

Ahmed Maher Sakhr

Construction Manager | PMP® Certified | 19+ Years of Experience

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Results-driven Construction Manager with 19+ years of success leading architectural, construction, and project management operations across high-value developments in Saudi Arabia and Egypt. Proven track record in managing mega-projects (up to SAR 870M), resolving construction bottlenecks, and aligning execution with budget, quality, and regulatory standards. Skilled in stakeholder coordination, resource optimization, and team leadership across hotel, healthcare, and commercial sectors.

Core Competencies

- Project Management.
- Construction & Site Management.
- Architectural Coordination & Technical Design.
- Project Scheduling.
- Budgeting & Cost Control (Value Engineering).
- Stakeholder & Consultant Coordination.
- FF&E Specification & Fit-Out Supervision.
- Regulatory & Life Safety Compliance.

Authority Experience

NFPA	Ministry of Tourism	Riyadh Municipality
HACCP	Civil Defense	AOR Permit Coordination

Education

- **Bachelor of Architecture Engineering** | Higher Technological Institute, Egypt | 2006
- **PMP® Certification** – Project Management Institute

Professional Experience

Modern Building Leaders (MBL) – Riyadh | Oct 2022 – Present

Construction Manager | KING SALMAN PARK – Riyadh (Museum, Theatres, Library, pavilions, Art studios)

- Involved in the **King Salman Park** project—part of Riyadh’s mega green initiative—with a total budget of **SAR 7 billion**, envisioned as the **largest urban park in the world**.
- Initiated direct coordination with the project owner’s representative, successfully **negotiating the reduction of mock-ups from 182 to 104, cutting approval cycle time by nearly 40%**.
- Developed a contingency plan to outsource skilled labor in response to subcontractor delays, **ensuring project milestones** were met **without exceeding execution cost limits**.
- Conducted root cause analysis across 104 mock-ups and implemented corrective actions to accelerate progress.
- Launched and managed a 3-month improvement plan with daily KPI monitoring to enhance delivery performance.
- Facilitated technical workshops with consultants and design teams to resolve design issues and improve quality.
- Directed day-to-day construction activities, ensuring alignment with scope, quality standards, and district budgeting policies.

Golden Tulip – Riyadh, KSA Project Manager / Senior Architect

Client: Saleh bin Nasser – Louver

Project Overview:

The Golden Tulip Hotel in Riyadh is a 4-star hospitality development designed to serve business and leisure travelers with high-quality accommodation, dining, and meeting spaces. The hotel includes 97 guest rooms, reception areas, a restaurant, lounges, and service facilities across a gross floor area of 11,000 sqm.

Key Responsibilities & Achievements:

- Led the project closure phase of the Golden Tulip Hotel in Riyadh, overseeing final subcontractor works, contract close-outs, and snag list resolution.
- **Maintained direct communication with the project owner and hotel operator (General Manager)** to ensure alignment on handover expectation.
- **Managed testing and commissioning activities**, ensuring operational readiness in compliance with hospitality standards.
- Directed cross-disciplinary teams to achieve on-time delivery with strict quality assurance.
- Spearheaded FF&E selection and specification in coordination with interior design and procurement team.
- **Coordinated HACCP** (Hazard Analysis and Critical Control Points) compliance for food service areas, ensuring kitchens and related facilities met international hygiene and safety standards.
- **Optimized cost control measures** and resource allocation strategies to stay within project budget.
- Acted as the key liaison between consultants, contractors, and stakeholders to streamline project execution.
- Managed cross-functional teams delivering projects with tight deadlines and high-quality expectations.
- **Led cost-saving** initiatives via FF&E re-specification and procurement strategies.
- Acted as a single point of contact with clients, consultants, and authorities.

Crowne Plaza Al Waha Hotel (IHG) – Riyadh, KSA Project Manager / Senior Architect

Client: IHG – InterContinental Hotels Group

Scope: 2nd Phase Renovation (While Hotel Was Operational)

Managed the second-phase renovation of a fully operational 4-star business hotel under the IHG brand. The scope included refurbishment of guest rooms, public areas, and MEP upgrades while maintaining uninterrupted hotel operations and guest satisfaction.

Key Responsibilities & Achievements:

- Led the renovation planning and **execution while the hotel was fully operational**, ensuring zero disruption to guests and front-of-house services
- Developed and implemented a precise phasing and scheduling plan to control noisy activities during off-peak hours and coordinate with hotel operations.
- Applied dust and noise control measures, including zoning, barriers, and HEPA filtering systems to protect guest experience and safety.
- Conducted daily coordination with hotel engineering and operations teams, aligning construction work with hotel occupancy and event schedules
- Oversaw FF&E upgrades, interior refurbishments, and MEP enhancements, ensuring compliance with IHG standards and local codes.
- Managed cross-functional teams to deliver works on time and within budget despite complex logistical constraints.

Saudi Diyar Consultants – Riyadh | Jun 2015 – Aug 2019

King Abdullah Courts Complex | Senior Architect / Supervision Consultant

- Oversaw project delivery of SAR 870M in developments, ensuring compliance and documentation
- Coordinated architectural fit-outs and ensured regulatory alignment for life safety.
- Diyar Consultants, Riyadh, Saudi Arabia
- Supervised construction activities to ensure compliance with approved architectural drawings, specifications, and local building codes, with a focus on high-end detailing for courtrooms, lobbies, and public zones.
- Conducted daily site inspections, issued non-compliance reports (NCRs), and led coordination meetings to resolve design and execution conflicts on-site.
- Reviewed and approved architectural shop drawings, material submittals, and method statements in coordination with structural and MEP teams.

Abdullah A. M. Al-Khodari – Qatif | Apr 2014 – May 2015

Senior Site Engineer

- Managed full construction scope of SAR 470M hospital project from excavation to settlement.
- Directed cross-disciplinary teams to achieve on-time delivery with strict quality assurance.

Medecom Contractor – Sharm El-Sheikh | Apr 2008 – Apr 2014

Senior Architect

- Delivered 5-star Domina Coral Bay Resort (900M LE): 25 villas, 88 shops, 15 restaurants.
- Led renovation of 5 structures with zero disruption to operations.

KEY PROJECTS

- King Salman Park, Riyadh
- Crowne Plaza Al Waha (IHG)
- Golden Tulip Hotel, Riyadh
- King Abdullah Courts Complex
- 300-Bed Hospital Facility
- Domina Coral Bay Resort (Egypt)

Computer Skills	Languages	Additional Information
AutoCAD (2D, 3D) Revit Word, Excel	Arabic: Native English: Professional Proficiency	Immediately Available.