



Ali Hassan Zeinhom

Mobile: +966-542011538

E-mail: aly.zain@outlook.com

LinkedIn: <https://www.linkedin.com/in/ali-hassan-zeinhom>

Professional Summary:

Experienced Civil Engineer with more than 14 years of hands-on experience specializing in project management and Project controls across various construction industries, including residential, commercial, industrial, infrastructure, and high-rise building projects in Egypt, UAE and Saudi Arabia. Successfully managed Mega projects. Expertise in leading cross-functional teams, optimizing project performance, and delivering measurable results within budget, and to the required quality standards. Skilled in proactively identifying and mitigating risks to ensure project success.

Education:

- **Master's degree in industrial & project management engineering (Jan-2021)**
 - Arab Academy for Science, Technology & Maritime Transport (AAST) – Grade: **Excellent**
 - **B.S. in Civil Engineering (May-2011)**
 - Civil Engineering - Structural Department – at El Shorouk - Grade: **Very Good**
Graduation Project: Construction Project Management, Grade: **Very Good**
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Publications

- **“Neural Network-Based Prediction Model for Sites' Overhead in Commercial Projects”**
International Journal of e-Collaboration (IJeC), 19(1), 2023
Ali Hassan Zeinhom, Amira M. Idrees and Ahmed I.B El Seddawy.
DOI: 10.4018/IJeC.318143
<https://www.igi-global.com/article/neural-network-based-prediction-model-for-sites-overhead-in-commercial-projects/318143>
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Work Experience

- **MOBCO Construction | Riyadh, KSA**
Cost Control Manager (April 2025 till Now)
Responsibilities:
 - Lead the cost control team across several large construction projects, making sure budgets, schedules, and contract requirements stay on track.
 - Oversee cost estimates, budgets, and variance analysis for projects worth SAR 5.3B, ensuring spending stays aligned with financial targets.
 - Set up and manage practical cost control systems covering budgeting, forecasting, commitments, and cost tracking to keep financial performance clear and transparent.
 - Prepare clear cost reports, cash flow forecasts, and financial insights for senior management to support informed decisions.
 - Work closely with procurement and project teams to link cost control with planning and resource management, helping projects finish on time and within budget.
 - Identify potential cost risks early and take action to reduce overruns while improving overall project efficiency and profitability.
 - Support executive management with insights on cost performance, spending trends, and resources used to help guide strategic decisions.

- **Gates Developments | Giza, Egypt**
PMO Manager (November 2024 till March 2025)
Responsibilities:
 - Led the setup of the Project Management Office, putting in place clear frameworks, processes, and performance controls aligned with company strategy and investment goals.
 - Contributed to land bank evaluations and feasibility studies for new developments, preparing initial cost estimates, development options, and financial analyses to support investment decisions.
 - Managed pre-tender planning from concept design through handover strategy, covering scope definition, budgeting, scheduling, risk reviews, and coordination with Facility Management for smooth operations after completion.
 - Oversaw the tendering and contractor selection process, including prequalification, technical and commercial bid evaluations, and award recommendations to secure the right delivery partners.
 - Monitored project execution across the portfolio, tracking cost, schedule, quality, and risks through structured reports, dashboards, and corrective actions when needed.
 - Worked closely with the Development team on design improvements, scope changes, and value engineering, assessing cost, time, and return impacts to improve project profitability and asset value.
- **Smart Village for Investment Company - SVREICO | Giza, Egypt**
Projects Manager (September 2022 till October 2024)
Responsibilities:
 - Acted as the Owner's Representative, leading projects from initiation through handover while considering the developer's objectives related to cost, schedule, quality, and long-term asset value.
 - Managed the pre-tender and procurement phases, including scope definition, budget alignment, contract strategy, negotiations, and supplier evaluations to ensure commercially sound and technically capable delivery partners.
 - Led design development and authority approvals in coordination with consultants and technical teams, ensuring design solutions aligned with project brief, budget constraints, constructability requirements, and operational objectives.
 - Conducted structured design and value engineering reviews, identifying optimization opportunities and ensuring scope alignment with investment goals and project feasibility.
 - Supervised construction progress on behalf of the owner with coordination with the project consultant, ensuring contractor compliance with contractual obligations, design intent, quality standards, HSE requirements, and approved schedules.
 - Delivered executive-level reports and presentations highlighting performance status, risks, mitigation actions, and strategic recommendations, while capturing lessons learned to enhance future developments.
- **PCM- Management Services | Dubai, UAE**
PCS Manager (June 2024 till September 2024 - Part Time Hybrid)
Responsibilities:
 - Manage and control timelines, budgets, and resources, providing timely updates.
 - Facilitate and lead weekly progress meetings with accurate updates and follow-ups.
 - Collaborate with project managers and team members to ensure alignment with project objectives.

- **IGI Developments | Giza, Egypt**
Projects Controls Manager (August 2020 – September 2022)
Responsibilities:

 - Developed project plans aligned with business objectives and overall project strategy.
 - Prepared and managed master schedules and key milestones, tracking progress against approved baselines.
 - Reviewed overall project performance with the management team and recommended corrective actions when needed.
 - Monitored scheduling, cost, and change control processes to ensure projects stayed within approved targets.
 - Reported cost performance and variances, supporting recovery plans and identifying opportunities for cost savings.
 - Prepared escalation reports and early warnings, and reviewed delay analyses related to subcontractor claims.

- **Mabany Edris for Real Estate Investment | Giza, Egypt**
Projects Controls Section Head (February 2020 – August 2020)
Sr. Project Controls Engineer (December 2018 – February 2020)
Responsibilities:

 - Prepare Master Schedules due to all requirements, mandatory milestones and targeted dates.
 - Study for the preliminary project budget.
 - Projects performance monitoring and reporting.
 - Identify deviations in both construction and procurement progress and suggest possible corrective action.

