

## Summary of Qualifications:

- 30+ years of experience leading teams in a collaborative spirit throughout all project phases, bringing projects on time and budget. Strategic thinking in establishing and analyzing project budget, schedule and tender packages.
- Strong skills in project planning, reporting & communication, budget & cost control, scheduling, risk management, stakeholder engagement & regulatory approvals, design & change management, construction monitoring, project acceptance & turnover and final project closeout.
- Knowledge of building fit outs, FF&E packages, construction techniques, methods and materials. Ability to identify potential risks and assess methods to mitigate impact on project.
- Trust worthy with excellent interpersonal, communication, organizational and strong negotiation skills. Developing, managing and maintaining project schedules for active projects and ensuring projects are delivered on time and within budget.
- Excellent knowledge of the International Building Code, construction lien act and FIDIC contract, OSHA regulation, NYC Building code and Ontario Building Code.
- Sound abilities in managing and coordinating consultants of all disciplines, project teams and stakeholders while monitoring project progress.
- Knowledge of Aconex, MS Office, MS Project and AutoCAD.

## Professional Experience:

### **INSTITUTE OF SOUTHERN PUNJAB, MULTAN.**

**Head, Department of Architecture:**

**Associate Professor**

Feb. 22 – To Date

- Provide strong academic leadership, manage and develop the department to ensure it achieves the highest possible standards of excellence in all its activities.
- Responsible and accountable for setting and advancing the academic strategy of the Department in line with Faculty and University strategic plans and direction.
- As an active member of the Faculty Executive Board and contribute to the overall leadership and management of the Faculty.
- Develop and sustain appropriate structures for management, consultation, decision-making and communication with staff and students.
- Delivered lectures and conduct studio work for Architecture Design, methods, aesthetics design and material selection as per required project to project basis.
- Served as PCATP observer for NFC-ICT Multan architectural thesis 2022.
- Promote and represent the University both internally and externally.

### **URGE CREATION. Toronto, Canada / Pakistan.**

**CEO / Principal Architect:**

Aug. 18 – To Date

- Provide Architectural + Engineering + Construction & Project Management consultancy, diverse international design and execution experience.

- Our philosophy: time, space, environment and culture are the four cornerstones of our philosophy. Architecture is the perfect balance between beauty and practicality. We believe an architect should be able to listen to client's needs, consider the environment that is serving as canvas and build a design that meets its user's needs.
- Provide services, multi-residential, sustainable architecture, recreation, hospitality, retail, interior design, master planning, feasibility studies, contract bidding & negotiations, construction contract administration, building department & landlord approvals.
- Develop

**INSTITUTE OF SOUTHERN PUNJAB, MULTAN.**

**Head, Department of Architecture:**

**Associate Professor** (Apr. 20 - Sep. 20)

**Assistant Professor** (Aug. 18 - Mar. 20)

Aug. 18 – Mar. 20

- Provide strong academic leadership, manage and develop the department to ensure it achieves the highest possible standards of excellence in all its activities.
- Responsible and accountable for setting and advancing the academic strategy of the Department in line with Faculty and University strategic plans and direction.
- As an active member of the Faculty Executive Board and contribute to the overall leadership and management of the Faculty.
- Develop and sustain appropriate structures for management, consultation, decision-making and communication with staff and students.
- Serving as Juror for final year "Thesis Projects" at various Architectural Schools approved by PCATP.
- Promote and represent the University both internally and externally.

**EMPIRAL HOMES LTD. Vaughan, ONTARIO.**

**Senior Const. Project Manager:**

Aug. 17 – Jul. 18

- Responsible for providing overall administrative, fit out supervision, coordination, planning & scheduling and budget control of multiple construction projects. Manage team of supervisors, allied design consultants, contractors and clients.
  - Oversee total construction effort to ensure project is constructed in accordance with design, budget and schedule. Ensuring all company clients and project policies, procedures and standards are adhered.
  - Review all project drawings and make recommendations on changes, assembles tender packages and participates in the bid review process. Responsible for decisions on phasing and scheduling of projects, prepare and/or ensure preparation of schedule for planning design and construction monitor schedules and take appropriate actions to ensure that project is completed on schedule and within approved cost limitations.
  - Responsible for ongoing interface with contractors; construction managers, superintendents, architects and allied engineers; routinely interact with client senior managers by giving status updates and conducting walk-throughs.
  - Responsible to work with architect/engineer of record regarding change orders, interpretation of contract documents, shop drawings submittals/approvals and other technical matters as required to ensure a structurally sound and code compliant.
  - Review contractor's claims or disputed work and advise senior management as to appropriate action. Compile contract and project documentation necessary for accepting or denying such claims.
- Projects working currently:
    - 561 Wedgewood Drive, Burlington, Ontario. Value: \$17 Million (20 Town Houses)
    - 29 George Street, Aurora, Ontario. Value: \$35 Million (10 Storied Condos Building)

