

MUHAMMAD ASIF NAWAZ,

Lead Quantity/ QS Manager / Commercial Manager

Key Qualifications and Experience

A highly accomplished and commercially astute **Commercial Manager / Senior Quantity Surveyor** with over **19 years of professional experience**, including **16 years in the Gulf region (Qatar & UAE)**, delivering complex infrastructure projects comprising **roads, utilities, interchanges, bridges, and underpasses**.

Possesses extensive experience working with prestigious clients such as **Public Works Authority (Ashghal)** and **Abu Dhabi Municipality**, with a proven track record of successfully managing high-value projects under diverse contract frameworks including **Lump Sum, Design & Build, and Re-measurement contracts**.

Fully conversant with international and local standards including **FIDIC 1999, CESMM3, Qatar GCOC 2018, and QCS 2014**, with deep expertise across **commercial management, contract administration, cost control, and claims management**. Demonstrated capability in leading the full commercial lifecycle from pre-contract cost planning to post-contract administration, including **valuations, variations, final accounts, and complex claims (EOT, prolongation, and loss & expense)**.

Recognized for strong **commercial acumen, strategic thinking, and negotiation skills**, with the ability to protect client interests, maximize contractor entitlements, and ensure contractual compliance. An effective communicator and team leader, capable of managing multidisciplinary stakeholders and resolving complex contractual issues in fast-paced project environments.

Area of Expertise

- Commercial & Contract Management (FIDIC 1999)
- Claims Management & Dispute Resolution (EOT, Prolongation, Loss & Expense)
- Cost Control, Budgeting & Financial Forecasting
- Variation & Change Management (High-Value Infrastructure Projects)
- Final Accounts Preparation & Commercial Close-Out
- Contractual Risk Management & Mitigation Strategies
- Value Engineering & Cost Optimization
- Subcontractor Management & Procurement Strategy
- Commercial Reporting, Cost-to-Complete & Cash Flow Analysis
- Stakeholder Management (Client, Consultant, Contractor)
- Negotiation & Commercial Strategy Development
- Compliance with CESMM3, QCS 2014, Qatar GCOC 2018

*The list and highlights of projects I have worked on are as follows:
(You can continue listing your projects after this line.)*

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Personal Information

Nationality:	Pakistan	Date of Birth:	14-May-1982
Blood Grouping	O+	Mobile No.	77942954
Passport No:	AD9615135	QTR RP#:	28298603933

Years of Experience

Total:	19	With CDM Smith:	From Jan 2025
Academic Qualifications			
<u>Degree</u>	<u>University and Country</u>		<u>Year Obtained</u>
BSc in Commercial Management & Quantity Surveying	London South Bank United Kingdom		2012
Diploma – Quantity Surveying	Jinnah College of Technology		2005
Additional Trainings			
<ul style="list-style-type: none"> — Safety Training Course Certificate, — CIOB Seminar - “Legal and Technical Aspects of Delay claims” 			
Memberships in Internationally Recognized Organizations			
<ul style="list-style-type: none"> — In progress 			
Relevant Project Involvements			
<ul style="list-style-type: none"> — Design & Build, FIFA Readiness Project with Public Work Authority (PWA) Road & Utilities Works (Project Value QAR 700 million) — Yasmeen City Site Development Infrastructure (Road works, Sewerage, Storm water, TSE, Substations, LV/MV, Landscaping, Water supply & Chilled Water) — Flood Prevention Scheme - Phase 2 - Package 2 “SR`S” With Public Work Authority (PWA) (Project Value QAR 454 million) — Road Improvement Works in Various Areas of Greater Doha Phase-5 — IWAC3, Access Roads for Umm Ghuwailina Integrated Workers community Accommodation — AA-R 14-15 OM 403 C1 G -Maintenance and Improvement of Road Throughout Qatar, Contract 3 Client: Public Work Authority — Lusail Development Construction Package CP-6C (Utility Structures — Ruwais Housing Complex Expansion Phase-3, (Package 6A, 6B PR No 6025, & 6016) — Operation and Maintenance for Forest and Landscaped Areas 1 (O&M 404) Client: Abu Dhabi Municipality 			

