

YAMEN ZIYAD

Senior Project Manager

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[Yamen Ziyad](#) | [LinkedIn](#)

PROFESSIONAL SUMMARY

Senior Project Manager with 19+ years of experience leading complex, high-value construction projects across Saudi Arabia and Canada. Recognized for driving project performance, fostering multidisciplinary collaboration, and delivering innovative, efficient, and sustainable construction solutions from pre-construction through handover.

CORE COMPETENCIES

- Project Planning, Scheduling & Budgeting
- Procurement Strategy & Contract Management
- Cost Control, Risk Management & Value Engineering
- Multidisciplinary Team Leadership & Stakeholder Coordination
- Design Coordination & Constructability Review
- Project Software: AutoCAD, MS Project, Bluebeam, Procore, Autodesk Construction Cloud

EXPERIENCE

Masah Specialized Contracting Company | Saudi Arabia

Senior Project Manager | Nov 2025 – Present

Palm View – SAR 170M

- Implement innovative construction methodologies and technologies to enhance efficiency, reduce costs, and improve overall project delivery.
- Assess variations and change orders, analyzing time and cost impacts and advising senior management on outcomes.
- Direct cross-functional site teams to achieve productivity targets and maintain execution standards across all trades.
- Control overall timelines by identifying delays early and driving targeted recovery actions.
- Optimize manpower, equipment, and material utilization to improve productivity and minimize site waste.
- Oversee QA/QC systems, ensuring timely inspections, efficient NCR closure, and approval of completed work packages.
- Align clients and consultants through regular reporting, actionable insights, and timely decision support.

Maystar General Contractors | Canada

Senior Project Manager | Oct 2022 – Sep 2025

Stouffville Affordable Housing – SAR 150M

Oshawa Rotary Park – SAR 160M

- Managed subcontractor performance, schedules, and deliverables, resolving technical, commercial, and coordination issues.
- Authorized contractor payments and technical submittals, ensuring compliance with contract requirements.
- Led close-out activities including snagging, punch listing, as-built verification, and final handover.
- Facilitated weekly coordination meetings to drive progress, resolve issues, and enforce accountability.
- Strengthened coordination with consultants and contractors to mitigate risks and avoid delays.
- Introduced management tools to enhance reporting accuracy, scheduling control, and resource planning.
- Implemented safety and compliance initiatives, ensuring all site activities adhered to HSE standards and regulatory requirements.

Eastern Construction Company Limited | Canada

Project Manager | Aug 2018 – Oct 2022

Ontario Tech University - Student Center – SAR 160M (DB)

TTC McNicoll Bus Garage – SAR 290M (DB)

- Drove execution of assigned scope, aligning schedule, budget, and deliverables with organizational objectives.
- Oversaw preparation and review of technical documentation, including shop drawings and submittals.
- Resolved constructability challenges in coordination with design teams to maintain progress.
- Tracked performance metrics and addressed cost variances, risks, and delays proactively.
- Aligned procurement and logistics activities to support uninterrupted site operations.
- Enforced quality standards and ensured compliance with project specifications.

Adex Contracting Company | Saudi Arabia

Project Manager | June 2014 – Feb 2017

ALSubeaei Residence Complex Project

Green Oasis Project – Multiple strip malls – SAR 210M

- Oversaw project lifecycle from initiation to completion, ensuring timely delivery within budget.
- Managed pre-construction planning, cost control, and risk mitigation for multiple residential and commercial projects.
- Developed and presented weekly and monthly project status reports highlighting performance, schedule, and budget adherence.
- Adjusted villa finishing levels and road elevations to align with external site conditions (up to 5m difference).
- Supervised subcontractors, ensuring quality standards, schedule compliance, and adherence to HSE regulations.

V3 Middle East Engineering Consultants Company | Saudi Arabia

Resident Engineer | May 2010 – June 2014

AL Faisalial Hotel & Spa – Durrat AL Riyadh (Hotel, Banquet Hall, Spa, Outdoor Swimming Pool, and villas)

Saudi Consult Company | Saudi Arabia

Resident Engineer | Feb 2007 – May 2010

King Khalid University Campus

EDUCATION

Bachelor's degree - civil engineering

Al-Baath University, Syria - January 2007

LANGUAGE

Arabic
Proficient (C2)

English
Advanced (C1)

PERSONAL INFORMATION

Nationality: Canadian