



ADIL MAHJOUB ABDALLA

BA ARCH, PGDIP REAL ESTATE, ICOMOS, PMI, ULI, APMG, IFMA, MIWFM



CENTROID-PM
Governance | Urbanity | Heritage | Projects

Applicant Brief

Hi;

This is Adil Abdalla; a highly accomplished, visionary, mission-critical, strategic and tactical senior level Executive; with focus on: Real Estate, Urban Development and Project Management industries and associated streams

The recent quest of *"Happy Citizen"* has lots of implications on Productivity, Participation and Polarization; equally on Culture and Life. Empowering the Municipal role is the critical solution for Urban Correctness. Therefore, my research and passion are on *"Urban Management and Optimized Solutions"*

A Sudanese; a native Arabic speaker; a remarkably active in the following roles; particularly at Client/Owner side:

- Thorough professional leadership in built environment, considering the convenience of products to the business and/or strategic intents.
- Contents management of urban development and real estate; with critical applications of due diligence, supply chain and regulations.
- Project, procurement and delivery management with focus on definitions, controls and risk management.
- Purify the heritage management from structural and technical bottlenecks that cripple its contributions to epistemia and economy.
- Creation and performance enhancement of corporate management, emphasizing on knowledge, sustainability and system audit.

Being in the *"vibrant Dubai"* for the last 25+ years had enriched my experience with multidimensional, multinational and multitasking competencies and lessons learned that are necessary for sustainable achievements

My academic theme is all about transformation of theories into practical implementations that will serve the public, the needy and the civic evolution

My diverse cultural interests and background had always enabled me to effectively engage with communities and groups at sincere ease

Looking forward

Adil

ADIL M. ABDALLA

GOVERNANCE | URBANITY | HERITAGE | PROJECTS

BA Arch, PgDip Real Estate, ICOMOS, PMI, ULI, APMG, IFMA, IWFM, MEFMA
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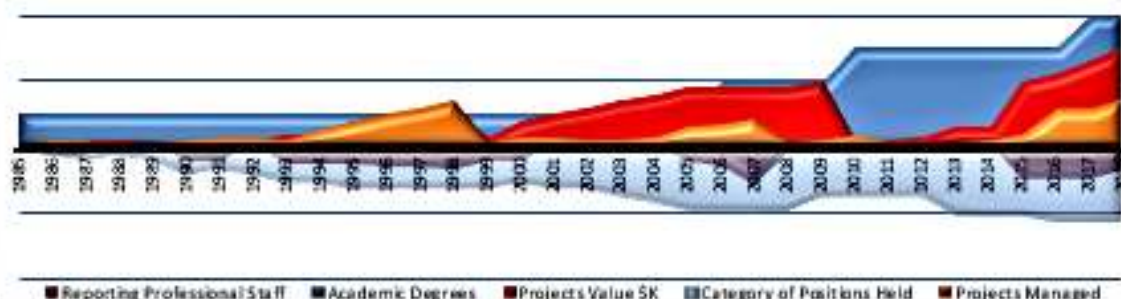


More than 25 years of diverse professional experiences; Ideation through Commissioning
A Senior Executive for Urban, Property, Program, PMO, Projects and Audit
A Professional Leader in Built Environment, Initiation thorough Commissioning of Facilities Management
A Sudanese; native Arabic speaker; Blogger and Project Culture Coach

EMPLOYMENT TRACK RECORD

• 2010 – Present	Consultant/Advisor	CentroidPM Ltd, UAE/UK
• 2015 – 2019	Head of Project Development	Dubai Maritime City - Dubai, UAE
• 2014 – 2015	Chief Specialist	Roads & Transportation Authority - Dubai, UAE
• 2010 – 2013	Project Advisor	Ethraa FZ LLC - Dubai, UAE
• 2008 – 2010	Director Technical Group	Jumeirah Capital LLC - Dubai, UAE & KL, Malaysia
• 2005 – 2007	Director of Projects & Assets Management	DIFC - Dubai, UAE
• 2001 – 2005	Senior Projects Manager	TECOM-Dubai Properties, Dubai, UAE
• 1998 – 2001	Partner/Architect	Conserve Consultants - Ajman, UAE
• 1994 – 1998	Head of Studies & Research Unit	Historical Buildings Section - Dubai Municipality
• 1992 – 1994	Architect	Center for Heritage Conservation - Cairo, Egypt
• 1988 – 1991	Founder/Architect	Centroid Consultants - Khartoum, Sudan
• 1985 – 1988	Site Engineer	High Dam Civil Works Company - Cairo, Egypt

Career Growth



PROFESSIONAL MOTTOS

Urbanity	Projectization	Life
The Quest of Happy Citizen has lots of implications on Productivity, Participation and Polarization; equally on Culture and Life. Empowering the Municipal role is the critical solution for Urban Correctness.	True Project Management is an epistemic endeavor that once is mastered, can successfully rule any and everything. Between Projectization & Delivery mindsets; gap of sustainable knowledge.	Tango is a tale of non-verbal intuitive language that cuts through barriers of culture, age, social boundaries and backgrounds. All schools of thought agreed on three fundamentals to quest: Creator, Universe & Self