**NHS of Jamaica Inc., New York**  
**Senior Const. Project Manager:**  
Feb. 17 – To Jul.17

- Responsible for managing day-to-day project activities of all concurrent construction projects of corporation, analyzing, monitoring, preparing cost exposure & cash flow projections, quality assurance & control, leads all project meetings, monthly staff meetings, works directly with owner/stakeholders of the project to insure project objectives are achieved for the rehab lending and new construction programs.
- Responsible for preliminary inspections, develop scopes of work, cost estimates, project specifications, architects/ consultants & contractors selection, schedules & budgets to meet the completion dates within budget constraints. Review client's architect/engineer drawings, schedule construction monitoring site visits to oversee contractor's progress payment certificates/lien waivers and ensure it is compliant with contract documents, specifications, NYC Building and fire safety codes and safety standards.
- Assist and recommend new policies, procedures and departmental goals to higher management. Provide direct supervision and training to new construction project managers. Manage and coordinate in house architectural/engineering services. Just completed 10 storied apartment building 100 apartments + ground floor retail space, 165/Archer Ave., Jamaica, New York. Value: \$50 Million

**SHANKLAND COX LTD., Abu Dhabi (UAE)**  
**Senior Project Manager / Senior Resident Architect**  
Feb.14 – To Dec.16

- Responsible for the design, construction and fit out of "Al Bateen Wharf, East Bay Marina, Dry Stack Building and Retail and housing Development Project" for "Tourism Development Investment Company." (TDIC), Abu Dhabi, UAE, started Mar. 2014 and completed in Jul. 2016. Value: \$90 Million
- Responsible for the design, construction management, fit out and FF&E package of "Tbilisi Millennium Hotel, Georgia." A 40 storied Tower with 229 guest rooms + casino and convention halls, started in Jan. 2014 and completed in Oct. 2016. Value: \$160 Million
- Responsible for the post contract supervision of the project. Chairing, controlling and managing project meetings and achieving both short and long term goals and objective. Providing strategic direction and guidance to the architectural/interior design and site supervision team including the ability to mentor, guide and develop junior staff.
- Managing day-to-day project activities of all concurrent construction projects, analyzing, monitoring, preparing cost exposure & cash flow projections, quality assurance & control, leads all project meetings, monthly staff meetings, works directly with owner/stakeholders of the project to insure project objectives are achieved.
- Understanding and performing document control functions, including tracking and answering of RFI's, logging in and tracking of project submittals, composing various agreement documents and maintaining project deliverable lists.
- Oversee all aspects of the day-to-day management of the construction project; monitor and coordinate work performed by architectural, engineering and construction departments.
- Develop and administer project budgets and fiscal controls, contracts and quality control provisions; perform project cost estimating and value engineering as appropriate.
- Review and interpret proposed designs, architectural drawings and building specifications for appropriateness to required function and company standard and initiates revisions where appropriate; advise consultants and clients as to how best to achieve required results.
- Ensure that project operations are in compliance with design specifications and with the client requirements.
- Authorize the issuance of contracts, purchase orders, change order and approves contractor's invoices for payment.
- Inspect, approves and accepts completed projects for the client, ensuring conformances with standards, building and life safety codes and architectural/engineering specifications.

