

EUR. ING. ANGELOS KONSTANTINOU PMP®

• +97336595569 / +35797645902 • Bahrain

• angelos.konstantinou@yahoo.com • <https://www.linkedin.com/in/angelos-konstantinou/>



CIVIL ENGINEERING PROFESSIONAL – Construction • Project Management

• Site Supervision • Contracts • Techno-commercials • HSE, Quality & Safety Assurance •

PMP Certified offering 10+ years of rich experience in the execution of Large-Scale, Prestigious, Multi-Million Dollar Residential / Commercial Projects while working with reputed organizations/ clients. Exhibited excellence in supervising all construction activities, including estimation, site inspections, commercial negotiations, settlement of bills, budgeting, quantity survey, cost control, contract administration from initiation phase until closing out and handover of projects in a high-pressure deadline-driven environment

- ➔ **Focussed Project Planner:** Proficient in End-To-End Project Lifecycle Management from scoping, feasibility analysis, scheduling, resource/ material planning, inter-discipline coordination, progress tracking/reporting to timely completion within time, budget, SLAs, and quality parameters. Made high-stakes decisions and ensured proper documentation (correspondence, technical/ progress reports, and contract documents) and compliance to all Statutory, Legal / Regulatory Guidelines, Quality and EHS Standards
- ➔ **Techno-Commercial Strategist:** Strong acumen in preparing contractual & commercial aspects of procurement, reviewing of contracts as per contract regimes, and providing technical solutions for accurate estimation and proper execution of works. Notable success in managing the entire gamut of techno-commercial activities such as tendering, evaluation of subcontractors' bids, RFPs/RFQs, contract negotiation, procurement, POs, invoicing/ payments verification, change orders, and settlement of claims in Multi-Disciplinary Projects
- ➔ **Results-Oriented Leader;** Recognised for leading and mentoring a multi-skilled workforce, effectively coordinating with project members, consultants, contractors, suppliers, sub-contractors, and other stakeholders for safe and streamlined work execution with zero accidents at the site. Implemented stringent Green Building, VA/ VE Concepts, Cost & Resource Saving Initiatives, for delivery of world-class construction, and customer satisfaction. Overcame complex challenges using strong problem-solving, communication, negotiation, and analytical skills

CAREER AT A GLANCE



PROFICIENCY FORTE

Project Planning & Management
Budgeting/ Cost Control
Purchase/ Supplier Management
Cross-functional Coordination
Process Improvement/ Automation

Site Supervision / Inspections
Resource & Material Management
Statutory Compliances/ Reporting
Quantity Surveying/ Estimations
HSE - Quality & Safety Assurance

Civil Engineering & Construction Management
Sub-contractors Management
Contract Administration
Client Relationship Management
Team Building, Leadership & Trainings

IT SKILLS: Microsoft Office (Word, Excel, PowerPoint, Outlook) | AutoCAD | Microsoft Project | ERP Systems (Microsoft Dynamics 365, Procore)

NOTABLE ACCOMPLISHMENTS

- **Evaluated methods for the District Cooling System Project (Gulf Hotel Bahrain) Project**, drove improvements, execution of works within stringent deadlines, thus causing minimum disturbance to Client's Operations, reducing cost by 7% of the total contract cost and avoidance of HSE Incidents/Injuries during the tenure with CHAPO Bahrain.
- **Successfully increased manpower productivity by 15% on average**, due to detailed site cost control of every and each activity, which helped to view anytime the profit/loss of any activity. Accordingly, provided rewards/incentives to keep the manpower's motivation high and keep the productivities in compliance with companies cost margins, during the tenure with CHAPO Bahrain
- **Efficiently maintained good relationships with internal and external personnel; promoted the use of the Responsibilities Chart**, as per Project Management Institute's Policy, to set clear duties to all sub-ordinates and avoid conflicts at CHAPO Bahrain, GPLD, and Prime Property Group
- **During the tenure with Green Properties Land Developers (GPLD) as a newly formed company**, introduced the use of a Detailed Construction Program with assignees for each activity, directed the responsibilities to each department in a timely manner, to meet projects' deadlines and satisfy clients' needs
- **Strategically changed the Company's Policy of processing the requisitions of materials and sub-contractors** and minimized the processing time by 50% during the tenure with Green Properties Land Developers (GPLD)

PROFESSIONAL EXPERIENCE

Dec 2021 – Sep 2022: Prime Property Group, Cyprus || Site Manager

Monitoring projects w.r.t. budgeted cost, demand forecasts, and time overruns to ensure the timely execution of the projects. Representing the Company, Participating in Site Meetings with clients/key stakeholders, discussing and resolving issues, and driving appropriate action. Organizing activities for continual improvement, resource optimization, cost savings, and streamlined work execution. Conducting physical verification/inspection on site and notifying the non-conformances identified during the inspection. Reviewing Changes arising in projects, analysing the Cost and Time Impact of Changes, and submitting notifications to clients/stakeholders

HIGHLIGHTS ACROSS ASSIGNMENTS:

- Spearheading day-to-day management of operations on site, ensuring that the project is brought to a successful completion and meets the required time, budget, and quality constraints. Providing technical advice and resolving onsite problems.
- Planning and scheduling all construction activities.
- Overseeing building works and resolving any technical issues, managing several jobs, labour costs and productivity at the same time
- Maintaining records, site diary, quality assurance documentation, and reports to keep a track of project progress
- Administering Materials Schedule, Budgeting, and Inventory Management as per the needs of the projects
- Ascertaining the implementation of Health & Safety Procedures, Policies, and Legislation, and ensuring strict compliance
- Facilitating coordination of Consultants and Sub-contractors and Internal Staff (Site Engineer, QS, and Foremen) for smooth work execution
- Monitoring and controlling Materials, Drawings Submittals and Procurement according to Construction Schedule
- Reviewing and approving Sub-contractors' Payment Certificates, Monthly Valuation, and any potential Variation Order that may arise
- Leading the Team including Site Engineer and Foremen, reporting directly to the Group Construction Manager for any risks that may arise
- Handling the preparation of Baseline Construction Schedules and Cash-flows ensuring the required performance is compliant
- Ensuring required productivity is in compliance with Construction Schedule and Planned Cost Margins, reviewing SPI and CPI
- Supporting Quantity Surveying Section to calculate actual quantities to ensure compliance with project budget, monitoring material requests
- Driving improvements to Quality Systems and HSE Plans to ensure maximum quality and safety at all sites

Iacovou Group, Cyprus || Project Engineer

Dec 2020 – Dec 2021

- Attended regular meetings with Consultants and Sub-contractors ensuring coordination for the smooth work execution
- Handled the preparation of the Baseline Construction Schedule for approval, according to Tender Construction Schedule and prepared the revisions according to the project scope's changes, ensuring the required performance
- Controlled and monitored Materials and Drawings' Submittals, while ensuring that are in compliance with specs, contract, and the procurement schedule following the construction program of works
- Facilitated daily coordination with Consultants and Sub-contractors for any issues/challenges which may arise
- Ensured required productivity is compliant with Construction Schedule and Planned Cost Margins, reviewed SPI and CPI Indexes

Green Properties Land Developers, Cyprus || Project Manager

Jun 2020 – Dec 2020

- Participated in meetings with Consultants and Main Contractors ensuring regular coordination for the smooth execution of works
- Managed and mentored the Team including Site Manager, Interior Designer, Procurement Officer, and Sales Officer, while ensuring that the Time, Quality, and Cost Performance Margins are maintained. Reporting Directly to the CEO
- Reviewed and approved the Agreements of the Main Contractors prepared by the Internal Legal Department
- Coordinated and participated in Regular Meetings with Clients, ensuring their expectations are being fully met and satisfied
- Reviewing and approving Consultants and Contractors' payments.

Charilaos Apostolides (CHAPO), Bahrain || Project Engineer / Project Manager

Feb 2015 – Feb 2020

- Facilitated regular coordination with Consultants and participated in meetings with Client Representatives, Consultants, and Sub-contractors for smooth execution and coordination of the site works
- Led and directed the Site Team including Project QS, QA/QC Engineer, Trainee Site Engineers, Procurement Engineer, Planner, HSE Inspectors, and Draughtsman, and monitored their performance
- Planned the work execution and monitored the daily construction activities; prepared bills for payments, estimated quantities, and ordered of construction materials. Monitored the materials delivered to the site and verified the correct quality, quantity and type ordered
- Reviewed Pre-Qualification Request (PQR) of proposed bidders, evaluated profiles, submitted documents, and assessed capabilities in their performing similar projects. Analysed cost of execution along with preparation of Cost Control Reports
- Reviewed, finalized Terms & Conditions of contracts, managed settlement of agreements, and performed analysis to ensure that contracts are finalized within negotiated and agreed-upon parameter

COMMENCED CAREER: Panath Construction Ltd., Cyprus || Civil Engineer

Jan 2013 – Jan 2015

Responsible for Quantity Surveying and procurement of materials and sub-contractors for tenders. Assisted the Technical Director in bids' preparation for Government Funded Projects

EDUCATION

M.Eng. in Civil Engineering from the Democritus University of Thrace, Xanthi, Greece in 2012; secured 6.6 / 10 CGPA

- └ Master Thesis / Research: Experimental Investigation and Behavior of Square Reinforced Concrete Columns Confined with GFRP (Glass Fiber Reinforced Polymer)

Professional Trainings & Courses:

- PMP (Project Management Professional) – PMI
- RMP (Course for Risk Management) -2015
- Attested Diploma and Transcript by Embassy of Saudi Arabia in Athens and Hague Convention (Apostille)

Professional Affiliations:

- Member of the Technical Chamber of Cyprus (T.C.C.)
- PMI Member
- FEANI Member – Chartered Engineer – Year 2020

PERSONAL DETAILS

Address: West Riffa, Kingdom of Bahrain ~ Languages Known: English and Greek ~ Date of Birth: 8th November 1985 ~ Nationality: Greek

Driving License Details: Greek Driving License, valid until 08/09/2037 ~ Visa Status: Visit Visa (Bahrain) ~ Passport No.: AP5962389

References Available on Request