Experience Highlights

<u>Duration of Involvement</u>	<u>Employer's Name and Address</u>	<u>Position</u>	<u>Project Name and Description</u>	<u>Roles and Responsibilities</u>
From Jan 2025	CDM Smith	Intermediate Quantity Surveyor	Construction of Link Roads Adjacent to Al Khor Expressway (P043)	<p>Post Contract Services</p> <p>Original Contract Value: QAR 547,952,575 Approved Variations: QAR 173,335,265.77 (28 No. Site Instructions assessed, measured, and approved by Ashghal – PWA) Total Final Project Value: QAR 721,288,142.77 Project Scope: Construction of 7 No. Link Roads (7 separate BOQs issued under the Contract)</p> <p>Role Overview</p> <p>Acted as Consultant Quantity Surveyor with full commercial responsibility for managing the original contract sum and significant variations, resulting in an approved increase of QAR 173.34M through independently assessed Site Instructions, new rate analyses, and finalized measurements, all formally approved by the Client (Ashghal – PWA).</p> <p>Acted as Consultant Quantity Surveyor responsible for commercial management, contract administration, and cost control of a major highway infrastructure project in Qatar, in accordance with FIDIC 1999 conditions. Provided independent assessment, certification, and recommendations to the Client (Ashghal – PWA).</p> <ul style="list-style-type: none"> • Managed and administered 7 separate Bills of Quantities (BOQs) issued under the main Contract for multiple link roads connected to Al Khor Expressway. • Reviewed, assessed, and certified Contractor submissions including interim payments, variations, and final measurements. • Administered 28 No. Site Instructions (SIs) with a total approved value of QAR 173,335,265.77, covering works not included in the original Contract BOQs. • Carried out detailed rate analysis and assessment of new rates for non-BOQ items, including: <ul style="list-style-type: none"> ○ Evaluation of Contractor proposed rates

				<ul style="list-style-type: none"> ○ Benchmarking against adopted and approved rates ○ Technical and commercial justification in line with Ashghal standards ● Prepared and finalized measurement sheets and final quantities for varied and instructed works. ● Successfully obtained Client (Ashghal – PWA) approval for new rates, quantities, and variation values through structured submissions and technical-commercial justifications. ● Reviewed and verified Contractor claims for variations, ensuring compliance with Contract provisions and minimizing cost risk to the Client. ● Coordinated closely with Engineers, Discipline Leads, and the Client to resolve commercial and contractual issues. ● Ensured all commercial assessments were aligned with FIDIC 1999 clauses and Ashghal contractual procedures. ● Maintained comprehensive records for SIs, variation orders, approved rates, and measurement backups to support audit and final account settlement. <p>Key Commercial Exposure</p> <ul style="list-style-type: none"> ● High-value infrastructure project management (QAR 547M+) ● Complex variation and new rate assessments ● Final measurement and certification ● Client-side cost control and contract compliance <p>Professional Strengths Demonstrated</p> <ul style="list-style-type: none"> ● Strong expertise in variation management and new rate analysis ● Ability to independently assess and justify non-contract works ● Proven experience dealing directly with Ashghal (PWA) approvals ● Solid understanding of consultant-side responsibilities under FIDIC 1999
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<p>Sep 2021 to DEC 2024</p>	<p>Petroserv Limited Qatar</p>	<p>Senior Quantity Surveyor</p>	<p>1. Design & Build, FIFA Readiness Project with Public Work Authority (PWA) Utilities & Roads Works (Project Value QAR 700 Million)</p> <p>2. Yasmeen City Site Development Infrastructure (Sewerage, Storm water, TSE, Substations, LV,MV, Landscaping, Water supply, Chilled Water & roads Work)</p>	<p>Post Contract Services Prepared, follow up and get approved following claims:</p> <ul style="list-style-type: none"> • Claim for Revised Commencement Date • Claim Rainy Season Plan (Flood Mitigation Plan). • Claim for Suspension of Crushers Cost Comparison for Crusher Processed Material by Main Contractor • VS QPMC • Phase 01 & 2 of the Contractor’s Cost Claim for Changes in Legislation - • Phase 01 & 02 of the Contractor’s Cost Claim for Impacts of the Obstacles • Claim for Material Escalation • The Contractor's Claim in Relation to change in Road Opening (RO) Permit • Prepared prolongation cost/Loss and Expense claims. <p>Valuations & Variations</p> <ul style="list-style-type: none"> • Preparation of Final Account, follow up negotiations and finalization final account • Monthly Valuation - Interim payment application to Consultant / Client. Sub-Contracts management. • Prepared cost impact for additional works for variations. • Preparation, substantiation, and negotiations of variations agreed from the client. • Cost Controlling of various work packages. • Materials and Subcontract packages. • Attending meeting with sub-contractors for finalizing the Packages and Contract agreements. Preparing work order for various subcontract works. • contractual correspondence to consultant and subcontractors on Project related issues. • Preparation of project cost report with assisting Line Manager. Quantity take-off: Structural & Finishes with the construction drawings.
			<p>3.</p>	
<p>May 2018 to Sep 2021</p>	<p>WSP (Louise Burger) Qatar</p>	<p>Quantity Surveyor Pre &Post Contract</p>	<p>Flood Prevention Scheme - Phase 2 - Package 2 “SR`S” With Public Work Authority (PWA) (Project Value QAR 454 Million)</p>	<p>Post Contract Services</p> <ul style="list-style-type: none"> • Managed all post-contract functions. • Scrutinized and recommended interim and final payments. • Prepared and processed Change Requests, Site Instructions, and Variation Orders. • Reviewed and assessed contractor claims, including prolongation cost loss & expense claims • Conducted detailed analysis of claim authenticity and quantum. • Controlled project costs and maintained financial records and reports. • Prepared monthly valuations, financial statements, and cost status reports.