## **PROCO MANAGEMENT LTD. TORONTO**

### **Project Manager/Site Supervisor:**

May.11 – Jan. 14

- Managed, multiple concurrent commercial, corporate offices and mix-use construction, which includes major tenant fit outs & improvements, rehabilitations, renovations, alterations and new construction projects in GTA. Projects worked on range \$500,000 to 10 million:
  - Progressive Waste Solutions / BFI Canada Inc. (Corporate office, Toronto)
  - Sprott Inc. (Corporate office, Toronto)
  - Panalpina Inc. (Corporate office, Toronto)
  - Horizon Utilities. (Hamilton & St. Catharine offices)
- Responsible for providing overall administrative, fit out supervision, coordination, planning & scheduling and budget control of multiple construction projects. Manage team of supervisors, allied design consultants, contractors and clients.
- Oversee total construction effort to ensure project is constructed in accordance with design, budget and schedule. Ensuring all company clients and project policies, procedures and standards are adhered.
- Review all project drawings and make recommendations on changes, assemble tender packages and participates in the bid review process. Responsible for overall architectural and construction aspect of the project and monitor project cost throughout the term of project.
- Process changes received from consultants including contracting contractors for pricing. Checking sub-contractor quotations to ensure they are complete and reasonable and presenting them to the consultants with confidence that pricing is in accordance with the changes. Monitors and reports on project performance, schedule, costs, equipment, manpower, materials, safety and environment, quality control and quest programs.
- Problem solves any on-site issues as required ensuring budget and timelines are considered. May involve removing barriers between various teams, will involve interacting with design, operations, consultants, outside contractors and municipalities to reach the best solution.
- Lead risk management, contingency planning and value engineering the project to gain additional margin for the owner.
- Conduct project meetings weekly or bi-weekly as needed. Provide status updates and issues that may result in a delay of the projects to the Director of Construction.

## **RYERSON UNIVERSITY, TORONTO**

### **Assistant Professor (Visiting):**

Aug.11 – Dec. 13

- Architectural Science (BArch. Sc. Program)
  - ASC-301. Design Studio II
  - ASC-302. Envelop Systems
  - ASC- 401. Design Studio III
  - ASC- 403. Site Development & Planning
  - ASC-622. Documentation & Construction Control

## **SHANKLAND COX LTD. AI AIN (UAE)**

### **Resident Architect / Design Manager**

Mar. 08 – Apr. 11

- Responsible for the construction and fit out of **“Wadi Adventure Project” part of “Jebel Hafeet Glacier Development” in Al-Ain, UAE, (120,000 sq.m.)** started Dec. 2009 and completed in Mar. 2011. Value \$ 100 Million
- Responsible for the construction and fit out of largest **“Indoor Water Park”** in the region (18,000 sq. m.) in **“Bahrain City Centre” project largest mall in the kingdom of Bahrain**, completed in Nov. 2009. Value: \$ 90 Million Projects worked on.
  - BAWADI Mall extension, Al-Ain, UAE.

- AYLA Grand Hotel, Al-Ain, UAE.
  - Etisalat Telecom, Abu Dhabi, UAE.
- Responsible for the post contract supervision of the project, headed by Construction Director. Chairing, controlling and managing project meetings and achieving both short and long term goals and objective. Providing strategic direction and guidance to the architectural/interior design and site supervision team including the ability to mentor, guide and develop junior staff.
  - Responsible for early identification of potential problems and internal/external risk with respect to the comprehensive design, finding appropriate and alternate solutions for such situations, trouble shooting and implementation of remedial and mitigation measures.
  - Construction-monitoring visits to oversee contractor's progress to conformance with the contract documents and specifications. Review contractor's shop drawings, material submittals, mock-ups and ensuring high quality finishing works on site. Coordinate work within the site supervision team and leading role in on going design work being performed on site. Assess and advise on contractor submitted valuations.
  - Review method statements and QA/QC procedures & plans for all finishes submitted by contractors, Clarify RFI, Issue RFC and issuance of Non-Conformance Report in timely fashion when required. Issue and close out snag lists before issuing Certificate of Completion for work.
  - Responsible to review documents in various phases of design intent and materials selection, solutions on technical issues influencing design, on-site observations and compliance checks on previously reviewed design work.
  - Oversee and manage construction contracts close-out documents including the O&M manuals and handover activities, ensuring full compliance to conditions of contract.

**NHS of NEW YORK CITY Inc., New York**

**Senior Construction Project Manager:**

Sep. 04 – Feb. 08

- Managed, multiple concurrent residential, commercial, offices and mix-use construction, which would include major rehabilitations, renovations, alterations and new construction projects in New York City.
- Assist and recommend new policies, procedures and departmental goals to director of construction services. Provide direct supervision and training to new construction project managers.
- Responsible for field inspections, prepare reports, developing scope of work, cost estimates, contractor selection and bidding process, payment requisition and submittals, field progression, change order management and resolution of complex engineering issues as required completing a structurally sound code compliant and aesthetically pleasing facility.
- Schedule, construction-monitoring visits to oversee contractor's progress to ensure its compliance and conformance with the contract documents, plans, specifications, NYC Building Code and standards to ensure that a quality project is completed on schedule and within approved budget.
- Perform final construction punch list to ensure proper build out in preparation of final turnover to clients.
- Responsible for in house Architectural & Interior design services, review and evaluate BOQ's for FF&E / OS&E packages for luxury residential and retail units for high rise towers and reviewing construction drawings submitted by Architects on client's behalf.

