



LOAI AL-MOMANI

Civil Engineer | Contracts | Projects Manager |
Technical and Materials Manager |PMP | FIDIC Expert

CONTACTS

ADDRESS

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POSITIONS

Projects Manager

Contracts Manager

Technical & Materials Manager

Sr. Office Engineer

Site Engineer

Quantity Surveying

SKILLS

- Contract Drafting & Negotiation
- Effective Communication
- Project Management
- Time Management & Prioritization
- Planning and Scheduling
- Strategic Thinking
- Conflict Resolution
- Problem-Solving & Analytical Skills
- Influence & Negotiation
- Leadership

Professional Summary

Accomplished Civil Engineer with over 23 years of progressive international experience in contract administration, project management, and construction supervision across Saudi Arabia, UAE, Jordan, and Algeria. Held key leadership and technical roles, including Projects Manager, Contracts Manager, Technical Manager, Materials Manager, Site Engineer, and Quantity Surveyor. Proven expertise in managing high-value projects from initiation to close-out, ensuring contractual compliance, cost control, and risk mitigation. Adept in FIDIC contract administration (Red/Yellow/Silver Books), dispute resolution, and stakeholder negotiation. Recognized for delivering strategic leadership and operational excellence across multidisciplinary environments

Core Competencies

- Contract Drafting & Negotiation
- Claims & Dispute Management (FIDIC)
- Risk Analysis & Mitigation
- Regulatory Compliance & Legal Review
- Technical Oversight & Engineering Submittals
- Vendor & Stakeholder Coordination
- Performance Monitoring & Reporting
- Cost Control & Budgeting

Education

Bachelor's Degree in Civil Engineering – Jordan University of Science and Technology (1995 - 2000)

Society Affiliation

Jordan Engineers Association – Since 2000

Saudi Council of Engineers – Since 2011

KNOWLEDGE CODES

 ACI

 AASHTO

 ANSI

 NFPA

 IBC

PROJECTS

 High Rise Buildings

 Hotels

 Malls

 Petrol Stations

 Restaurants

 Colleges

 Poultry Farm

Hospitals

Schools

Languages

- Arabic Native.
- English – Proficient (Speaking, Reading, Writing)

Professional Experience

Contracts Manager

DAR AL-OMRAN – Riyadh, Saudi Arabia

Oct 2024 – Present

Project: Urban Environment Development – Iqrah District (SAR 700M)

1. Review and familiarize with the suite of contractual documentation and be aware of all associated or referenced literature.
2. Review all incoming correspondence for contractual impact, prepare analyses and advise accordingly.
3. Prepare contractual correspondence and maintain records necessary to ensure the effective administration of all Contractual matters.
4. Monitor that the requirements of the contract documents are achieved and ensure that the terms and conditions are implemented and maintained throughout the contract period.
5. Interact with the Client representatives, the Project Management Consultant, and relevant Contractors regarding all contractual matters; give contractual advice and prepare a contractual analysis of matters arising when required.
6. Review all contract documents to ensure congruity and minimize patent and latent ambiguities.
7. Assist with the administration of ongoing Contracts, including monitoring the contractor's performance and compliance with the Contract Documents.
8. Assist with the preparation of Contract changes and the issue of the relevant variation orders. Also, assist the Estimation and Project Control teams with respect to the cost, time, and contractual implications of change orders.
9. Facilitate the contract close-out procedures to ensure that all contractual requirements have been fulfilled and all terms and conditions of the contract have been complied with before final payment to the Contractor is made.
10. Ensure all warranties, bonds, insurance guarantees, etc., are in place, maintained, and updated in accordance with the Contract and in compliance with the Client's requirements.
11. Attend Commercial Meetings, record and prepare minutes of meetings
12. Work with external parties to address any issues or concerns regarding contract terms and ensure they are resolved in a timely manner.

Engineering Department Manager

Applied Science Private University – Amman, Jordan

Mar 2022 – Jun 2024

Project: Dentistry Faculty & Clinic (21,000 m², JD 15M) + Multiple campus projects

1. Project Planning and Strategy through defining project scope, objectives, and deliverables, developing comprehensive project plans, including timelines, budgets.