LATEST PROJECTS, DELIVERIES & ACHIEVEMENTS

Strategic Operations Plan for an Engineering Practice at KSA	Assessment and Refinement of Master Plan of Logistic City at Dubai	Development Strategy and Projects at Blue Nile State in Sudan
Strategy for Infrastructure and Transport of Khartoum City, Sudan	Restoration Bid for AlNouri Historic Mosque of Mosul, Iraq	Conceptual Proposal for an Affordable Housing Noor City, Sudan

PROFESSIONAL RECORDS

<i>Education/Training/Certificates</i>	<i>Professional Affiliations</i>	<i>Publications</i>
<ul style="list-style-type: none"> • Monitoring & Evaluation, Self-Study, 2020 • ISO & ISM & Audit 9001, 14001, 45001, EHS & 3Folds, 2019/2020 • PgMP Training, Addon Skill 2019 • ISO 21500, Self-Study, 2019 • Benefit Realization, DIPMF, RTA, Dubai, 2018 • PMO Establishment, DIPMF, RTA, Dubai, 2017 • Islamic Finance, Dubai, 2016 • Innovation; a Dubai Gov. initiative, MBRSG, Dubai 2015 • City Leaders Workshop, UN Habitat & City Net, Malaysia, 2015 • Pg. Dip Real Estate Mgmt, Heriot Watt University, Dubai, 2015 • Directive Communications, Leadership Psychology, UAE, 2009 • Prince-2 Practitioner Training, Maven Training, UK, 2006 • Six Sigma Green Belt, Motorola University, UAE, 2005 • Design & Development of ISO 9001:2000, BSI, UAE, 2004 • Project Management Enterprise, Projacs, UAE, 2003 • Change Management, Change Facilitation, UK, 2002 • PMP Training, VSSI, Chennai-India, 2003 • BSc. Architecture, Helwan University, Egypt, 1984 	<ul style="list-style-type: none"> • Guide Point, Guide Point Global LLC, Member, Korea, 2017 • Development Aid, Expert, Moldova, 2015 • GLG, Gerson Lehrman Group, Council Member, Singapore, 2008 • SIL, Society of Industry Leaders, Vista Research, Inc., a Standard & Poor's business, Singapore, 2007 • APMG, Association of Project Management Group, UK, 2006 • IFMA, International Facilities Management Association, USA, 2006 • ULI, Urban Land Institute, USA, 2006 • BIFM, British Institute of Facilities Management, UK, 2006 • ACCE, Association of Advanced Cost Engineering, USA, 2006 • IAPE, International Association of Planning Engineers, USA, 2003 • PMI, Project Management Institute, USA, 2001 • ICOMOS, International Council on Monuments & Sites, France, 1998 • SEC, Sudanese Engineering Council, Sudan, 1988 • EAS, Egyptian Architects Society, Egypt, 1986 • EES, Egyptian Engineers Syndicate, Egypt, 1985 	<ul style="list-style-type: none"> • The Art of Projectization; Manuscript in progress • Epistemic Foundations of Urban Management, Research Paper, 2016 • Governance of Delivery, Research Paper, 2015 • Spectrum of Ethical Liabilities, Research Paper, 2016 • Impact of LRT on Dubai Urban Value - 2015 Research paper, RTA • Maturity of Involvement, Leader in Construction summit, IQPC, Dubai, Dec 2007 • Service Excellence, FM Middle East forum, FMBG, Dubai, Nov 2007 • Customer Driven PMgmt in Real Estate, DIFC 2006 • Cultural Bridging in Architectural Conservation; University of Hawaii, May 2001 • Int'l Preservation Charters, Eng. Dept., UAE Army, Abu Dhabi, 2000 • Various Articles & Publications on Heritage, Dubai Municipality Publications, UAE, 95/1997 • Al Ahmadiya Conservation, Conservation Seminar, DM, 1996 • Excellent computer literacy in Windows Office programs especially Word, Excel, Presentation • Editor and Blogger:

[Adil's Shortcuts](#)

[CentroidPM:](#)

[Heritage & Conserve:](#)

[Linkedin:](#)

[Adil's World:](#)

[True Islam:](#)

[Urban Projectization:](#)

[@adilad](#)

KEY ENGAGEMENTS & PROJECTS

<i>Architecture & Master Planning</i>	<i>Engineering & Construction</i>	<i>Restoration & Preservation</i>
<ul style="list-style-type: none"> • Shipyards, Port-Sudan, 2021 • Blue Nile Develop. Plan, 2020 • DLC MPIn Assessment, 2020 • EZDubai MPIn Refinement, 2019 • DMC Revised MPIn, Dubai 2018 • Dry Docks MPIn, Dubai 2018 • DMC MPIn, Dubai 2017 • PPU MPIn, Uruguay 2012 • AlRasheed Dev., Iraq 2012 • LRT MPIn, Turkmenistan 2010 • Agrodor MPIn, Africa 2009 • Medini MPIn, Malaysia 2008 • DIFC Projects, Dubai 2007 • DIFC MPIn, Dubai, 2016 • Academic City Ph-1, Dubai 2004 • Academic City MPIn, Dubai 2004 • Smart City MPIn, India 2003 • Knowledge Village, Dubai 2003 • IDP Classrooms, Sudan 1991 • Various Houses, 1990 	<ul style="list-style-type: none"> • Muharakiya Development, Kuwait, Bid 2019 • DMC Infra, Dubai 2018 • New Jaddaf, Dubai 2016 • DMC Yard Infra, Dubai 2016 • DMC Projects, Dubai 2015 • Meydan Business Park, Dubai, 2011 • The Lighthouse, Dubai 2007 • DIFC Retail Spine, Dubai 2006 • DIFC FM Q-Framework, Dubai 2005 • DIFC Village, Dubai 2005 • DIFC Gate, Dubai 2005 • Academic City, Dubai 2004 • JBR PMP, Dubai 2003 • TECOM Projects, Dubai 2002 • TV News Ctr, Dubai 2001 • 223 Villas, Dubai 2000 	<ul style="list-style-type: none"> • AlNouri Reconstruction, Musol, Iraq, UNESCO Bid, 2020 • Stone Town Revitalization, Zanzibar, 2018 • Agadir Revitalization, Morocco 2012 • Medina Revitalization, Libya 2012 • Shandagha Revitalization, Dubai 1997 • Historical CBD Act, Dubai 1996 • AlAhmadiya & Others, Dubai 93/1998 • Post-Earthquake Consolidations, various monuments, Cairo, 1992 • Café Riche Bldg, Egypt 1992 • AlNiel Mosque, Egypt 1992 • Mogharbleen District, Egypt 1993 • Azhar Mosque, Egypt 1992 • Dome of Holy Rock, Jerusalem 1987 • Amr Mosque, Egypt 1987 • Ben Ezra Synagogue, Egypt 1987 • The Cave Church, Egypt 1986 • Cairo Citadel & Old Gates, Egypt 1986

