

Gulf Link is a dynamic construction company established in 2020, with an impressive track record of completed and ongoing high-quality projects. As a key member of the **Rasine Group**, Gulf Link forms part of a comprehensive real estate development ecosystem, offering integrated services through its Developer, Architectural Firm, and Construction divisions. Rasine Group is, in turn, a vital component of the diversified investment portfolio of **Ammar Integrated Group**, a leading conglomerate with a reputation for excellence across multiple sectors.

As **Project Director** at Gulf Link, you will play a critical role in managing the lifecycle of large-scale construction projects, with a particular focus on high-rise towers. You will ensure all projects are delivered on time, within scope, and on budget, while maintaining the highest standards of quality and compliance. Additionally, you will support the implementation of strategic initiatives, foster collaboration among stakeholders, and drive operational excellence.

Key Responsibilities:

- Oversee all phases of large-scale construction projects, from design to operational handover, ensuring timely and budget-compliant delivery.
- Develop and negotiate contracts with subcontractors and suppliers.
- Monitor subcontractor performance, addressing quality, compliance, and scheduling issues.
- Implement structured change order processes and resolve disputes efficiently.
- Drive the implementation of standardized operating procedures (SOPs) and achieve ISO certifications (9001 for quality and 45001 for health and safety).
- Identify and mitigate risks while ensuring adherence to building codes, safety regulations, and environmental standards.
- Establish robust quality management systems, conduct site inspections, and drive value engineering for cost savings without compromising quality.
- Lead multidisciplinary teams, providing mentorship and fostering a culture of continuous improvement and accountability.
- Develop and manage project budgets, monitor expenditures, and proactively address cost overruns.
- Ensure seamless transitions of completed projects to operational teams, including documentation and training.
- Conduct frequent site inspections and enforce adherence to contractual obligations and project specifications.
- Stay updated on industry trends and integrate future-proof practices into projects.

Qualifications

- Bachelor's degree in Civil Engineering, Construction Management, Architecture, or a related field. Advanced certifications (e.g., PMP, LEED) preferred.
- 8+ years in large-scale construction project management, with expertise in high-rise towers, hospitals, and schools.
- Successful delivery of projects exceeding \$50M in value, with expertise in tight timelines and regulatory environments.
- In-depth knowledge of structural systems, healthcare and educational standards, and sustainable construction practices.
- Implementation of ISO 9001, ISO 14001, and ISO 45001 standards.

Skills

- Proficient in drafting, negotiating, and managing contracts with a focus on risk mitigation and performance monitoring.
- Skilled in evaluating and refining workflows to enhance efficiency and reduce costs.
- Proven ability to lead diverse teams, resolve conflicts, and foster innovation.
- Strong problem-solving skills with the ability to anticipate and address challenges effectively.
- Expertise in BIM, Primavera P6, MS Project, and ERP systems.
- Excellent verbal and written communication for engaging stakeholders at all levels.
- Ability to integrate technical expertise into actionable plans aligned with company goals.
- Strong ability to build relationships with clients, investors, and industry leaders.
- Focused on delivering quality outcomes and ensuring client satisfaction.
- Proactive in adopting industry trends and advanced technologies for project success.
- Proficiency in spoken and written Arabic and English.