


BHISHAM TEJWANI, PMP, PSP

B.E. (Civil), PG Dip. ACM (NICMAR), PMP, PSP

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SR. MANAGER – PLANNING, PROJECT CONTROLS, PROJECT MANAGEMENT

Deft in accomplishing complex construction projects within defined time/cost parameter.

OBJECTIVE

To achieve management vision/ goals by implementing and managing professional and robust project control systems that ensure successful and on-time project outcomes.

PROFESSIONAL SUMMARY

Highly dedicated, resourceful and innovative project management professional with extensive experience in planning and managing construction projects in various organizations at different roles. Possess excellent analytical and problem-solving skills, excellent project/ program management skills, remarkable contract management skills, excellent communication and interpersonal skills, excellent leadership skills with the ability to lead an entire team together with confidence and required motivation to achieve the desired goals.

KEY COMPETENCIES

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| <input type="checkbox"/> Leadership Skills | <input type="checkbox"/> Project/ Program Management | <input type="checkbox"/> Primavera P6 (18.8) |
| <input type="checkbox"/> Communication Skills | <input type="checkbox"/> Construction Management | <input type="checkbox"/> Primavera P3 (3.1) |
| <input type="checkbox"/> Analytical Skills | <input type="checkbox"/> Contract Administration | <input type="checkbox"/> MS Project 2013 |
| <input type="checkbox"/> Planning/ Scheduling | <input type="checkbox"/> Contract Management | <input type="checkbox"/> Residential/ Commercial |
| <input type="checkbox"/> Monitoring & Control | <input type="checkbox"/> EOT Claims | <input type="checkbox"/> High Rise Construction |
| <input type="checkbox"/> Reports/ MIS | <input type="checkbox"/> Training & Development | <input type="checkbox"/> Mixed-Use Development |
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CAREER PROFILE

AUG 2018 – TILL DATE

PROJECT CONTROLS MANAGER – EAGLE HILLS DIYAR

AUG 2016 – AUG 2018

PLANNING MANAGER – MULTIPLEX CONSTRUCTIONS WLL, DOHA, QATAR

DEC 2015 – JUL 2016

PLANNING MANAGER – AL RAKHA GROUP, DUBAI, UAE

JUN 2012 – NOV 2015

SENIOR ENGINEER - PLANNING – DAMAC PROPERTIES CO. LLC, DUBAI, UAE

JUN 2010 – MAY 2012

SENIOR PLANNING ENGINEER - AMANA CONTRACTING & STEEL BUILDINGS, ABU DHABI, UAE

AUG 2005 – JUN 2010

PROJECT PLANNING ENGINEER - HABTOOR LEIGHTON GROUP, DUBAI, UAE

AUG 2003 – JUL 2005

PROJECT ENGINEER (PLANNING & PROJECTS) – AL ANSARI TRDG ENTP LLC, MUSCAT, OMAN

AUG 2000 – JUL 2003

SITE ENGINEER - K. RAHEJA CORPORATION, MUMBAI, INDIA

KEY ACCOMPLISHMENTS (SKILLS/ KNOWLEDGE)

- Core strengths in project planning, monitoring, control, overall coordination and management of construction projects
- Excellent knowledge and experience in all phases of project development right from pre-construction phase (encompassing, concept to design development and roll out of contract packages) & construction phase (right from inception to handover with contract administration, management and contract closure)
- Expertise in preparing and reviewing different types of Construction schedules such as Tender schedules, Baseline schedules (with Resources and Cost Loading), Master Development Schedules, Design Development Schedules, EOT Schedules, Recovery Schedules, Acceleration schedules, etc.
- Expertise in analyzing & preparing EOT Claims and detailed claim documentation using various Delay Analysis Methods
- Adept at designing & implementing planning/ project control systems, policies and procedures to ensure strict compliance to contractual requirements for project control system
- Proficient in the use of project management software Primavera P6 (V.18.8), Primavera P3 (V.3.1) and MS Project 2013 for project/ program planning, monitoring, control & management
- Proficient in implementation of industry best project management practices (as per PMBOK) for project planning, monitoring, control and management of major projects
- Key Competency in managing manpower/material resources to register maximum productive output
- Excellent man-management, time management and leadership skills
- Strong technical background coupled with extensive experience in present day construction methodologies and advanced construction techniques
- Proficient in troubleshooting & resolving complex technical problems to ensure meeting project deadlines with highest quality standards