BIOGRAPHY

A Sudanese a Senior Executive. Architect by high merit graduation, Project Manager by certified practice, Real Estate Professional by academic degrees; Heritage professional by engagement, FM Visionary by authority and Urban Development Specialist by choice.

My various roles lay in the determined career path to master the built environment. I had Contributed to more than 70 projects since 1985, with more than US\$ 7bln in contracts, and much more in associated funds. These were primarily in Sudan, Egypt, UAE & Malaysia. Most of career life was in Dubai of UAE.

I had taken responsibilities in Dubai Municipality, TECOM, Dubai Properties, DIFC, United World Infrastructure, Meydan, RTA and recently Dubai Maritime City LLC. I also had worked as Freelance Advisor for Ethraa, ADAC, Centroid-FM, TEC and Centroid-PM. I hold dear my volunteer engagements with Save the Children, IRCC, UNICEF and Dubai Autism Centre.

In addition to my graduate degrees in architecture, planning and urban management; I had been trained on Six Sigma, PMP, PgMP, Change Management, PRINCE2 and Quality Management, Strategy, Innovation, Property, Business Management, etc.

Proudly to be one of early few Arab Professionals affiliated to the International Council on Monuments & Sites (ICOMOS), alongside several affiliations to International institutes; ULI, PMI, IFMA, AACE, RITP, IWFM, APMG and MEFMA.

My professional career had developed from Site engineer, to Project Manager, then Director of Projects. I had experienced most clusters of Real Estate; i.e.; Master Planning, Urban Engineering, Building Design, Construction Management, Project Management, and Technical Audit. Master Planning is the framework of Built Environment, make it or break it.

Urban Planning is the incubation of all forms of built environment and evolution. Therefore; collaboration between the urban parameters and the operational strategies is critical to avoid redo or failed outcomes. Unfortunately, many cities choose the hard track.

I cordially believe that "True Project Management" is not limited to a particular line of business or predefined industry. It is a management epistemic endeavour that once is mastered, can penetrate any and everything; anything and any team; towards any agreed yet rational targets.

Project & Program management enables to synchronize multiple activities within the benefit realization to assure meeting both strategic and operational goals. However, managing the working teams with adequate leadership inputs is important to enable preparedness and fitness to the assignments.

My passion for training is inspired by my vision of knowledge management as the epistemic tool that had built, develop and sustain the human civilization. Both individual and corporate life cycles are spinning around KM and its associate knowledge zones. Grooming my team is an asset of my leadership.

A blogger on Life, Politics, Islam, Heritage and Urbanization. A traveller on both physical and cyber spheres to capture the knowledge about places, peoples and properties. Bridging between a generation uses social environment and the other uses social media.

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Recent Posts

Walk Scores – Urban Projectization

The Walk Score algorithm awards points based on the distance to the closest amenity in each category. If the closest amenity in a category is within .25 miles (or .4 km), we assign the maximum number of points. The number of points declines as the distance approaches 1 mile (or 1.6 km)—no points are awarded [...]

Architecturally..!

Church of St. Vincent Ferrer – Richard Silver is a photographer with a very unique style for capturing amazing images of ... More

\$3 bln, 300 Acre City for 150,000 Homeless – Urban Projectization

LOS ANGELES (CIRSLA) – A California crowdfunding effort is hoping to solve the U.S. homeless crisis by building a 300-acre city open exclusively to those without a home. Daune Nasan, founder of the Folsom-based Citizens Again, released details Thursday of his plans for an estimated \$3 billion private city equipped with amenities and services for a 150,000 [...]

Reimagine Downtown – Urban Projectization

How Gallatin Place would look as a “weeferl,” or shared street. Downtown Brooklyn Partnership The Downtown Brooklyn Partnership wants to make bold streetscape improvements akin to the recent redesign of 14th Street in Manhattan. While parts of Brooklyn are famous for their human scale and walkability, the borough’s downtown is not among them. Much of its [...]

