

MOHAMED THILSATH

Commercial Manager / Cost Manager / Sr. QS

BSc (Hons. QS), HNDE (Civil), MSCE (QS), MIAENG

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Kingdom of Saudi Arabia, Red Sea

Nationality: Sri Lankan

Transferable Iqama



PROFILE

With over 14 years of extensive experience in Quantity Surveying, I have worked in multiple regions including more than a year in the Kingdom of Saudi Arabia, around nine years in Qatar, and four years in Sri Lanka. My career encompasses roles in Client, Consultant PMC, and Contractor firms. I possess deep proficiency in Contracts and Commercial Management, along with comprehensive practical experience in Pre-Contract and Post-Contract activities. I am well-versed in the conditions of contracts, including FIDIC and Bespoke contracts such as the Red Sea Contract in Saudi Arabia and Ashghal Contracts in Qatar. I have contributed to various projects and fields, including Civil, fit out, and Infrastructure, encompassing: High Rise Buildings, Commercial Buildings, Hospital Buildings, Luxury Hotels, Luxury Villas, Airport Buildings, Naval Force Buildings, Parks Landscaping and Residential Development Projects

I am currently employed at Saudi Salco Contracting Company, a premier General Contractor. As a Commercial Manager, I oversee project cost, budget, and cash flow management, support program and project managers, and compile high-level financial reports for senior management.

I was previously employed at Arab Click Company (ACQ) in Qatar, specializing in Landscaping and Engineering Consulting. As a Cost Manager and Senior Quantity Surveyor, I oversaw cost planning and reporting for refurbishment projects, analyzed tender documents, implemented value engineering practices, and managed claims and contracts as part of a team led by the Project Manager.

I was seconded to Urbacon Trading & Contracting (UCC) Holding, a Qatari-based international company specializing in Buildings, Infrastructure, Marine Works, Concessions, Energy, and Natural Resources. As a Sr. Quantity Surveyor, I managed contracts, oversaw monthly payment applications, assessed project scope variations, reviewed subcontractor and supplier payments, assisted with project cost management, and regularly reported to senior management on financial status.

Before that, I was seconded to the Engineering Consultant Group in Qatar as a Cost Engineer. I was responsible for cost estimation and managing a team of six Quantity Surveyors across multiple pre-contract projects. My roles included conducting precise cost estimation, leading the team, overseeing pre-contract activities, playing a significant role in the New Qatari Naval Forces Base Building project (valued at 4 billion QAR), and being actively involved in three health center projects in Al Meshaf, Ain Khalid, and Al Sadd as a Senior Quantity Surveyor.

During my tenure at Smart Power Engineering Works in Sri Lanka as a Quantity Surveyor, I was involved in both a hospital and a factory building project. My roles included preparing Bill of Quantities (BOQ), developing rates for project variations, and managing subcontractor activities to ensure project alignment and efficiency.

Throughout my career, I have extensively enhanced my understanding of sustainability issues across diverse projects. I have acquired significant expertise in various sustainability design guidelines and have effectively applied this knowledge to estimate costs for several types of buildings and infrastructure works. Furthermore, I have developed strong proficiency in life cycle costing and risk management, ensuring that projects are not only economically viable but also environmentally sustainable.

PROFESSIONAL HISTORY

Present - 2024	Commercial Manager	Saudi Salco Contracting Company	Kingdom of Saudi Arabia
2024 - 2023	Sr. Quantity Surveyor	Saudi Salco Contracting Company	Kingdom of Saudi Arabia
2023 - 2021	Cost Manager and Sr. Quantity Surveyor	Arab Click Company (ACQ).	Qatar
2021 - 2020	Sr. Quantity Surveyor	Urbacon Trading & Contracting (UCC).	Qatar
2019 - 2014	Cost Engineer and Sr. Quantity Surveyor	Engineer Consultants Group S.A. (ECG)	Qatar
2014 - 2010	Quantity Surveyor	Smart Power Engineering Work (SPE)	Sri Lanka

AREAS OF EXPERTISE

- **Project** – High Rise Buildings, Commercial Buildings, Hospital Buildings, Luxury Hotels, Luxury Villas, Airports Buildings, Naval Force Buildings, Parks Landscaping and Residential Development Projects, Interior Fit-out, Procurement, Contracts Administration, Claims, Project Cost Control and Due Diligence.
- **Contract/Procurement** – Bill of Quantities, Lump-sum, Design and Build, Cost - Plus, Turnkey and Engineering Procurement Contracts, Scope of Work review, Rate and Market Price Intelligent Review and Analysis, Business Case Review. Standard of Measurement POMI, CESMM, SMM7.
- **Conditions of Contract** – FIDIC, Ashghal Contract (Be Spoke) & Red Sea Contract (Be Spoke).
- **Computer Skills** – Aconex, Microsoft Office, Auto CAD, Revit, Plan Swift, CostX & Candy

