Khalid Al Zahrani

Senior Project Manager

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PROFILE

Senior project manager with 17 years delivering commercial, residential and education buildings in Saudi Arabia. At Rawabi Build Contracting, achieved 3.1 million safe man-hours without a lost-time injury on the office tower project and led delivery of 4 commercial and residential projects with a combined contract value of SAR 1.2 billion. Hands-on experience also covers Contract Management and Subcontract Negotiation. Holds a B.Sc. in Civil Engineering from King Abdulaziz University, plus PMP (Project Management Professional) and Saudi Council of Engineers (SCE) membership.

CAREER TIMELINE

Senior Project Manager — *2018 – Present*

Rawabi Build Contracting | Riyadh

- Achieved 3.1 million safe man-hours without a lost-time injury on the office tower project, with weekly HSE walks and subcontractor briefings.
- Led delivery of 4 commercial and residential projects with a combined contract value of SAR 1.2 billion, as project director on the two largest packages.
- Reduced variation claims by 25% by introducing a weekly design coordination review with the consultant and the specialist subcontractors.
- Negotiated subcontract packages worth SAR 180 million together with the procurement team, including façade, MEP and finishing packages.
- Managed a site organisation of 45 engineers and supervisors and about 900 subcontractor workers at peak, with weekly coordination across civil, MEP and QA/QC.
- Delivered a 22-floor office tower 6 weeks ahead of the contract programme, including municipality and civil defence handover.
- Reported monthly progress, cost and risk to the client steering committee and the company CEO against the approved budget.

Project Manager — *2012 – 2018*

Gulf Horizon Construction | Jeddah

- Managed delivery of a 600-unit residential compound and 2 school buildings for 1,800 students, from foundations through authority handover.
- Led a team of 18 engineers across civil, MEP and QA/QC, with fortnightly progress reviews against the baseline programme.
- Kept the residential compound within 2% of the approved budget of SAR 310 million, including monthly cost reports to the client.
- Prepared baseline programmes in Primavera P6 and ran fortnightly progress reviews with the consultant and the main subcontractors.
- Coordinated authority approvals and handover with the municipality and civil defence, including as-built drawings and O&M manuals.
- Closed variation and extension-of-time records with the consultant before each monthly payment certificate.

Site Engineer — *2010 – 2012*

Al Bina Engineering | Jeddah

- Supervised concrete works for 3 mid-rise residential buildings, including rebar inspection, cube testing and pour permits before each pour.
- Checked shop drawings and method statements before execution and raised comments to the consultant within the contract period.
- Prepared daily site reports and quantity records used for the monthly payment certificates.

- Coordinated with the survey team to set out grid lines and floor levels before formwork started.
- Monitored curing and recorded concrete test results against the specification for the three buildings.
- Supported the project manager during client and consultant inspections and closed site comments the same week.

Junior Site Engineer *2008 – 2010*

Red Sea Civil Works | Jeddah

- Supervised rebar placement and formwork for two mid-rise residential buildings under the site engineer, and kept a daily inspection record.
- Recorded concrete cube results and pour volumes for the weekly quantity report to the project manager.
- Set out grid lines and floor levels with the survey team and checked them before each pour.
- Prepared daily site diaries and photo records used in the weekly progress meeting with the consultant.
- Coordinated material deliveries to the work front and logged cement, rebar and block quantities received.
- Closed punch items on two handed-over floors with the finishing subcontractor and the site engineer.

PROJECTS

- Rawabi Business Tower, Riyadh (2019-2023): 22-floor office tower for Rawabi Holding, SAR 640 million, project director, handed over 6 weeks ahead of the contract programme with municipality and civil defence approvals.
- Al Yasmin Residences, Riyadh (2020-2024): 4 residential blocks for a private developer, SAR 380 million, project director, including podium parking and fit out of 320 apartments.
- Gulf Horizon Compound, Jeddah (2012-2017): 600-unit residential compound, SAR 310 million, project manager, from foundations through authority handover.
- Two public schools, Jeddah (2014-2017), for the Ministry of Education: 2 campuses for 1,800 students, SAR 85 million, project manager, including classrooms, laboratories and sports halls.
- Olaya Corporate Park Building C, Riyadh (2018-2021): 8-floor office building for Rawabi Holding, SAR 95 million, project director, including fit out and authority handover.
- Rawabi staff accommodation, Dirab (2018-2020): 120-unit housing and amenities for Rawabi Holding, SAR 85 million, project director, including community facilities and utilities.
- Rolled out digital daily site reports on tablets across 4 live projects in 2022, replacing paper reports and cutting daily reporting time from 2 hours to about 40 minutes.
- Recovered the Al Yasmin Residences programme in 2021 from 14 weeks late to 3 weeks late by resequencing facade and finishing trades and adding a night shift for 10 weeks.

CORE SKILLS

Contract Management, Primavera P6, Cost Control, Risk Management, Subcontract Negotiation, HSE Leadership, FIDIC Contracts, Project Delivery, Stakeholder Management

EDUCATION

- B.Sc. Civil Engineering, King Abdulaziz University, Jeddah, 2008

CERTIFICATIONS

PMP (Project Management Professional), 2014

Saudi Council of Engineers (SCE) membership

NEBOSH International General Certificate, 2015

LANGUAGES

Arabic (Native), English (Fluent)