KEY RESPONSIBILITIES (PLANNING/ PROJECT CONTROL ROLES) AUG 2005-PRESENT

- Accomplished responsibility for planning, monitoring, control, overall coordination and management of various residential, commercial, mixed-use, hospitality, institutional infrastructure and master development projects
- Developed and reviewed tender schedules, baseline schedules (with resource and cost loading) for various projects as per contract, drawings, specifications & proposed construction methodology
- Developed Master Development schedules encompassing all stages of project development right from pre-contract stage (entailing concept to design development and roll out of contract packages) & post-contract stage (from inception to handover with contract administration, management and contract closure)
- Developed and analyzed EOT schedules/ claims using As-Planned Analysis/ Time- Impact Analysis & Windows Analysis methods as per contractual requirements
- Developed and analyzed various recovery/ target completion schedules
- Developed and updated weekly Risk Registers for various projects with anticipated time / cost/ contract risks highlighting risk score and probability of occurrence along with proposed risk mitigation strategies anticipated over 6-8 weeks
- Developed MIS reports, Weekly/ Monthly Dashboards for program/ progress statements to apprise management of the project/ program status and assist in critical decision-making process
- Accomplished responsibility for Project Cost Control and preparing weekly, fortnightly and monthly Internal Cost control reports
- Developed and monitored Manpower and Resource Histograms, material/ subcontractor's procurement schedules, Cash-flow curves & progress S-Curves based on the schedule
- Scheduled, conducted, participated in various progress, coordination & technical project meetings
- Architected & submitted various weekly, fortnightly, monthly project monitoring reports for Project Manager/ Projects Director /Engineer /PMC /Client Representative /Client/ Head Office
- Accomplished Responsibility for contract administration & management, contractual correspondence as per Project Contract, FIDIC Red book 1992/ FIDIC Red Book 1999 Editions
- Negotiated with contractors/ consultants/ PMCs / clients for various time/ cost/ scope claims and other technical issues related to planning/ sequencing of critical work elements
- Maintained regular liaison/ coordination with own/ sub-contractor staff like Planning Engineers, Project Engineers, Construction Managers, Project Managers, Directors & Client SVP - Projects, Senior Manager – Projects, PMC Staff, Senior Resident Engineers on issues related to program / progress and possible solutions for potential roadblocks
- Maintained close coordination with the team, conducted various short-term training programs on planning systems and procedures to enhance team morale and performance

PROFESSIONAL EXPERIENCE

EAGLE HILLS DIYAR
AUG 2018–PRESENT

MANAGER – PROJECT CONTROLS



DIYAR

EAGLE HILLS is an Abu Dhabi based private real estate investment and development Company, developing a range of mixed-use, mega-projects in Europe, Africa, and the Middle East.

Current position is based at the project office, reporting to Senior Project Director/ General Manager, involves responsibility for planning, monitoring, control, overall coordination and management of a large Multi-phase Master Development with a total development cost of \$1.835 Billion. At present, Phase 1 of the Master Development in progress, with development cost of \$686 Million.

Master plan Phase 1 Components: Lifestyle Retail Mall, Address Hotel & Serviced Apartments, Vida Hotel & Serviced Apartments, Residential Buildings, Beach front Promenade, Master plan Infrastructure and Landscaping works

Current Job Profile

- Developed and maintained planning, monitoring, control and reporting plan for the Master development
- Developed 5 years Roll out Plan for the Hard and Soft cost phasing of various projects in the overall Master development considering the Sales Strategy and cash flow constraints
- Developed Master Development schedules for various projects and the entire Master development encompassing pre-contract & post contract stages
- Conducted Site progress review through regular Site-walks, evaluated contractor's weekly reports/ updated weekly schedules and analyzed weekly progress and critical site issues
- Identified critical issues affecting progress, suggested and implemented corrective actions in coordination with Site Management team and contractor's team
- Developed internal Weekly progress reports to Home Office for all the ongoing projects
- Maintained regular liaison/ coordination with Site Management, Development, Commercial team, Engineers, PMC and Contractor's Project Management team on programme/ progress & other critical issues affecting progress for various projects
- Reviewed Contractor's baseline schedules for logic, sequence, compliance to contractual milestones, compliance to Master development schedule, Nominated Subcontract package dates, etc.
- Conducted and participated in various Site/ technical meetings for programme/ progress reviews. Accomplished responsibility to highlight rate of progress, status of key milestones/ agreed dates, critical issues and their resolutions.
- Developed and monitored miscellaneous schedules to support management decision making and follow up on critical items
- Accomplished responsibility for contractual correspondence related to time/ cost, contract, program, progress issues
- Analyzed EOT schedules, Claims, recovery and acceleration schedules submitted by contractors
- Negotiated with contractors/ consultants for various time/ cost claims and other technical issues related to planning/ sequencing of critical work elements
- Developed and monitored various tracking schedules for subcontractor/ supplier nominations, (tendering and procurement process in client office)

MULTIPLEX CONSTRUCTIONS WLL, DOHA, QATAR
AUG 2016–AUG2018

PLANNING MANAGER

MULTIPLEX

MULTIPLEX is a leading international contractor delivering landmark property and infrastructure assets for more than 55 years. Multiplex has completed 920 projects worth over US\$ 71 Billion across 4 Continents, 7 Countries, and 16 Cities. Multiplex have more than awards to their credit for overall contract performance across various construction domains.