CORE COMPETENCIES

- Contract and Commercial
- Tender Analysis
- BOQ Preparation
- Project Budget Preparation
- Cost Estimation (Preliminaries, Risk allowance/Contingency, Inflation, Financial, Overhead and Profit)
- Preliminary/Concept Cost Plan (GFA/Function unit/Elemental method)
- Value Engineering
- Variation
- Contractor's Claims
- Prolongation Cost
- Interim Payment
- Rate Build-up
- Cash Flow Forecast
- Contract Administration
- Cost Report (Cost to Complete)
- Condition of Contract (FIDIC)
- Standard Method of Measurement (SMM7, POMI, NRM1/NRM2 & CESMM)
- Take off Quantities (AutoCAD, BIM, PlanSwift)
- Estimation Software (CostX, Candy)
- MS Office Package (Word, Excel, PowerPoint)

EDUCATION AND PROFESSIONAL QUALIFICATIONS

- BSc (Hons) in Quantity Surveying and Construction Management. *(Attested by Saudi Arabia MOFA)*
- Higher National Diploma in Civil Engineering. *(Attested by Saudi Arabia MOFA)*
- Advanced Diploma in AutoCAD.
- Advanced Diploma in Quantity Surveying.

LICENSES AND CERTIFICATIONS

- Member of SCE
- Member of IAENG

EXPERIENCES

- **2024 (Nov) – Present, Commercial Manager, Saudi Salco Contracting Co. Kingdom of Saudi Arabia**

Responsibilities include:

Post-Contract:

- Managing commercial support to project managers and clients in estimating and reviewing the cost of authorized change orders.
- Monitor and track project costs during the project construction, providing regular updates and reports to stakeholders.

- Maintain reports and records of the budgets, expenses, and revenue.
- Analyze project documents, drawings, and specifications to identify cost factors and risk.
- Preparing monthly interim valuations, final account and claims for Client.
- Preparing valuation of variation.
- Progress monitoring and re-measurement or site measurement as required site inspection.
- Reviewing sub-contractors & suppliers' payment application.
- Monitoring contract documents.

Involved in project:

- Construction of the Landscaping (Hard & Soft) Works for Shura Hotel East 1 at The Red Sea Project. (74 million, Client: Red Sea Global).

- **2023 (Oct) – 2024 (Nov), Sr. Quantity Surveyor, Saudi Salco Contracting Co. Kingdom of Saudi Arabia**

Responsibilities include:

Post-Contract:

- Managing commercial support to project managers and clients in estimating and reviewing the Preparing monthly interim valuations for Client.
- Preparing valuation of variation.
- Progress monitoring and re-measurement or site measurement as required site inspection.
- Reviewing sub-contractors & suppliers' payment application.
- Monitoring contract documents.

Involved in project:

- Softscape Works for Sheybarah South Island 10-1 Hotel#10 – 10-H10C10-TRS-CON-CM-00 (130 million, Client: Red Sea Global).
- Construction of the Helipad Package for Sheybarah South Island 10-1 Hotel#10 at Kingdom of Saudi Arabia. (10 million, Client: Red Sea Global).

- **2021 (Dec) – 2023 (Apr), Sr. Quantity Surveyor, Arab Click Qatar.**

(The experience certificate has been attested by Saudi Arabia MOFA)

Responsibilities include:

Pre-Contract:

- Assisting in establishing a client's requirements and undertaking feasibility studies.
- Preparation and review of BOQs in accordance with specified standard method of measurement (SMM7, NRM, CESMM and POMI).
- Reviewing and responding to tender queries by sending addendums to tenderers.
- Preparing Cost Planning & Cost Report to Client's/Management
- Preparing Preliminaries Estimation for budget.
- Preparing Detailed Estimate for tender.
- Estimation and pricing activities check, review, analysis and recommendation of variations, and cost saving study.
- Tender documents analysis and preparation for Technical Submission & Financial Submission.
- Managing the team, resources, cost, and time effectively to ensure margins are met.
- Co-ordinate with the design team to ensure design issues.

Post-Contract:

- Preparing monthly interim valuations as submitted by the contractors.
- Evaluating contractors' claims and variation orders.
- Evaluate unit rates for added items of work.
- Preparing anticipated budget for client site instruction.

- Monitoring contract documents.
- Conducting regular site visits to check, record and approve materials delivered to site, works progress achieved, change orders executed etc.

