



JOSEPH GEBEILY

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C-SUITE EXECUTIVE – Director CONSTRUCTION PROJECTS MANAGEMENT & EPC

Multi-award-winning executive and seasoned principal architect with over 33 years of excellence, overseeing the accelerated delivery of mega-projects in construction and infrastructure development across the O&G, defense, hospitality, community development, transportation, healthcare, and education sectors.

SUMMARY

A **Pragmatic Strategist** and **PMP Certified** professional, reputed for charting business strategies, revamping organizational structures to elevate companies to EPC status, and turning around stressed operations of large corporate entities with around 4K employees, leveraging **Operational Excellence foundations, Kaizen, and Lean Six Sigma methodologies** for continuous improvement. Possesses extensive **Real Estate development experience** covering all key stages from initial land acquisition and site analysis to design, planning, project completion (construction and project management), and ongoing asset management. Renowned for building and leading high-caliber project teams of up to 5K members spread across multiple geographies to deliver construction projects on time and within quality, budget, safety, and environmental goals. Demonstrates sound commercial and financial acumen with stellar success in managing OpEx/CapEx budgets, triggering revenue improvements, and acquiring contracts worth SAR 2.6B with blue-chip companies through negotiations and c-suite relationship management. Also an **Architecture & Urban Planning Expert** accredited for conceiving inventive design solutions and providing design recommendations for high-rise buildings, road networks, O&G facilities, commercial buildings, housing, mixed-use developments, and special purpose structures as per the highest engineering standards, client specifications, and stringent timelines.

EXECUTIVE COMPETENCIES:

- ◆ Strategic Plans Development
- ◆ Strategic Management
- ◆ Operations Management
- ◆ Quality Assurance & Control
- ◆ Risk Assessment & Mitigation
- ◆ HSE/Regulatory Compliance
- ◆ Continuous Improvement
- ◆ Project Management Consultancy
- ◆ Entrepreneurship
- ◆ Construction Project Management
- ◆ Business Management
- ◆ Construction Project Management
- ◆ Corporate Finance
- ◆ Cost Control & Process Engineering
- ◆ Smart Business Analysis
- ◆ Contract Negotiations & Closure
- ◆ Labor/Workforce Management
- ◆ Asset & Project Restructuring
- ◆ Field & Site Operational Leadership
- ◆ Operations Transformation
- ◆ BIM Manager / Autodesk Kaizen for Operational Excellence
- ◆ Real Estate Development

Education:

MicroMaster's in **Product Marketing Strategy**, Indian Institute of Management Bangalore, June 2025

MicroMaster's in **Business Management**, Indian Institute of Management Bangalore, March 2025

MicroMaster's in **Entrepreneurship**, Indian Institute of Management Bangalore, May 2024

Master's in **Architecture & Urban Planning**, Holy Spirit University (USEK) January 1991

Bachelor's in **Architecture**, Holy Spirit University (USEK) June 1989

Work Experience:

- 07, 2016 – to date** **Abdul Mohsen Al Tamimi Contracting Company** **Khobar, Saudi Arabia**
Chief Operating Officer
- Spearhead and streamline the full scope of operations of a diverse range of departments encompassing estimation, engineering, procurement, project planning and control, project management, logistics and assets, and business development.
 - Amplify company turnover from SAR 220M to SAR 1.3 B. since 2019 with contracts valued at SAR 4.6 B and a diverse portfolio of 41 ongoing projects across Red Sea Global, Neom, TBC, Qiddiyah, Amaala, Masar Al Riyadh, Al Ula, and Saudi Aramco.
 - Champion transformative initiatives to optimize organizational effectiveness, overhaul business operations, and propel exponential revenue and market share growth.
 - Yield unparalleled project success and surpass stakeholders' expectations by delivering strategic oversight, monitoring/controlling projects, and managing project funding and finance.
 - Revolutionize systems and processes to accelerate company expansion efforts and ensure attainment of ISO certification, cementing the organization's reputation as a benchmark of excellence within the industry.
 - Train and build cross-functional teams of 198 members to foster a culture of continuous improvement, drive heightened productivity, and slash operational inefficiencies.
- 07, 2014 – 07, 2016** **Real Estate Development and Investment Co., Ltd** **Khobar, Saudi Arabia**
General Manager
- Led end-to-end functions of high-value construction projects and **Real estate development** for a designated clientele, including budget management, team building, hiring, and on-time project delivery.
 - Enabled optimal allocation of resources and fostered an environment of excellence in project execution by leveraging an in-depth level of expertise in recruiting and delegating assignments to diverse project teams.
 - Directed development and management of comprehensive project plans, from mobilization through delivery for streamlined processes, timely completion, and stakeholders' satisfaction.
 - Drove robust project performance and maintained a reputation for delivering projects on time and within budget through projecting, tracking, and surpassing cost and scheduling targets.
 - Orchestrated sourcing of project materials and aligned procurement efforts with project execution needs for project efficiency.
 - Pioneered the implementation of effective systems and cost controls to manage cash flow while negotiating variations and claims that resulted in enhanced profitability and minimized financial risks.
- 04, 2010 - 06, 2014** **Real Estate Development and Investment Co., Ltd** **Khobar, Saudi Arabia**
Projects Manager
- Enabled optimal allocation of resources and fostered an environment of excellence in project execution by leveraging an in-depth level of expertise in recruiting and delegating assignments to diverse project teams.
 - **Directed development and management of comprehensive project plans**, from mobilization through delivery for streamlined processes, timely completion, and stakeholders' satisfaction.
 - Drove robust project performance and maintained a reputation for delivering projects on time and within budget through projecting, tracking, and surpassing cost and scheduling targets.
 - **Orchestrated sourcing of project materials** and aligned procurement efforts with project execution needs for project efficiency.
 - Pioneered the implementation of effective systems and cost controls to manage cash flow while negotiating variations and claims that resulted in enhanced profitability and minimized financial risks.
- Real Estate development experience** covering all the key stages across the whole cycle from initial land acquisition, site analysis, Design and planning to project completion and ongoing asset management.