- **Smart Village for Investment Company - SVREICO | Giza, Egypt**
Sr. Planning and Cost Control Engineer (December 2017 - December 2018)
Responsibilities:

 - Prepare/integrate master schedule for Project between different contractors.
 - Prepare expected cash flow regarding project schedule and remaining work.
 - Updating and monitoring the progress of the project.
 - Review and controlling for variation orders and Invoices.
 - Prepare Cost Control Reports for the Projects using Earned Value Management.

- **Rowad Modern Engineering (RME) | Cairo, Egypt**
Planning and Cost Control Engineer (December 2013 – November 2017)
Responsibilities:

 - Preparing a detailed time schedule for projects including Resources and budget cost.
 - Updating and monitoring for project schedule and reporting with deviation.
 - Prepare Cost Control Reports for the Project.
 - Preparing Revised / Recovery Schedules.
 - Preparing for time/cost claim.

- **Benaq for Project Management | Cairo, Egypt**
Planning Engineer (February 2012 - December 2013)
Responsibilities:

 - Preparing detailed time schedule for projects & Project Cash Flow.
 - Update for Project Schedule and define critical path.
 - Resource Planning and Resource Management.
 - Preparing Revised / Recovery Schedules.
 - Preparing for EOT schedules and time claim.

- **Egyptian Ministry of Health and Population (Engineering Department)**
Site Engineer (September 2011 – February 2012)
Responsibilities:
 - Covering Daily Tasks for site supervision.
 - Work activity inspection.
 - Preparing site reports.

Projects Experience:

<p><u>Residential Project:</u></p> <ul style="list-style-type: none"> - “DAMAC Lagoons” – UAE – DAMAC - “Starlight Park” – UAE – Amwaj - “Ashgar Residence I & II” – EGYPT – IGI - “Green 4,5 & 6” – EGYPT – Mabany Edris - “Asayla” – EGYPT – Mabany Edris 	<p><u>Administrative Projects:</u></p> <ul style="list-style-type: none"> - “PKG.06 – Commercial Offices” – Riyadh – MOBCO - “Bank EL Bilad HQ” – Jeddah – MOBCO - “Bank EL Bilad HQ” – Khobar – MOBCO - “V5 Business Hub” – EGYPT – SVREICO - “North Side” – EGYPT – SVREICO - “ARC” – EGYPT – SVREICO - “LINX” – EGYPT – SVREICO - “Mobinil Call Center” – EGYPT – Mobinil
<p><u>Commercial Projects:</u></p> <ul style="list-style-type: none"> - “Marassi Mall” – North Coast – EMAAR - “Maxim Mall” – New Cairo – Maxim - “Park Avenue Mall” – EGYPT – DAMAC 	<p><u>Hospitality Projects:</u></p> <ul style="list-style-type: none"> - “MASAR” – Makkah - MOBCO - “Novotel El Khalil” – Makkah– MOBCO - “Casa Cook Hotel” – Marsa Alam – Naeem - “Holiday Inn” – Asyut – Mabany Edris - “Alegria Club” – Giza – SODIC
<p><u>Industrial Projects:</u></p> <ul style="list-style-type: none"> - “Central Labs King Fahd University of petroleum & Minerals” – Khobar – MOBCO - “Ezz Rolling Mill DRI Plant” – Ain Sokhna – Ezz Group - “Iron Oxide Pellets Terminal” – Ain Sokhna Port – Ezz Group / DP World - “Beni Suef Cement Factory ”– Beni Suef – National Company of Cement 	<p><u>Infrastructure and Power Plant Projects:</u></p> <ul style="list-style-type: none"> - “Khobar City Center Redevelopment” – Khobar City – MOBCO. - “Wind Farm Power Station 440 MW” – Hurghada- NREA - “Power station of 4800 MW” – Beni Suef - Ministry of Electricity and Energy - “Alex. International Airport” – Alexandria – Egyptian Airports Co.
<p><u>Medical Projects:</u></p> <ul style="list-style-type: none"> - “Rofayda Maternity Hospital” – EGYPT – Medical City - “Cancer Center Hospital” – EGYPT – Health Ministry 	<p><u>Other Projects:</u></p> <ul style="list-style-type: none"> - “RIPE Green House” – Abu Dhabi – Silal UAE - “IMAM Mohamed Bin Saud Grand Mosque” – Riyadh - MOBCO

Professional Courses & Certificates

- Financial Modeling & Valuation: Analyze & Forecast | Coursera (2026)
- Certified Cost Professional | Seeds Wise (Mohamed El Saadany), (2022)
- Project Feasibility Study, AAST | Smart Village, (2018)
- Introduction to Supply Chain Management, AAST | Smart Village, (2017)
- Bids and Contracts, Faculty of Engineering, Cairo University (2013)
- International Contracts Forms, Faculty of Engineering, Cairo University (2013)
- Primavera P6 Level I and II, YAT Learning Solution (2011)
- AutoCad 2D, Faculty of Engineering, Cairo University (2008)

Technical Skills

- ARGUS Estate Master DM
- ePROMIS
- Primavera P6
- Power-BI
- Oracle
- MS Office
- AutoCAD 2D
- Technical Writing

Soft Skills

- Leadership Skills
- Communication Skills
- Conflict Resolution
- Negotiations Skills

Languages

- Arabic: Mother Tongue
- English: B2

Additional Information

- Address: Riyadh, KSA
- Date of Birth: April 28, 1990
- Marital Status: Married
- Military Status: Exempted
- Nationality: Egyptian