Involvement in project:

- Design and Build for Refurbishment of 5 parks in Ras Abu Aboud, Al Wakra, Al Shamal, Dhal Al Hamam & Barzan (99 million, Client: Public Work Authority (Ashghal))

- **2020 (Feb) – 2021 (Nov), Quantity Surveyor, Urbacon Trading & Contracting Doha, Qatar.**

(The experience certificate has been attested by Saudi Arabia MOFA)

Responsibilities include:

Post-Contract:

- Preparing monthly interim valuations for Client.
- Preparing valuation of variation.
- Progress monitoring and re-measurement or site measurement as required site inspection.
- Reviewing sub-contractors & suppliers' payment application.
- Monitoring contract documents.

Involvement in project:

Post-Contract:

- Seef Lusail Plots D1 & D2 and D3 & D4 – Lusail City.
- Labor Accommodation at Al Wakra.
- Construction of Marina Mix 12-D.
- Setting of Printing Press QAF.
- Doha Marriot Gulf Hotel.

- **2014 (Sep) – 2019 (Dec), Quantity Surveyor, ECG Engineer Consultants Group S.A. Doha, Qatar.**

(The experience certificate has been attested by Saudi Arabia MOFA)

Responsibilities include:

Post-Contract:

- Preparing monthly interim valuations as submitted by the contractors.
- Evaluating contractors' claims and variation orders.
- Evaluate unit rates for added items of work.
- Monitoring contract documents.

Pre-Contract:

- Preparing Bills of quantities are measured in accordance with specified standard method of measurement (SMM7, NRM1/NRM2, CESMM & POMI).
- Preparing Preliminaries Estimation for budget.
- Preparing Detailed Estimate for tender.
- Review and reply to the contractor query.
- Co-ordinate with the design team to ensure design issues.
- Managing the junior staff (6 QS's) to achieve the goal and as a team leader reporting to direct manager weekly.

Involvement in project:

Post-Contract:

- Construction of package 6 – Al Meshaf Health Center (106 million Client: Ashghal).
- Construction of package 7 – Ain Khalid Health Center (87 million Client: Ashghal).
- Construction of package 10 – Al Sadd Health Center (166 million Client: Ashghal).

- Design and build of Al Wakra Hotels (177 million Client: PEO Private Engineering Office).
- Proposed New Road & Upgrading of Existing Roads in Dukhan Fields (36 million Client: Qatar Petroleum).

Pre-Contract:

- New Qatari Naval Forces Base Building package (4 billion). The overall goal of the projects is to construct the Qatar Naval Force Base Project with total number of buildings, Asphalt roads, car parking and sheds equal to 166 and total built up area of 486 075 m².
 - Three (3) + Two (2) Health Care Centers (Packages 6, 7, 8, 10, 11) (500 million). These projects shall deliver a number of five (3+2) health care centers at the following locations: Al Meshaf, Ain Khalid/Umm Sinim, Al Khor, Al Shamal, Al Sadd, & Al Wakra (South)
 - FIFA Training Sites – Professional Service for Engineering Design, Cost and Project Management for FIFA Training sites.
 - Pre-Contract professional Design & Quantity Surveying Consultancy Services for station area planning phase 1 for Qatar Metro Station. (280 million)
 - Design consultancy services for re-design of VIVA BAHRIYA Towers VB-27 & VB-28 at the Pearl Qatar (540 million)
 - Mixed-Use Development on Doha Airport Road, the project comprises the master planning of a mixed-use NDIA airport city, and the full design of a visa Building as well as the design of infrastructure and utilities systems (513 million)
 - Construction of ISF Health Center – Package CPC06 (224 million). The development of ISF Camp – Duhail. This Health Center including approximately 366 Units. And built-up area approximately 33,000 m²
- **2010 (Jan) – 2014 (Mar), Quantity Surveyor, Smart Power Engineering Work, Sri Lanka**

Responsibilities include:

Post-Contract:

- Preparing of BOQs with Taking off Quantities for Civil Works.
- Taking off Quantities from the Drawings, Specification, Addendums, and other Documents issued by the Client.
- Preparing of Cost Estimation and pricing activity.
- Preparing Rate Build-up for variation.
- Preparing variation with all required supporting documents to submit to the client.
- Preparation of monthly payment application with all supporting documents to submit to the client.
- Progress monitoring and re-measurement or site measurement as required site inspection and approval and issuing monthly progress report.
- Preparation of Payment Certificate for Sub-Contractors and Suppliers.
- Making good liaison with Consultant/Client.

Involved in project below.

- Base Hospital – Panadure
- Construction of factory building for Maliban Biscuit Manufacture.

PERSONAL INFORMATION

Name in Full : Mohamed Thilsath Mahmood Lebbe
Nationality : Sri Lankan
Mobile No : +966-511292639
Marital Status : Married with Two Kids
Date of Birth : 1st January 1990
Driving License : Saudi Arabia, Qatar & Sri Lanka
Visa Status : Transferable Iqama

I do hereby certify that the above information is true and correct to the best of my knowledge.