2, 2008 - 04, 2010

**Engineering Directorate, Ministry of Defense
Manager of the Studies Department**

, Beirut, Lebanon

- ✓ Captained a workforce of 200 employees, including 32 engineers, with a focus on adequate supervision, coordination, and control.
- ✓ Spearheaded the scoping, implementation, and integration of Standard Operating Procedures (SOPs) for optimized efficiency, consistency, and quality across projects.
- ✓ Cultivated collaborative rapport with cross-functional teams to drive the seamless development of project design and architecture, resulting in innovative and successful project outcomes.
- ✓ Developed cost-effective operations and streamlined processes by employing top-level strategic plans and fostering exceptional management/employee relations.
- ✓ Ensured timely resolution to prevent delays/stoppages in task completion by taking charge of complex technical issues and matters.

02, 2007 - 11, 2008

**Kocache Entreprises. L.L.C
Construction Project Manager**

Dubaï, UAE

- ✓ Formed and led highly effective cross-functional project management teams to ensure seamless implementation of project plans from mobilization through successful delivery.
- ✓ Pioneered establishing and implementing consistent process structures, resulting in precise projection, meticulous tracking, and consistent achievement of cost and schedule targets.
- ✓ Piloted impactful coaching and development initiatives to empower team members with best-in-class procurement skills while driving local procurement capability to surpass pre-defined objectives and achieve outstanding results.
- ✓ Devised procurement strategies to source project materials while monitoring cost and cash flow to optimize financial efficiency.

Training:

- ✓ CODE 1 by Bechtel & Royal Commission for Jubail and Yanbu KSA (SABCO).
- ✓ CODE 1 by Royal Commission for Jubal and Yanbu KSA (SABCO).
- ✓ Internal Audit for Quality Management Systems Held by Apave Lebanon.
- ✓ Revit Architecture 2009 from ETC Computer Training Centre.
- ✓ AutoCAD 3D from Beirut Arab University in 2004.
- ✓ BIM Diploma - BIM for Consultants from Autodesk 2023
- ✓ BIM Diploma - BIM for Contractors from Autodesk 2023
- ✓ BIM Diploma - BIM Management from Autodesk 2023

Notable Projects:

- ✓ Qiddiya Jeddah Coast Early Works, Jeddah, SAR 854 M+, Qiddiya Investment Company.
- ✓ NC1 NEOM Community School 2, NEOM Site, SAR 49 M+, NEOM.
- ✓ OXAGON Design & Build for Interim Warehouses, T0 NEOM Site, SAR 175M+, NEOM.
- ✓ Shura Hotel #3 Concrete Structure Package, Red Sea Shura Island, SAR 53 M+, TRSDC.
- ✓ NEOM-Command Center & Police Station, NEOM Site, SAR 95M+, NEOM.
- ✓ Sheybarah Hotel #10 Non-OSM FoH Package, Red Sea Sheybarah Island, SAR 98 M+, TRSDC.
- ✓ Shura East Hotel #2 General Builder's Works Package, Shura East, SAR 43 M+, RED SEA GLOBAL.
- ✓ AMAALA Triple Bay - Rosewood Builder Works Package, Amaala-Triple Bay, SAR 56M+, AMAALA.
- ✓ AMAALA Triple Bay - Six Senses Builder Works Package, Amaala-Triple Bay, SAR 59M+, AMAALA.