				<ul style="list-style-type: none"> Maintained contract documentation in compliance with legal and project requirements. Advised the Resident Engineer on contractual and commercial matters. Drafted contractual correspondence and coordinated with stakeholders. Participated in weekly progress commercial meetings. Reviewed contractor's cost/time impact proposals and submitted recommendations to the client. Liaised with suppliers for cost proposals and supported procurement strategy. Ensured smooth coordination with site teams for updates and issue resolution.
Jun 2016 to August 2018	Al Sarh Trading & Contracting QATAR	Senior Quantity Surveyor	<ol style="list-style-type: none"> Road Improvement Works in Various Areas of Greater Doha Phase-5, IWAC3, ACCESS ROADS FOR UMM GHUWAILINA INTEGRATED WORKER ACCOMODATION COMMUNITY AA-R 14-15 OM 403 C1 G - MAINTENANCE AND IMPROVEMENTS OF ROADS THROUGHOUT QATAR, CONTRACT 3 Client: Public Work Authority 	<p>Post-Contract Services</p> <ul style="list-style-type: none"> Reporting to the Commercial Manager on claims, variations, and cost matters. Prepared and finalized Final Accounts for completed works. Prepared PCC for 27 site instructions; submitted 272 variations per Ashghal standards. Reviewed and recommended subcontractor claims. Verified contractor invoices and quantity take-offs. Studied drawings and prepared BOQs. Reviewed RFIs and measurement sheets for claims. Analysed variation orders, cost discrepancies, and provided variance justifications. Prepared monthly quantity reconciliation and valuation reports. Reviewed material cost reports; attended site progress meetings. Advised project manager on contractual issues, claims, and risk. Handled contractual matters and supported dispute resolution. Submitted detailed progress and cost reports to management.
August 2007 to May 2016	Dorsch Group – Qatar & UAE	Quantity Surveyor Pre-contract	<ol style="list-style-type: none"> Project Title: Lusail Development Construction Package CP-6C (Utility Structures). Ruwais Housing Complex Expansion Phase-3, (Package 6A, 6B PR No 6025, & 6016) Operation and Maintenance for Forest and Landscaped Areas 	<p>Pre-Contract Services</p> <ul style="list-style-type: none"> Estimate costs and review feasibility. Check and revise design/shop drawings. Follow CAD/ISO/project standards. Propose buildable design solutions. Prepare as-built drawings. Resolve design issues with teams. <p>Estimating & Commercial</p> <ul style="list-style-type: none"> Review contracts, BOQs, and drawings. Prepare and analyze tender costs. Advise on procurement and contracts. Track site progress and quantities.

			1 (O&M 404) Client: Abu Dhabi Municipality	<ul style="list-style-type: none"> • Check claims, variations, and delays. • Control costs and flag overruns. • Assign work to subcontractors. <p>Coordination & Reporting</p> <ul style="list-style-type: none"> • Understand contract scope and risks. • Update budgets and rate buildups. • Coordinate with internal departments. • Submit progress reports and invoices. • Handle variations and commercial risks.
November 2005 to June 2006	OBAIDA Contracting Pakistan Contractor Engineering Pakistan	Quantity Surveyor	Cooperative Housing Scheme, Gujranwala	<p>Post-Contract Services</p> <ul style="list-style-type: none"> • Estimate costs for materials, labor, and time. • Prepare, analyze, and negotiate tender and contract costs. • Advise on contractual matters and procurement strategy. • Value and certify completed works; process payments. • Prepare monthly quantity reconciliation and measurement sheets based on RFIs. • Obtain material approvals from consultants. • Monitor cost vs. ACE value and flag overruns. • Allocate works to nominated subcontractors. • Act as cost control support throughout execution.
June 2002 to May 2005	Attock Refinery Limited. Pakistan	Junior Assistant Procurement Manager & Contracts Administration	Attock Refinery Limited. Pakistan	<p>A) Purchasing & Coordination</p> <ul style="list-style-type: none"> • Review requisitions and prequalify vendors. • Issue RFQs with full requirements. • Follow up on bids and check completeness. • Coordinate technical reviews and prepare award recommendations. • Submit approvals as per authority levels. <p>B) Contracts Administration</p> <ul style="list-style-type: none"> • Handle contract requests and issue EOIs/tenders. • Support evaluations and prepare reports. • Coordinate with internal teams and agencies. • Draft correspondence for the Contracts Dept. • Manage bid openings and compile monthly reports.

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