The position was based at project site office, reporting to Executive Project Director/ Project Manager, involved responsibility for planning, monitoring, control, overall coordination and management of a major Mixed-Use development with Residential, Commercial, Retail & School building (Value: QAR 2.46 Billion)

AL RAKHA GROUP, DUBAI, UAE
DEC 2015–JUL 2016 **PLANNING MANAGER**



Al Rakha Group of Companies: Established in 1986 as Al Rakha General Contracting Company WLL, the company zoomed to success and soon added four more companies to its quiver, becoming a conglomerate. Al Rakha also specializes in Carpentry and Aluminum works, and Heavy-Duty Equipment rentals

Based at Project Site Office for 310 Villas. Overall responsibility for Planning, Monitoring, Control, overall coordination and management of the project. Reporting to Projects Director.

DAMAC PROPERTIES CO. LLC, DUBAI, UAE
JUN 2012 –NOV 2015 **SENIOR ENGINEER – PLANNING**



DAMAC Properties is the premium luxury developer in the residential, leisure and commercial sectors in Dubai and the Middle East. In the past decade, DAMAC Properties has expanded rapidly into North Africa, Jordan, Lebanon, Qatar and Saudi Arabia.

The position involved responsibility for over 12 projects including Residential, Serviced Hotel apartments, Luxury Golf Course Villas in different stages of development, of which 8 were based in Dubai, 4 in Qatar, and 1 in Jordan. Overall responsible for planning, monitoring, control, overall coordination and management of the assigned projects. Reporting to Senior Vice President – Projects

Projects

1. The Cosmopolitan, Business Bay, Dubai; Serviced Hotel Apartments (3B+G+HC+18); BUA: 542,367 Sq. ft. Value – 255M AED
2. Tenora (Amber Residences), DWC, Dubai, Serviced Hotel Apartments (2B+G+9), BUA: 329,942 Sq. ft. Value – 120M AED
3. Celestia, DWC, Dubai, Serviced Hotel Apartments (2B+G+7), BUA: 1,135,510 Sq. ft. 263M AED
4. Park Central, Business Bay, Dubai, Residential (2B+G+P+HC+13), BUA: 236,058 Sq. Ft. 113M AED
5. Wildflower – 33 Villas, Jumeirah Golf Estates, Dubai, Royal Golf Villas (G+1) X 33, BUA: 243,159 Sq. ft. Value – 67.29M AED
6. Piazza 1, Lusail City, Qatar, Residential (B+G+4) X 5 buildings, BUA: 450,446 Sq. ft. 250M QAR
7. Piazza 2, Lusail City, Qatar, Residential (B+G+4) X 4 buildings, BUA: 383,843 Sq. ft. 206M QAR
8. Burj Damac Marina, Lusail City, Qatar, Residential (B+G+3P+17), BUA: 376,108 Sq. ft. 174M QAR
9. Waterfront, Doha, Qatar, Serviced Apartments (B+G+2P+21), BUA: 365,972 Sq. ft.
10. The Heights, The Lofts, Courtyard 1 & Courtyard 2, Amman, Jordan, Mixed Use (5B+G+M+34, 5B+G+M+6, 5B+G+M+7, 5B+G+M+7), BUA: 838,366 Sq. ft. Value – 44M JOD
11. Constella, JVC, Dubai, Serviced Hotel Apartments (G+4P+AF+33), BUA: 903,979 Sq. ft.
12. Vantage, JVC, Dubai, Serviced Hotel Apartments (G+4P+28), BUA: 712,891 Sq. ft.
13. Jumeirah Waterfront, Dubai Maritime City, Five Star Paramount Hotel (B+G+M+25), BUA: 402,487 Sq. ft.

