

MI.AMMAR SANEEJ

Commercial Engineer/Quantity Surveyor/ Estimator

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PROFILE SUMMARY

Commercially focused **Quantity Surveyor** with more than 10 years of experience supporting **main contractor operations** on high-value residential, commercial, and modular projects in **Sri Lanka and Qatar**. Strong background in **contract and commercial aspects, and team coordination**. Combines strong technical knowledge with leadership capability to manage QS teams, coordinate with site teams, and deliver cost-effective project outcomes.

CORE COMPETENCIES

• Tendering • BOQ preparation • Project budget preparation • Cost estimation & software (CostX,Candy)
• Interim Payment • Commercial & Claim Management • Variations • Value engineering • Cash flow forecast
• Cost Report • Condition of Contract (FIDIC) • Standard Method of Measurement (SMM7,POMI,NRM2)
• Take off Quantities (AutoCad, BIM, Planswift) • Dispute Resolution • Stakeholder management • Ms Office Packages (Excel, Word, PowerPoint, Project, Outlook) • Aconex Documentation & SAP Workflow

PROFESSIONAL EXPERIENCE

▪ BLUEMONSTER CARAVANS & CONSTRUCTION CO. W.L.L – Qatar

Quantity Surveyor

2020 – 2025

Main Contractor | Commercial Buildings, Modular Camps & Temporary Facilities

Pre-Contract Responsibilities

- Prepared detailed cost estimates and BOQs for diverse project types including multi-storey buildings, modular units, caravans, and public villas covering Civil, MEP, Fitout & Landscaping Scopes.
- Developed project budgets and aligned cost plans with client expectations and design requirements.
- Participated in tender reviews and negotiations, supporting commercial evaluations and scope clarifications.
- Conducted rate analysis and prepared material take-offs for early-stage planning and vendor selection.
- Managed procurement coordination including solicitation and evaluation of quotations for construction materials and modular units.
- Contributed to early-stage planning for temporary facility deployment including logistics, caravan layout, and site setup requirements.

Post-Contract Responsibilities

- Monitored and controlled project budgets across all phases, ensuring adherence to financial targets and timelines.
- Conducted site measurements and prepared interim payment applications for both traditional construction and modular installations.
- Managed valuation of completed works, variation assessments, and preparation of final accounts.
- Coordinated subcontractor performance for civil, MEP, Fitout, Landscaping, architectural and modular works — including caravan and prefab installations.
- Handled change orders and risk management processes, identifying cost-impacting factors and initiating mitigation strategies.

- Maintained complete project documentation and commercial records in line with audit and close-out requirements.
- Oversaw deployment of temporary facilities, including caravans, site offices, WCs, and modular camps — ensuring compliance with technical specs and HSE standards.

Key Projects

- **Commercial Office Building – Al Bandy Engineering (QAR 150M):** Delivered a medium-rise office building in central Doha and ahead of schedule, managing all commercial, procurement, and subcontractor activities.
- **Modular Camp Phase 1 – Qatar Racing & Equestrian Club (QAR 18M):** Executed construction and installation of 20 modular support buildings and caravan units on time and under budget.
- **Public Villa Complex (G+1) – Qatar Development Bank (QAR 230M):** Managed the construction of 25 villas for special groups, ensuring full contract compliance, cost control, and coordination with design teams.
- **Temporary Facilities – Kahramaa & Ashghal (QAR 30M):** Oversaw procurement and installation of caravans, portable WCs, and temporary site facilities, completed on budget and with no delays.

▪ LINK Engineering Technologies Pvt Ltd – Sri Lanka

Quantity Surveyor

2016 – 2020

Main Contractor | High-Rise Residential – Luxury Condominium Project (G+M+10 floor+5 Parking)

Pre-Contract Responsibilities

- Managed the pre-contract quantity surveying process for a large-scale high-rise condominium, including the preparation and review of BOQs, cost estimates, and tender packages.
- Conducted detailed quantity take-offs from IFT drawings to support accurate pricing and procurement planning.
- Participated in subcontractor selection and evaluation by preparing comparison sheets and negotiating commercial terms for key packages.
- Reviewed design changes and participated in value engineering workshops to align cost plans with budget constraints.
- Drafted and finalized subcontractor agreements, ensuring clarity in scope, deliverables, and commercial terms.
- Provided input on pre-construction financial risks and contract strategies, working closely with the project team to mitigate any identified risks.

Post-Contract Responsibilities

- Handled key post-contract quantity surveying functions for a project.
- Monitored the project costs, prepared interim valuations, and validated subcontractor claims.
- Carried out site measurements and coordinated with site operation teams to certify payments for completed works.
- Managed variation assessments, change order documentation, and commercial negotiation with consultants.
- Coordinated variation assessments, documented change orders, and participated in negotiations with subcontractors on contract amendments.
- Supported dispute avoidance and resolution by maintaining accurate contractual records and handling formal correspondence.

- Maintained real-time cost control reports, tracking project expenditures against budgeted allowances.
- Assisting in ongoing forecasting of remaining project costs and updating client -side reporting documentation for monthly commercial reviews.
- Oversaw the transition toward closing early-stage work packages and preparing documentation for future final account settlements.

Project Highlight

- **Luxury Condominium – De Saram Road, Mount Lavinia (Rs. 6 billion):** Served as a Mid-level QS for a high-rise residential tower project, managed full commercial scope including cost control, subcontractor claims, variation assessments, and commercial strategy during construction phase.

▪ **Engineering Construction Group – Sri Lanka**

Quantity Surveyor

2015 – 2016

Main Contractor | Building Projects – Shopping Complex (B+G+2)

Post-Contract Responsibilities

- Monitored and controlled project costs throughout execution, ensuring alignment with approved budgets and reported to Senior QS
- Verified subcontractor claims through on -site measurements and coordinated interim payment applications.
- Maintained up-to-date cost reports and assisted in preparing final accounts with Senior QS.
- Liaised with site teams and subcontractors to track variations and validate quantities for mechanical and electrical works.
- Provided support in evaluating claims, VO submissions, and commercial correspondence with Senior QS.

EDUCATION

- BSC in Quantity Surveying (Reading)
- Higher National Diploma in Quantity Surveying
- Certificate in Quantity Surveying

CERTIFICATION & PARTICIPATIONS

- Registered Quantity Surveyor – Saudi Council of Engineers (SCE)
- Diploma in AutoCAD
- Certificate in MS office
- Planswift Training & Surveying Campaign

PERSONAL DETAILS

Full Name : Mohamed Ismail Ammar Saneerj
 Gender : Male
 Date of Birth : 1995 Jan 03
 Civil Status : Single
 Nationality : Srilankan
 VISA status : Work Visa with transferable IQAMA

REFERENCES

Can be issued upon request.