WELCOME TO CENTROIDPM

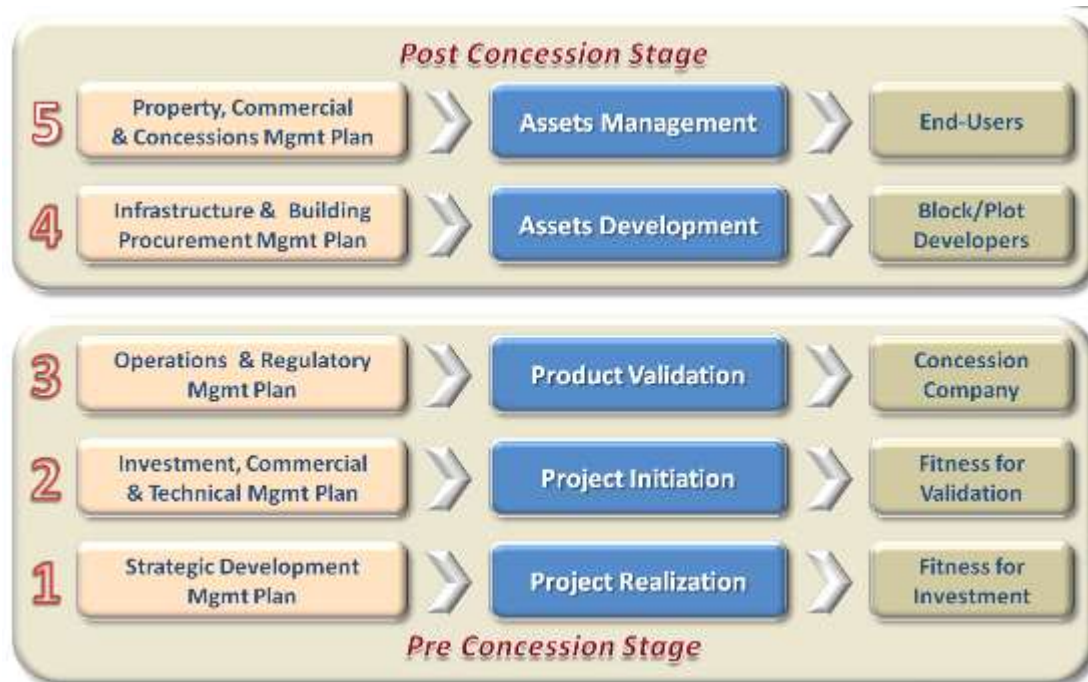
There are serious lessons to address in Planning, Execution and Controls to secure successful deliveries.

Apart from the growing churning of quick catches and snow-games, there is an inevitable need for the gray-hair managers, who are truly capable for setting up sustainable Agencies....

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Investment & Development Structure

The Public Private Partnership is the hallmark of the 21st Century; which provides the sovereign Clients with adequate tools to launch competent operations without the dilemmas of funds and meeting end-users' ambitions and comfort



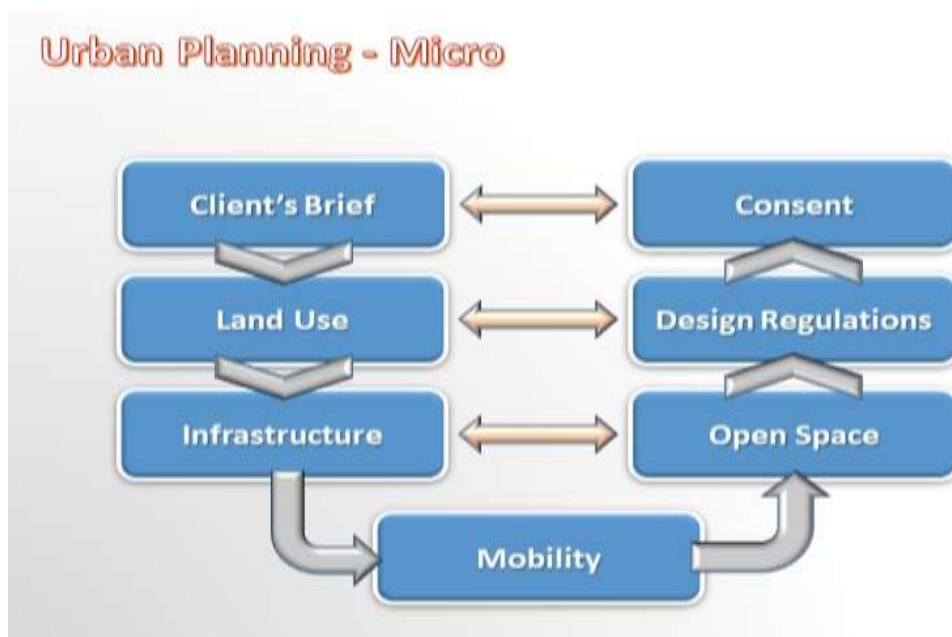
Urban & Master Planning

What many people do not know; that Urban Planning is a purely democratic process. It is the concern of all the people; who are living in that City. It is their feeling, concepts and futuristic visions. It is their right to determine the way to live. It is not what the anti-democratic bureaucratic City Managers advocate; that they solely know better how the people should live. The more democratic Urban Planning is, the more liveable our cities are, the more humane we are.

The actual dilemma is not the rapid and massive urbanization of the world, but typical mindset to make cities larger and wealthier. Only Japan, Scandinavia and North America have successfully transformed both functionality and likeliness of towns to be successful urban centres. However; Wealth may destruct more than Poverty. It misleads, accelerates and confuses the rational growth of knowledge. This is the dilemma of wealthy underdeveloped countries.

