniquely designed to combine Industrial Warehouse units in Bahrain Investment Warf, Hidd; each comprising of three blocks covering a total area of approximately 15,100 square meters. A patented system for industrial floor construction is used for the ground floor slab works; designed to withstand heavy loading conditions. [2014–2015]



### **CONTRACTING | ISA TOWN REHABILITATION PROJECT – BAHRAIN (USD 5M)**

The traditional Bahraini market is uniquely designed to combine customary Arabic-Bahraini designs with modern culture design. The market consists of a total of 580 shops with an area of 9 square meters per shop. The project is specialized to include extraordinary finishes with the floor passages laid with natural paving stone and the roof is composed of a wooden trans structure. The walls are designed to include traditional Bahraini mashrabias, dunchals, and decorative cornice. [2012 – 2013]

### **FACILITIES MANAGEMENT | KING FAHD CAUSEWAY – OPERATIONS & MAINTENANCE CONTRACT - SAUDI & BAHRAIN (USD 45M)**

King Fahd Causeway links Saudi Arabia and Bahrain via five bridges and eight reclaimed areas including Umm-Al-Nasan Island stretching a length of 26km. KMC is responsible for the operation, maintenance, and inspection of the bridges and reclaimed areas as follows; all buildings, towers, roads, and parks on the main reclaimed island including public areas and facilities; Toll Gate facilities on both KSA and BAH sides including road access and Insurance Company building (BAH); all street lighting and crush barriers; all culverts of the five bridges and armoring stones of the eight reclaimed areas; HV Electrical Substation and all other distribution substations responsible for the power supply of all facilities on KFC; all Marine Works related to bridges inspection and maintenance. [2014–2019]



### **FACILITIES MANAGEMENT | KING FAHD CAUSEWAY LANDSCAPING MAINTENANCE CONTRACT – SAUDI & BAHRAIN (USD 15M)**

King Fahd Causeway links Saudi Arabia and Bahrain via five bridges and eight reclaimed areas including Umm-Al-Nasan Island stretching a length of 26km. These reclaimed areas contain vast areas of lawns and Gardens, irrigated by a semi-automatic irrigation system consisting of high pressure irrigation pumps. The Causeway also homes a large number fruits trees, decorative outdoor trees and date palms. [2014 – 2019]

## Fadi J. Al-Shaikh – Projects Summary

### CONTRACTING | KMC HEADQUARTER BUILDING PROJECT – BAHRAIN (USD 15M)

The commercial hub of Bahrain. The HQ comprises of five floors with a plot area of 1,500 m<sup>2</sup>, and total construction area of 4,414 m<sup>2</sup>, inclusive of 2,369 m<sup>2</sup> private covered car parking. The building façade is enclosed with a combination of glazing and aluminum cladding to form a unique aesthetic view. The interior of the building reflects the high quality and visually appealing exterior with each floor fitted to the highest standards. [2012 – 2015]



### PROJECT MANAGEMENT | DURRAT KHALEEJ AL BAHRAIN PROJECT – BAHRAIN (USD 1B)

KMC JV representative for the Bovis Lend Lease joint venture with Kuwaiti Manager Company (KMC) providing development and project management services for the Durrat Al Bahrain project. Managed the feasibility design, engagement of consultants, approvals, procurement and tendering of construction works, construction contracts, engagement of facilities Management Company, commissioning and handover. Member of the steering committee for the JV. [2008 - 2010]

The site covers an area of approximately 21km<sup>2</sup> and involves the construction of fifteen islands. The total area will be 6.5km<sup>2</sup>. The project includes villas, bridges, a golf course and marina. The construction works include dredging and reclamation, 65km of shore protection works (revetment and quay walls), beaches, bridges, roads and utilities, landscaping and 1,000 villas and community facilities. The project includes the development of a resort type town with an ultimate population of approximately 60,000 people and the design work includes high rise, commercial and retail facilities.



### PROJECT MANAGEMENT | GOLF COURSE PRECINCT PROJECT – BAHRAIN (USD 250M)

The Golf Course Precinct is a separate engagement to the main Durrat Al Bahrain Project. Fadi was heavily involved in the preparation of the winning proposal and assisted in the setup of the team to manage the project. This work involved the development of a business case, concept design, engagement and management of consultants for the golf course, infrastructure, villas, community facilities and cost management. The golf precinct at the Durrat Al Bahrain development consists of 270ha of reclaimed land, on which an Ernie Els 18 hole signature golf course will be a constructed. Around the golf course will be a select development of villages consisting of 350 villas and 1,800 apartments. Additionally a golf clubhouse, 200 bed hotel and a 14ha retail area will be developed within the Golf Precinct area. [2008-2010]

### PROJECT MANAGEMENT | PK RESORT PROJECT – BAHRAIN (USD 375M)

The project management team was appointed from the project conception, initially to develop the project brief in response to the vision and aspirations of the client. Following further refinement of the brief the project management team was responsible for the appointment of the management and consultant team (Master Planner, Landscape Architect, Marine Designers etc.) together with other key specialist consultants and enabling works Contractors. Clear and concise scopes of services, budgets and programmes enabled the design to be delivered in accordance with the key success factors established by the client. The project site is approximately 1,100ha and the capital cost for dredging reclamation and infrastructure work is USD1.2 billion. [2008-2011]



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### PROJECT MANAGEMENT | KNOWLEDGE BASE BUILDING PROJECT – BAHRAIN (USD 15M)

The project management teams were assigned to present a Business Plan for the project, develop a road map, design a Portfolio Action Plan and undertake value engineering. The Knowledge Base Building Project is immense; consisting of 9,870.00 m<sup>2</sup> site; 8 Storey Building. [2012-2013]