2. Resource allocation, establishing project goals and strategies for on-time and within-budget completion, identifying project milestones
3. Team leadership and coordination through assembling and leading project teams, including internal and external stakeholders, facilitating collaboration, resolving conflicts, and motivating the team.
4. Identifying and engaging with all relevant stakeholders (clients, sponsors, team members, vendors, etc.)
5. Project execution and monitoring by overseeing the execution of project tasks according to the plan, monitoring project progress and performance against key metrics, tracking and managing project resources (budget, time, personnel).
6. Communication and reporting, ensuring project deliverables meet the required standards and client expectations.
7. Identifying potential risks and their impact on the project, managing and resolving project issues effectively.
8. Managing project changes, including scope, timelines, and budget, through proper processes, assessing the impact of changes and obtaining necessary approvals.
9. Analyzing problems and proposing effective solutions, implementing best practices and lessons learned from previous projects.
10. Managing contract amendments, extensions, and terminations,
11. Follow up the performance of supervision staff on sites. Attend weekly or coordination meetings with client/contractors.
12. Issue interim and final payment certificates of the Contractors. Review and issue monthly progress reports to the client.
13. Review and issue variation orders in coordination with SPM and respond to contractor's correspondence and claims.
14. Conduct in coordination with SPM/RE handover process as per contract requirements.
15. Attend the handover of the project site to the contractor and record the minutes of the site handover.

Contracts Manager

Dar International for Engineering Consultancy – Jordan

Jul 2019 – Feb 2022

Project: Construction of 14 government schools

1. Study the legalities of contracts and help to negotiate terms and conditions with clients and third parties before drawing up legal documents to outline terms of service and project deliverables.
2. Discussing, drafting, reviewing, and negotiating the terms of business contracts.
3. Leads complex contract negotiations and manages all changes in and addendums to existing contracts.
4. Assesses newly submitted Contractor claims for validity; coordinates with the management and supervision teams to identify potential claims
5. Prepares and maintains a detailed register of Contractor claims and potential claims and briefs management on the exposure and status of the claims register.
6. Oversee invoice and billing management and issue resolution.
7. Identify potential compliance risks and develop strategies to mitigate these risks.
8. Identify and escalate compliance issues and breaches in a timely manner.
9. Manage and respond to a variety of communications from internal stakeholders and external contractors, including but not limited to stand down, suspension, termination, contract amendments, changes in scope, and the negotiation of disputes.
10. Ensure contract notice periods and backup documentation requirements are reasonable
11. Review the schedule to establish a clear baseline and logical basis for any changes.

Projects Manager

Saudi Automotive Services Co. (SASCO) – Saudi Arabia

Nov 2015 – Jul 2018

Projects: 18 New Fuel Stations + 45 Renovation Projects (SASCO & ZAITI)

1. Responsible for leading and managing construction projects, ensuring successful completion within budget, schedule, and quality parameters.
2. Ensure the successful planning, execution, and completion of projects while ensuring adherence to technical specifications, quality standards, and industry best practices.

3. Establish project schedules, resource requirements, and budget allocations, considering technical constraints and dependencies.
4. Monitor project progress, identifying and addressing any technical issues or concerns that may arise during construction.
5. Lead and manage project teams, including subcontractors, foremen, and construction personnel, and provide guidance, direction, and support to team members, ensuring their understanding of technical requirements and project goals.
6. Conduct regular meetings and communication sessions to provide project updates, address concerns, and manage expectations.
7. Manage and resolve conflicts or issues arising from project activities or technical aspects of the project, maintaining positive relationships with stakeholders.
8. Evaluate and negotiate subcontractor and vendor contracts from a technical perspective, ensuring compliance with project requirements and budgetary constraints.
9. Manage the day-to-day work, implementation, and technical consultants engaged in client assignments. From ensuring the correct material turns up before a job to explaining the work ethics and activities to colleagues.
10. Drafting & negotiating the contract / sub-contract terms & conditions for company vendors /subcontractors as per the project obligations & requirements.

Technical & Materials Manager
Artline Interiors – Algeria / KSA / Jordan
Nov 2014 – Oct 2015

Project: Marriot Hotel Fit-out, Trust Complex

1. Set up the estimates, the budgets, and the construction timetable for the project and develop the construction strategy.
2. Manage the day-to-day work, implementation, and technical consultants engaged in client assignments. From ensuring the correct material turns up before a job to explaining the work ethics and activities to colleagues.
3. Manage changes to Engineering scope and assist in obtaining written client approval on all changes before proceeding with the work.
4. Improvements of technical department as team structure and job descriptions, policies & procedures, standards, framework, templates.
5. Ensure the material identification methodology permits accurate statusing and distribution of materials according to the priority and sequence of construction activities.
6. Review all POs as issued for cost committed and verify that material requisitions clearly identify required pay items and reflect a level of detail in which materials will be shipped and identified for storage and control prior to distribution to Construction for installation.
7. Prepare the specifications and descriptions for BOQ to new materials/items that are not mentioned in contract and to be executed as V.O.
8. Charting the materials E-log for projects, developing materials approval submittals log for the project engineering requirements, materials, RFI