Architecture by definition is a product of wealth and urbanism, whereas people have resources to fund, distinct and immortalized their own values, yet have the community codes on behaviour, functionality, and engagements to manage living necessities. Therefore, the architectural products of wealthy cities are not necessary to be a reflection of Civilization (as accumulation of epistemic and philosophical development), but as expression of state wealth and imported structures of management. There is no shame to admit such paradox, unless the urban management agencies failed to plan and develop social and intellectual changes to synchronize the architectural one.

Metropolitanism had developed to be one of the tools for Practical Democracy. Today; people have their own say in Master Planning, City Management and Sovereignty of their own communities. Mankind in a way is back to the era of City-States, where people can easily maintain their concerns and interests, apart from complexes of Federal Bureaucracy, Corruption and Politics. It is widely appealing and it is growing fast.



Standard Project Management Plan

A. Project Management Overview

The Project Management Service targets to provide the Client with all information on the processing, progress and deliverables to confirm alignment to the approved charter, business model and project outcomes. It also manages all planned, actual and recovery data to enable a successful decision-making.

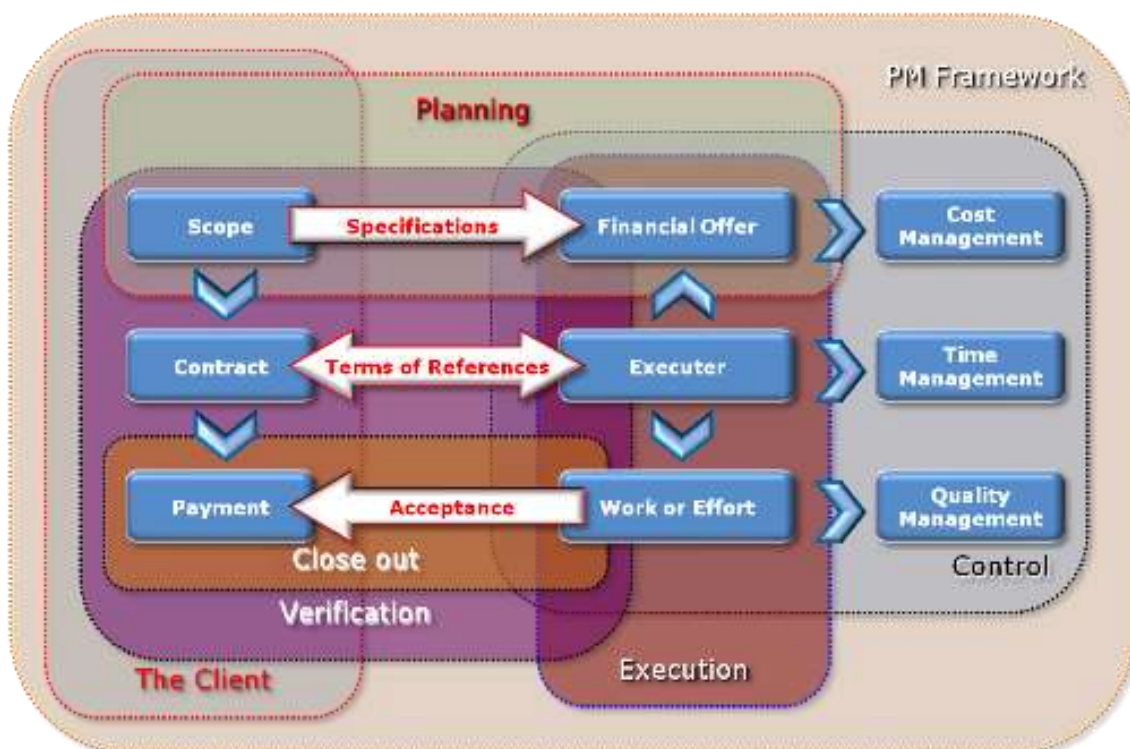
Finally, it interprets Client's governance guidelines, risk assumptions and quality codes that are not only support the program maturity, but also contributes to Client's excellence culture and visions. The Project Management Service is expected to provide genuine interests and professionalism to serve Client's objectives and enhance project processing.

B. The Project Plan

This is the document issued to describe the vision and methodology intended to create the proper integration and synergy among aggregates and various areas of project management. Ideally, Project Plan will be issued once upon the award, and been updated along the progress of the project; particularly at the intervals.

The project plan systematically compiles the variable data and information during project stages. Each of these data is valid until further complexity evolves. Nevertheless, some data are static throughout the project life cycle.

Project Web



C. PMP Principal Components

The following principal components are only for illustration. The Client will agree with the project management team on the required framework and its details:

1. Project Charter; statutory, data and directory
2. Stakeholders analysis and management
3. Scope definitions, breakdown and specifications
4. Milestones, durations and activities scheduling
5. Cost breakdown, benchmarking and optimization
6. Project environment assumptions and constraints
7. Risk planning, registry, assessment, responses and monitor
8. Contracts administration, optimization and management
9. Quality assurance, controlling and management
10. Knowledge cultivation (Lessons Learned) processing and management
11. Communications framework, governance and management
12. Document processing, controlling and management

D. Role of Project Management Service

On parallel to the technical planning, design and construction supervision scopes, the PMP Team is expected to carry on, but not be limited to the following:

1. Controlling

- ❖ Management of scope convenience, suitability and optimization
- ❖ Management of project value, worth and/or products
- ❖ Management of project baselines and formalizing the updates

2. Coordinating

- ❖ Coordination of stakeholders at Project/Program Level
- ❖ Coordination of stakeholders at Authorities Civic Level
- ❖ Coordination of stakeholders at Client Level

3. Validation

- ❖ Management of technical reviews, attendance and approvals
- ❖ Management of deliverables as per contracts, codes and industry
- ❖ Management of commissioning and transfer of project assets

4. Reporting

- ❖ Management and accreditation of approval mechanism
- ❖ Management of non-compliances and non-conformities
- ❖ Management of lessons learned processing and presentation

E. Forms and Templates

Unless the client has a running framework for project management; the PMP Team shall present their own framework and associated stationary for Client's review and approval. This will take place during the mobilization period, to enable early start of implementation once the formal commencement date is fixed.

The digital media for PMP processing shall be agreed by the Client; while the PMP Team will carry on any possible alteration to meet the ICT protocols.



E-fulfilment Zone, Dubai, UAE



Mubarakiya Revitalization, Kuwait



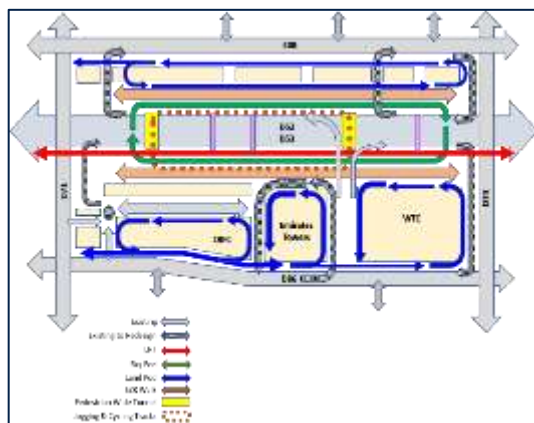
Agrodor, South Sudan



Historical Track, Morocco



Logistic City, Dubai, UAE



SZR Promenade, Dubai, UAE



Heritage Planning & Management



Urban Migration



Ashgabat LRT Planning, Turkmenistan



VILLA LA ANGOSTURA, Argentina



Meydan Business Hub, Dubai, UAE



Master Planning DIFC, UAE



Prototype Agrodor MPIn, Liberia



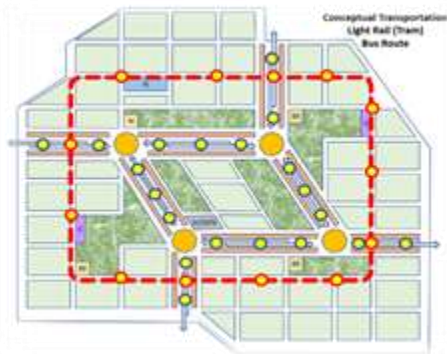
Wasil Jabl Ali Development, Dubai, UAE



Master Planning Medini, Johor, Malaysia



Node One MPIn, IIB, Johor, Malaysia