- ✓ RFP NEOM International Airport Temporary Offices 2022-23, NEOM, SAR 98 M+, NEOM.
- ✓ NEOM-Design and Build of Community School Grade 1-12, NEOM, SAR 185M, NEOM.
- ✓ Jafurah Upstream Construction Facilities (TCF) Installation, Eastern Province, SAR 200 M, Saudi Aramco.
- ✓ South Ghawar UR Early Works, Road Networks, Gas Separation Plant & Buildings, South Ghawar, SAR 120M, Saudi Aramco.
- ✓ Replacement Facilities/Restoration Services, Kingdom Wide, SAR 90M, SAUDI ARAMCO.
- ✓ Three Secondary Schools, R.C. Jubail, SAR 93M, R.C, C17, C16, Jubail
- ✓ 400 Villas, R.C. Jubail, SAR 375M, C01, C02, Jubail.
- ✓ Hospital 70 Beds, R.C. Jubail, SAR 37 M+, North Lebanon.
- ✓ Officers Club, KSA, SAR 120M, Ministry of Defense.
- ✓ Final Infrastructure & Rectification Work, SAR 70M+, Saudi Aramco.
- ✓ Military Sport Complex, Lebanon, SAR 93 M+, Ministry of Defense.
- ✓ Air Defense Project, R.C. Jubail, SAR 67 M+, R.C. Jubail.
- ✓ Business Tower 40 stories, Dubai, SAR 26 M+, Omniyat Holding, UAE.
- ✓ Aviation Ground Handling and Support Services, Eastern Province, SAR 86M, Saudi Aramco.
- ✓ Sand Removal Services, Eastern Province, SAR 285M, SAUDI ARAMCO.
- ✓ Preparation of Well Sites & Access Roads, Eastern Province, SAR 840M, SAUDI ARAMCO.
- ✓ Construction of 3 School Buildings in Dammam (2) & Khobar (1), Dammam & Khobar, SAR 76M+, TBC.
- ✓ Business Community in South Corridor - Supporting Facility Buildings, NEOM Business, SAR 29 M+, NEOM.

Affiliations Committee Experience:

- ✓ Observer Member | Lebanese Standards Institution Council (LIBNOR) for Quality Management & Assurance (ISO 9000 -9001& 9004).
- ✓ Observer Member | The Lebanese Standards Institution-LIBNOR-Committee for Building Construction.
- ✓ President of the 25th Committee | In Charge of Evaluating Damages Caused by Natural Disasters.
- ✓ Member of the Committee | In Charge of Studying and Executing the Prefabrication of the Logistic Military System.
- ✓ Member of the Committee | In Charge of Urban Development and Planning.
- ✓ Member of the Lebanese Order of Engineers and Architects.
- ✓ Member of the Saudi Council of Engineers.

Awards Honors:

- ✓ Award certification as a BIM Manager, 2023.
- ✓ Award certificate for the Jubail Recycling Champion Program, 2013.
- ✓ Award certificate for achieving 2000000 Manhours Worked Without Lost Workday Case (LWDC).
- ✓ Awarded Online Certification in Business Administration and Project Management, 2014.
- ✓ Award Certificate for Environmental Safety and Health (ES&H).
- ✓ Award Order of Merit from Lebanese Government, 2010.
- ✓ Distinction Award for anti-terrorism combat from the Lebanese Army in 2008.

Certifications:

- ✓ Verified Certificate of Exercising Leadership: Foundational Principles from Harvard University, June 2025
- ✓ Certificate of participation in the Security against Fire Incidents seminars, APAVE 2005.
- ✓ Certification of participation in the seminars on acoustic and phonic isolation in residential and hospitality buildings at the APAVE office in Lebanon, 2006.
- ✓ Certification of Internal Audit for Quality Management Systems held by Apave,2009.
- ✓ Certification of Construction Management, Feasibility Studies and Cost Control (CE613-CE615),2008.
- ✓ Certification in Contract & Specification – ICE 6,2008.

- ✓ Certification of participation in the seminars on environmental measures and the development of sustainable Architecture in projects.
 - ✓ Certification of PMP Training Completion, 2014.
 - ✓ Certification in **Six Sigma: Black Belt**, 2023
 - ✓ Certification in **Lean Six Sigma: Analyze, Improve, and Control Tools** 2023
 - ✓ Certification in How to Manage **Lean Six Sigma Projects: Part I & 2**-2023
 - ✓ Certification in **Six Sigma: Green Belt** 2023
 - ✓ Certification in **Six Sigma Foundations** by Richard Chua 2023
 - ✓ Certification in **Lean Six Sigma: Define and Measure Tools** by Richard Chua 2024
 - ✓ Certification in **Operational Excellence Work-Out and Kaizen Facilitator**” by Richard Chua, 2024
 - ✓ Certification in Operations Strategy for Business” by Laurence Gartside, 2024
 - ✓ Certification in Decision-Making Strategies” by Mike Figliuolo, 2023
 - ✓ Certification in **Lean Six Sigma: Analyze, Improve, and Control Tools**” by Richard Chua! 2024
 - ✓ Certification in **Operational Excellence Foundations**” by Richard Chua, 2024
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- ✓ Artificial Intelligence and Business Strategy October 2024
 - ✓ Certification **Operations Management** Verified Certificate August 29, 2024
 - ✓ Certification **People Management** Verified Certificate December 7.2024
 - ✓ Certification **Marketing Management** March 7, 2025
 - ✓ Human Skills for Managers Professional Certificate by LinkedIn Learning January 10, 2025
 - ✓ Project Management Foundations: Risk Certificate by LinkedIn Learning
 - ✓ **Managing Project Stakeholders** Certificate by LinkedIn Learning
 - ✓ Career Essentials in Project Management by Microsoft and LinkedIn, March,14,2025
 - ✓ Military Formation as an officer at the Military school in 1992.