AMANA CONTRACTING & STEEL BUILDINGS, ABU DHABI, UAE
JUN 2010 –MAY 2012 **SENIOR PLANNING ENGINEER**



Amana's specialty is providing comprehensive design-build solutions to the industrial, commercial and institutional market

Jun 2010 to Jan 2011: Based in the Projects Control Department at corporate office. Overall responsibility for Planning, Cost Control and Project Control for various company projects. Reporting to the Projects Control Manager/ General Manager

Jan 2011 to May 2012: Responsible for planning, monitoring, control, overall coordination & management of multi-location Abu Dhabi Future Schools' project. Reporting to Project Manager/ Operations Manager

HABTOOR LEIGHTON GROUP, DUBAI, UAE
AUG 2005 –JUN 2010 **PROJECT PLANNING ENGINEER**



Habtoor Leighton Group is a leading high-profile International Construction Conglomerate engaged in construction of High-Rise Residential/ commercial buildings & Infrastructure projects all over the Middle East and North Africa

The position was based at project site, reporting to the Project Manager/ Corporate Planning Manager, involved complete responsibility for planning, monitoring, control, overall coordination and management of High-Rise Residential/ Commercial Towers & Hotels

Projects

1. Iris Bay Tower, Business Bay, Dubai; Commercial Tower (3B+G+4P+36+4R); Value - 352M AED
2. Feature Tower, ADNEC-3, Abu Dhabi; Commercial Tower (B+G+M+33+R); Value - 855M AED
3. Al Sufouh Mixed Use Development, Dubai Media City, Dubai; Residential Tower (B+G+3P+30+2R), Office tower (B+G+3P+14+R); B+G+3P Parking Levels including Retail Areas; Value - 200M AED
4. Marina Terrace, Dubai Marina, Dubai; Residential Tower (G+6P+34+R); Value - 104M AED

AL ANSARI TRADING ENTERPRISES LLC, MUSCAT, OMAN

AUG 2003 –JUL 2005

PROJECT ENGINEER (PLANNING & PROJECTS)



The position involved responsibility for the Planning function of the Organization as well as Execution and Management of few assigned projects in the capacity of a Project Manager

K. RAHEJA CORPORATION, MUMBAI, INDIA

AUG 2000 –JUL 2003

SITE ENGINEER



The position involved complete responsibility for Planning and Execution of Residential, Commercial projects in coordination with various Labour Contractors and Consultants in Raheja Vihar Complex, Mumbai

PROFESSIONAL CERTIFICATIONS

- PMP® (Project Management Professional) Certification from PMI (Project Management Institute), USA. Successfully completed in First Attempt in June 2009, Renewed until June 2021
- PSP™ (Planning and Scheduling Professional) Certification from AACEI (American Association of Cost Engineers), USA. Successfully completed in First Attempt in April 2010, Renewed until April 2022

PROFESSIONAL QUALIFICATIONS

- PG Dip (Advanced Construction Management) from NICMAR, Pune, India, Passed with GPA 6.91
- B.E. Civil (Bachelor of Civil Engineering), India, Passed in First Division with Distinction

CERTIFIED TRAINING PROGRAMMES

- Contract Management Training based on FIDIC 1999 Red Book, Doha, Qatar (Dec 2017)
- MS Project 2013 Training by Sitespower Training Institute (PMI REP), Dubai, UAE (Feb 2015)
- Cost Engineering from 3FOLD Education Centre (AACEI AEP), Dubai, UAE (Dec 2012)
- Applied Project Management from 3FOLD Education Centre (PMI REP), Dubai, UAE (Aug 2012)
- Advanced Planning and Scheduling from CMTI (AACEI AEP), Dubai, UAE (Nov. 2009)
- Primavera Project Management, P6.2 (Basic & Advanced), KLG Systel Ltd, Mumbai, India (Dec 2008)
- Advanced Project Management in P6 Client-Server from CMCS (PMI REP), Dubai, UAE (Sep 2008)
- Project Management Training, PMBOK-3 from CMTI (PMI REP), Dubai, UAE (Apr 2008)
- Primavera Project Management Enterprise, P5e from HLG, Dubai, UAE (Nov 2007)
- MS Project 2000 from CADD Centre, Mumbai, India (July 2003)
- Primavera Project Planner, P3.1 from KLG Systel Limited, Mumbai, India (June 2003)
- Certificate Course in Windows Applications from Silverttech Institute, Mumbai, India (Jan 1998)

PROFESSIONAL MEMBERSHIPS

- Project Management Institute (PMI), USA
- Association for Advancement of Cost Engineering International (AACEI), USA

COMPUTER PROFICIENCY

- Well Conversant with Primavera P6 (Ver. 18.8), Primavera P3 (Ver. 3.1) & MS Project 2013
- Well versed with Windows 10 & Office 2013 Suite
- Well versed with MS Outlook 2013 and Internet Applications

PERSONALITY TRAITS

- Excellent Communication and Interpersonal Skills
- Excellent Analytical and Problem-Solving Skills
- Constant Learner, Good Listener with Excellent Grasping Power
- Always striving for excellence & perfection in all the endeavors

PERSONAL DETAILS

Gender : Male
Marital Status: Married

Driving License
Languages

: India, Oman, UAE, Qatar, Bahrain
: English, Hindi, Sindhi & Marathi