Technical & Materials Manager
Saudi Bin Ladin Group – KSA
Jun 2010 – Oct 2014

Project: King Abdullah Financial District (KAFFD)

1. Participate in preparing the necessary support document for V.O. in collaboration with QA/QS and contract department.
2. Develop and implement policies, standards, and procedures for the engineering and technical work performed in the department or firm.
3. Prepare engineering submittals such as materials, and prequalification, and method statements per specification of items, and follow up of the approval process with consultant and client.
4. Ensure adherence/finalizes to the Material Responsibility Matrix by all responsible parties and coordinate deviations or changes required to it and to the affected parties on the project.

5. Evaluate and review the comments on submittals after back from consultants and determine the impact cost and time on the project.
6. Prepare work requisition for all required permanent materials, and prepare material submittals and follow-up of the approval process. Supervise and review the preparations of construction method statements.
7. Follow up & tracking the implementation of the contract / sub-contract terms & conditions with the company clients, vendors or subcontractors.
8. Prepare technical and commercial comparison sheets of offers received from the subcontractors and follow up of the subcontracted works, including the payment applications.
9. Ensure timely receipt of materials to support the construction schedule

Technical & Materials Manager

Abdul-Aziz Alsaghyir Commercial Investment Co. – KSA

Sep 2008 – May 2010

Projects: Multi-hospital developments, including Bisha and Alhsa Hospitals

1. Participate in preparing the necessary support document for V.O. in collaboration with QA/QS and contract department.
2. Develop and implement policies, standards, and procedures for the engineering and technical work performed in the department or firm.
3. Prepare engineering submittals such as materials, prequalification, and method statements per specification of items, and follow up of the approval process with consultant and client.
4. Ensure adherence/finalizes to the Material Responsibility Matrix by all responsible parties and coordinate deviations or changes required to it and to the affected parties on the project.
5. Evaluate and review the comments on submittals after back from consultants and determine the impact cost and time on the project.
6. Prepare work requisition for all required permanent materials, and prepare material submittals and follow-up of the approval process. Supervise and review the preparations of construction method statements.
7. Follow up & tracking the implementation of the contract / sub-contract terms & conditions with the company clients, vendors or subcontractors.
8. Prepare technical and commercial comparison sheets of offers received from the subcontractors and follow up of the subcontracted works, including the payment applications.
9. Ensure timely receipt of materials to support the construction schedule
10. Traveling and participating in preparing the evaluation of construction companies for joint ventures.

Technical & Materials Manager

Benyan Development – UAE

Mar 2005 – Aug 2008

Projects: High-rise residential and commercial towers

1. Preparing details shop drawings and bar bending schedules for concrete and reinforcement works, also drafting and preparing method statements.
2. Prepare and arrange the documents (Materials, Drawings, and Inspection Test Plan) and all other documents related to the civil work to be submitted for consultant approval.
3. Procurement coordination by reading the specifications to identify the requirements and forward them to the procurement department, then follow up.
4. Initiate, prepare, submit, evaluate, review, and approve interim valuations and measurements of material required for the project, taking into consideration specifications, timing, and budget issues.
5. Take off quantities from the drawings (Concrete, Steel Reinforcement, Timber, and Plywood) as well as the tools and consumables to be used at the site.
6. Track changes to the design and/or construction work and adjust budget projections accordingly

Site Engineer

Librus Civil & Mechanical Construction – UAE

Apr 2001 – Feb 2005

Project: Poultry Farm Complex (18 houses, hatchery, processing plant, utilities)

1. Responsible for progress and monitoring of all civil works, including substructure, superstructure, and foundations.
2. Identify conflicts between the design requirement and/or existing conditions that may require clarifications or change
3. Check the quantities of material received at the site store along with the contract documents
4. Ensuring equipment and procedures comply with safety regulations.
5. Monitor engineering progress against budget and forecasted schedule.
6. Day-to-day management of the site, including supervising and monitoring the site labor force and the work of any subcontractors.
7. Provide input into the scheduling of projects to meet the client's required deadline and maintain construction resources to acceptable levels.