Affordable Housing NOOR City, Sudan

Key Functions of Government



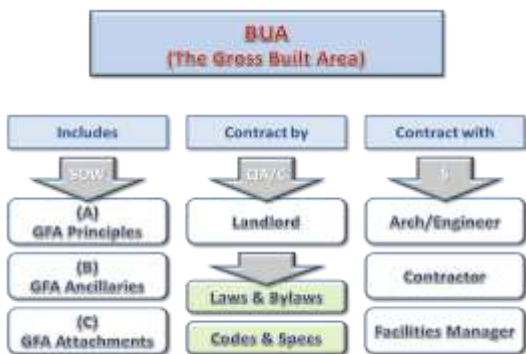
Analysis of Gov Performance



Strategy for Engineering Start-up at KSA



Blue Nile State Strategy Study, Sudan



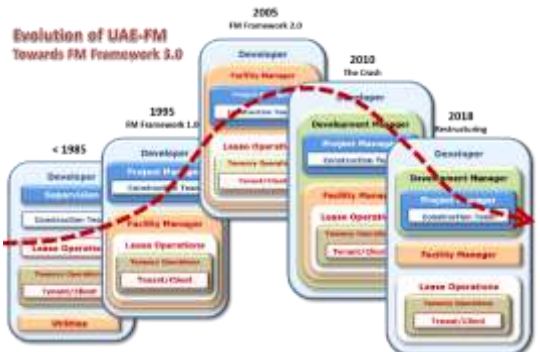
Principles of Urban Planning



Cost of Ill-Performance



Heritage Management



Evolution of FM Sector



Staff Accommodation, DMC, UAE



New Jaddaf, Dubai, UAE



Labor Accommodation, DMC, UAE



Yard Refurbishment, DMC, UAE



Migration & Custom Office, DMC, UAE



Industrial Zone, DMC, UAE



DMC HQs, Dubai, UAE



DMC Offices, Dubai, UAE



DMC Roads Network, UAE



DMC Staff Community, UAE



DMC Water Network, UAE



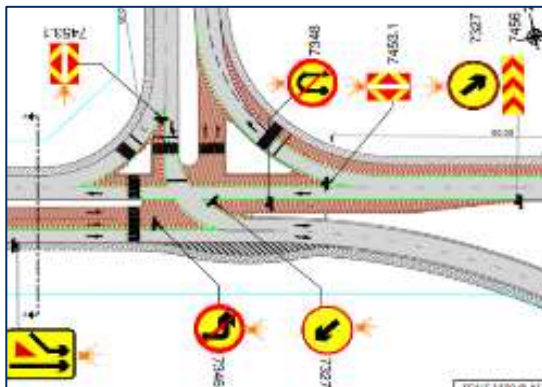
DMC Interiors, UAE



DMC Power Management, UAE



DMC HVAC Installation, UAE



DMC Traffic Design, Dubai, UAE



DMC Main Water Supply, UAE



Lighthouse, DIFC, UAE



BOH Installations, DIFC, UAE



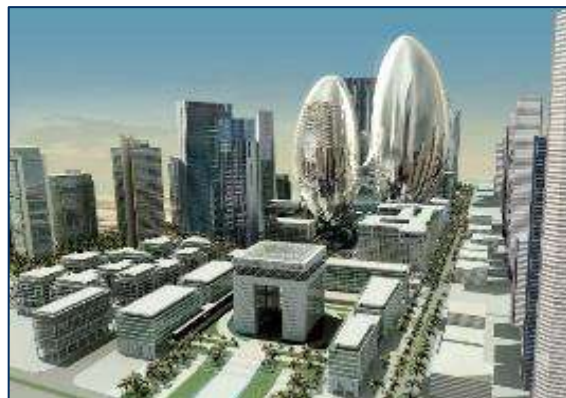
The Gate Village, DIFC, UAE



Wooden Pedestrian Bridge, DIFC, UAE



The Gate, DIFC, UAE



DIFC Central, UAE



DIFC Walk, UAE



DIFC Courts, UAE



DIFC Offices IT Infrastructure, UAE



DIFC Retail Spine, UAE



DIFC Truck Tunnel, UAE



DIFC Conference Center, UAE



DIFC Main Public Area, UAE



DIFC Central Parking, UAE



Road Construction, DMC



Refurbishment, Meydan



Grand Stand, Meydan



Planning Assessment, KL, Malaysia



Car Parking, GV, UAE



Academic City, Dubai, UAE



Business Park, Meydan, UAE



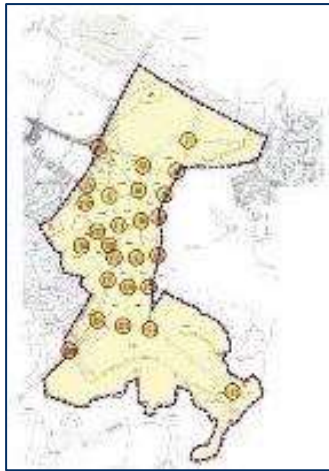
Interiors, Dubai



Interiors, Dubai, UAE



Interiors, Dubai, UAE



Medici Mpln, Jahir, Malaysia



Roads, Medini, Jahir, Malaysia



Drainage, Medini, Jahir, Malaysia



Biding for PHBB MPln, KL, Malaysia



Roads Construction, Medini, Jahir, Malaysia



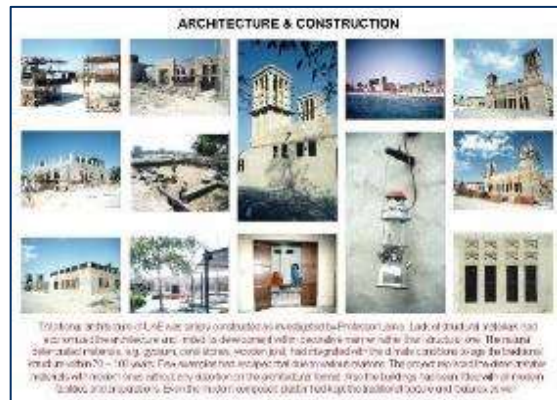
Infra Construction, Medini, Jahir, Malaysia