**TRIDEL Development, Inc. Toronto.**

**Assistant Project Manager:**

Oct. 02 - Jul. 04

- Assisted Site Superintendent for Consultant's pre-boarding inspections, deficiency reviews and oversees that, Trades clear up deficiencies, compliance with contract documents and Consultant's field reviews.
- Oversee, trades to complete specific segments of project, ensure quality control, health and safety and security procedures, performance of all trades and ensuring that all work is completed on schedule.

- Responsible for the coordination and supervision of construction process from conceptual development stage through final construction, making sure that project gets complete on time and within budget of high-rise condominium and mix-use construction.
- Administer contract and sub-contract ensure quality control, health and safety and security procedures. Oversee the performance of all trades and ensuring that all work is completed on schedule.
- Direct and monitor the process of construction activities, delivery and use of materials, tools and equipments; quality of construction, worker productivity and safety. Obtaining all necessary permits and licenses.
- Continually track and control construction costs to avoid any potential cost overruns, change order and advise any change happening to client and design professionals for incorporating changes accordingly.
- Projects completed, include Forest vista (28 floors, 310 suites) and Shermount (12 floors, 440 suites in Toronto).

**NHS of NEW YORK CITY Inc., New York**

**Construction Project Manager:**

Apr. 96 - Sep. 02

- Projects ranging from \$100,000 to \$50million. Managed and administered rehabilitation and new construction projects, ranging from moderate to gut-rehabilitation, for single, multiple family dwelling units and mix use.
- Responsible for construction monitoring services for TANDEM loan program, a joint venture construction financing with the New York City's Housing Preservation & Development and Chase Manhattan Bank Community Development Projects in New York City.
- Responsible for field inspections, prepared reports, developing scope of works, cost estimates, contractor selection and bidding process, payment requisition and submittals, field progression, change order management and resolution of complex engineering issues as required to complete a structurally sound code compliant and finished project an aesthetically pleasing.
- Schedule Construction monitoring visits to oversee contractor's progress to ensure its compliance and conformance with the contract documents, plans, specifications, to NYC Building Code and standards to ensure that a quality project is completed on schedule and within approved budget.
- AutoCAD proficient.

**The Jay Middleton Design Group, Seattle, WA**

**Project Manager:**

Feb. 90 – Mar. 96

- Assisted the Principal Architect in schematic design and presentation through free hand sketching and rendering.
- Responsible for managing residential, commercial and institutional projects from pre-design through construction.
- Responsible for taking field measurements and prepare measured drawings of residential and small commercial projects.
- Responsible for overseeing the production of construction drawings.
- Researching and creating technical details.
- Knowledgeable to prepare and reviews complete construction documents, contract administration and good understanding of Building Codes as well as proficiency in AUTOCAD program.

**Republic Engineering Corp., Lahore, Pakistan**

**Architect / Project Manager:**

Jul. 86 - Nov. 88

- Responsible for Programming, site analysis, primary design and development of various types of residential, commercial and institutional projects.
- Preparation of presentation drawings, rendering, estimation, construction documents and site supervision.
- Preparation of documents for tendering, award process, site reviews, site meetings and contract administration.

- Dealing with authorities having jurisdiction through the site plan approval process, committee of adjustment, rezoning applications and official plan amendments.

## **Education:**

**University of Idaho, Moscow, Idaho, USA**  
**Master of Architecture (M-Arch)**  
May 1990

**National College of Arts, Lahore, Pakistan**  
**Bachelor of Architecture (B-Arch)**  
July 1986

## **Professional Memberships:**

- Member, Royal Architectural Institute Canada
- Member, PMI (Candidate for PMP certification – 2022)
- Int'l Assoc., American Institute of Architects
- Registered Architect, Pakistan Council of Architects & Town Planners (Life member #A9035)
- Member, Institute of Architect Pakistan Life member)