### CONTRACTING | AL-MOTHNNA SQUARE PROJECT – OMAN (USD 21M)

5 Story High class shopping & offices complex having a total floor area of 24,600 m<sup>2</sup>, 27 shops, 35 high offices spaces with open spaces plus Wedding hall, shaded car parking and a detached electrical substation. [2010-2012]



### PROJECT MANAGEMENT | NORTH CRESCENT PROJECT – BAHRAIN (USD 43M)

The project management team were assigned to present a Business Plan for the project, develop a road map, design a Portfolio Action Plan and undertake value engineering. The North Crescent Project is immense; consisting on East Side of Durrat Al-Khaleej Al-Bahrain site; Residential development including Commercial; Leisure and retail racetrack; Major and Offshore Infrastructure. [2008-2009]

### PROJECT MANAGEMENT | BAHRAIN HORSERACING AND EQUESTRIAN PRIVATIZATION PROJECT – BAHRAIN (USD 275M)

The project management team were assigned to present a Business Plan for the project, develop a road map, design a Portfolio Action Plan and undertake value engineering. The Bahrain Horseracing and Equestrian Privatisation Project is immense; consisting on 350 hectare site; Residential development including palaces; Commercial; Leisure and retail racetrack; Grandstand; Stables; 9 hole golf course operation; Major Infrastructure. [2008-2009]



### PROJECT MANAGEMENT | BAHRAIN HEALTH OASIS PROJECT – BAHRAIN (USD 210M)

The project management team were assigned to present a Business Plan for the project, develop a road map, design a Portfolio Action Plan and undertake value engineering. The Bahrain Health Oasis Project is immense; consisting of 38 ha site; Hospital; Residential; Hotel; Waterfront location; Major Infrastructure. [2008-2009].

### PROJECT MANAGEMENT | SCIENCE AND TECHNOLOGY PARK PROJECT – BAHRAIN (USD 75M)

The project management team were assigned to present a Business Plan for the project, develop a road map, design a Portfolio Action Plan and undertake value engineering. The Science and Technology Park Project is immense; consisting of 270 ha site; Colleges; Residential; Hotel; Waterfront location; Major Infrastructure. [2008-2010]



### CONTRACTING | HOLIDAY INN EXPRESS PROJECT – BAHRAIN (USD 29M)

The Holiday Inn Express Hotel, classified as a 3 star hotel, is KMC Bahrain's first exploration in the construction of hotels and the hospitality sector.

The Holiday Inn Express owned by the international chain of Holiday Inn hotels is a 19 storey building located in the busy heart of Manama; contributing to the tourism sector of the island.

The hotel offers six storey's of car parking, two floors allocated to the hotel lobby, business centre, restaurant, lounge, meeting rooms, and a gym. One floor is allocated for staff residence and 11 floors for guest accommodation with 25 guest rooms per floor. [2009 – 2011]

## Fadi J. Al-Shaikh – Projects Summary

### PROJECT MANAGEMENT | KAZANKA RIVERFRONT PROJECT – KAZAN, RUSSIA (USD 450M)

The project management team were assigned to present a Business Plan for the project, develop a road map, design a Portfolio Action Plan and undertake value engineering. The Kazanka Riverfront Project is immense; consisting of apartments (average midrise, shell and core) Townhouses (shell and core); Villas; Commercial Offices, High End Retail; Serviced Apartments; Sub-surface and above ground Parking Structures; Landscaping of Formal and Informal Parks; Reclamation of Edge Treatments and Revetments; Internal, Major and Offshore Infrastructure. [2008-2009]



### CONTRACTING | CITY CENTER MALL – QATAR (USD 120M)

High class shopping complex having a total floor area of 120,000 m<sup>2</sup> with 5-storey central atrium, 370 Shops, 1600 Parking Spaces as Phase I. [2000-2001]

### CONTRACTING | PETROLEUM COKE CALCINING PLANT AND JETTY FACILITY UPGRADE PROJECT AT ALBA PROJECT – BAHRAIN (USD 150M)

ALBA's Coke Calcining Plant is the first and only plant of its kind in the Middle East and can produce as much as 450,000 tonnes of calcined petroleum coke per year. Our involvement was Construction & Installing the 1,800 piles and 3,700 stone columns necessary to provide a firm foundation for the plant. The pile capping work for the calcined coke silos, rotary kilns, incinerators and blending silos. [1999-2000]



### CONTRACTING | MÖVENPICK HOTEL PROJECT – BAHRAIN (USD 40M)

Construction of a 5-storey five-star hotel adjacent to Bahrain International Airport, comprising three wings radiating from a central atrium with a total built-up area of 13,000 m<sup>2</sup>. There are 106 deluxe guestrooms on the three upper floors, including 8 suites and 2 ambassador suites. The project also included a service block, guard house and three, 4-storey staff accommodation buildings providing both single and married quarters. [1999-2000]

### CONTRACTING | LE MÉRIDIEN HOTEL & SPA PROJECT – BAHRAIN (USD 102M)

Turnkey project excluding design for a 7-storey, five-star deluxe beach resort hotel with central atrium, guestroom wings and conference centre. Total built-up area is approximately 31,000 m<sup>2</sup> with all facilities including various grades of 35 suites, 231 guestrooms, 4 restaurants, 3 lounges, grand ballroom for 1,200 persons, conference hall for 700 persons and soft landscaping, private beach, lagoon, island and water sports facilities and four staff accommodation blocks. [1995-1996]



### CONTRACTING | AL'ALI COMPLEX PROJECT – BAHRAIN (USD 69M)

High class shopping complex having a total floor area of 24,000 m<sup>2</sup> with 3-storey central atrium linking one 2-storey and two single storey shopping malls, plus department store. Hard and soft landscaping, car parking and a detached electrical substation. [1995-1996]