Site Investigations, Medini, Jahir, Malaysia



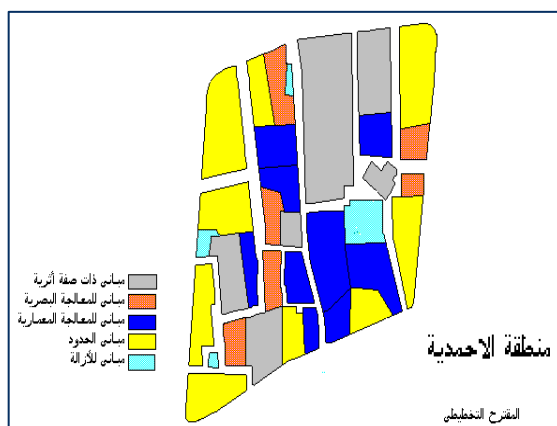
Historical Zone Act, Dubai, UAE



Heritage Village, Dubai, UAE



AlShandagh Revitalization, UAE



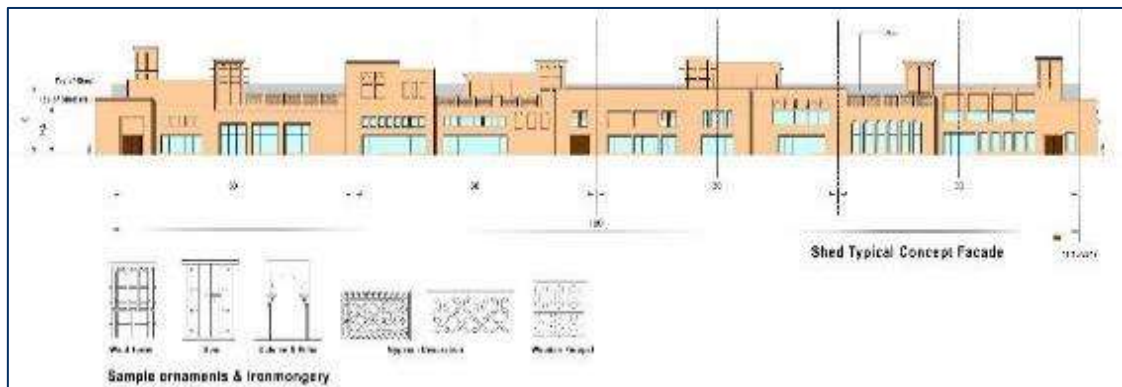
AlAhmadiya Master Plan, Dubai, UAE



Knowledge Village, Dubai, UAE



Heritage Village Abu Dhabi, UAE



Revitalization of Architectural Heritage, Mina Rashid, Dubai, UAE



Heritage Village, UAE



Diving Village, UAE



Restoration of Heritage House, Dubai, UAE



Restoration of Traditional Mosque, Hatta, UAE



Revitalization of AlShandagha, Dubai, UAE



Restoration of Bin Jaman House, Dubai, UAE

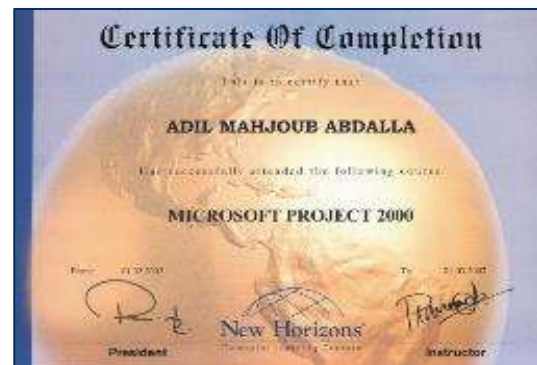
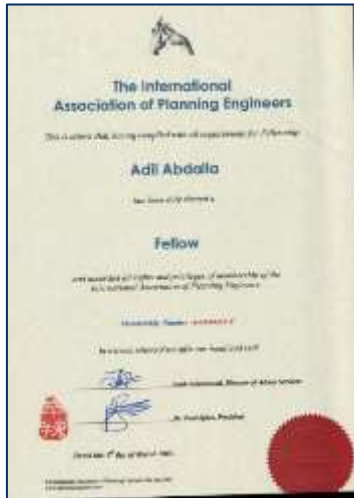


Restoration of Traditional House, Hatta, UAE

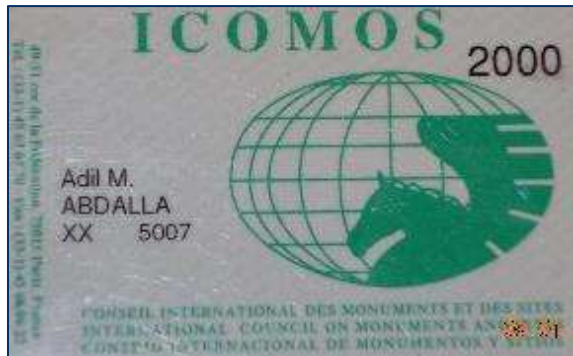


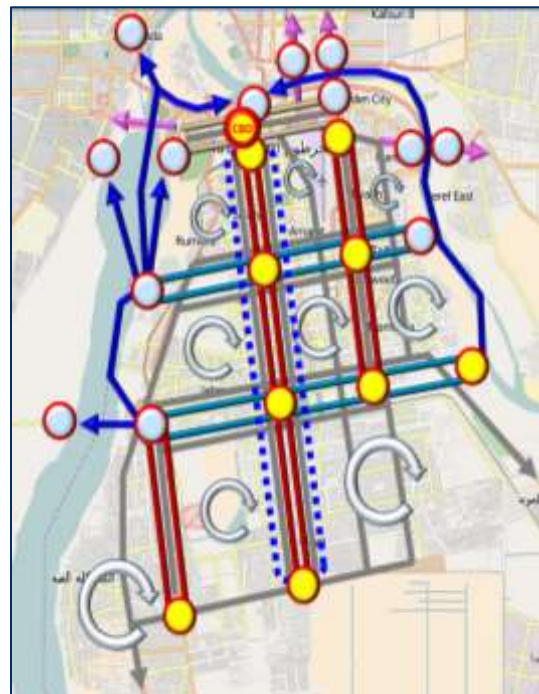
Restoration of Grand Bazar, Deira, Dubai, UAE











My Web Blogs

Adil Abdalla

Adil's World

Reflections of my main assets: Islam, Sudan, Epitesmia and Love

<https://adilsud.blogspot.com/>

Adil's Shortcuts

Graphic illustrations of various management and technical concepts and processes.

<https://adil-shortcuts.blogspot.com/>



<https://www.centroidpm.com/>

Heritage & Conserve

By Adil Abdalla: A Diverse Preservation Journey to Explore Epistemia of Humane Civilization

<https://conservetech.wordpress.com/>

The True Islam

Views on the Most Controversial Issues about Islam

<https://adilsud.wordpress.com/>

Urban Projectization

<http://urbanprojectization.com/>

Referrals

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