

Einas Abuobaida Dafaala Hamadelnil

Senior Cost Estimation & Commercial Engineer

+966-540010190 | Einas.flatco@gmail.com

Riyadh, Saudi Arabia

Executive Summary

Senior Cost Estimation and Commercial Engineer with more than 16 years of experience in Cost Estimation, Quantity Surveying, Commercial Management, Cost Planning, Tendering, Contract Administration, Project Management Support and Business Development.

Successfully delivered and contributed to more than 100 engineering projects and prepared over 100 technical and commercial proposals. Major projects include TAWAL BIM Design Consultancy, NEOM Oxagon Community, Rayyan Villas in Diriyah, Ministry of Culture Libraries, Riyadh Municipality, Saudia Airlines Aviation Academy, Jeddah Yacht Club, ARAMCO and Royal Commission projects.

Career Highlights

- 16+ years of professional experience.
 - 100+ engineering projects.
 - 100+ technical and commercial proposals.
 - TAWAL BIM Project exceeding SAR 161 Million.
 - Rayyan Villas, Diriyah: approximately 400 villas.
 - Registered Consultant Engineer - Saudi Council of Engineers.
 - Member - Arab Center for Arbitration.
-

Core Competencies

Cost Estimation, Cost Planning, Cost Control, Quantity Surveying, BOQ Preparation, Quantity Take-Off, Commercial Management, Tendering, Contract Administration, Claims Management, Variation Orders, Engineering Reports, Project Controls, Project Management Support, Risk Management, Value Engineering, Market Price Analysis, Business Development, CSI MasterFormat, PMO Support.

Work Experience

Senior Cost Estimation & Commercial Engineer

Imar Engineering Consultants – Riyadh, Saudi Arabia

October 2023 – Present

- Lead the preparation of technical and commercial proposals for multidisciplinary engineering consultancy projects.
- Review RFPs, RFQs, tender documents, contract conditions and commercial requirements.

- Develop cost plans, fee proposals, pricing strategies and detailed cost estimates.
- Prepare BOQs and Quantity Take-Off (QTO) for Architecture, Structure, MEP, Infrastructure, Landscape and Interior Design.
- Develop methodologies, project execution plans, staffing plans, manpower histograms and project schedules.
- Support project management during bidding and pre-contract stages.
- Coordinate Architecture, Structural, Civil, MEP, Infrastructure, BIM and PMO teams.
- Prepare engineering reports, executive reports, commercial reports and client presentations.
- Perform commercial evaluations and market price analysis.
- Support claims, variation orders and dispute assessments.
- Participate in value engineering and commercial optimization.
- Support procurement and business development activities.

Selected Major Projects:

- TAWAL BIM Design Consultancy Project (Project Value exceeds SAR 161 Million).
- Rayyan Villas Development, Diriyah (Approximately 400 luxury villas).
- NEOM Oxagon Community.
- Saudia Airlines Aviation Academy.
- Ministry of Culture Libraries Program.
- Riyadh Municipality Programs.
- Jeddah Yacht Club Assessment.
- Projects for ARAMCO, Royal Commission and HUTA.

Cost Estimator Engineer

Steel Cad – Dammam, Saudi Arabia

2021–2023

- Cost estimation, BOQ preparation, quantity surveying, client coordination and proposal preparation.
- Participated in client meetings to gather project requirements and prepare technical reports.
- Prepared architectural and structural sketch drawings during the concept and preliminary design stages.
- Developed architectural and structural proposal drawings in accordance with client requirements and project specifications.
- Designed building exteriors, including façade concepts, material selection, and architectural detailing.
- Prepared interior design concepts, space planning, material selection, and finishing layouts.
- Performed Quantity Take-Off (QTO) for architectural and structural works and prepared detailed quantity schedules for project estimation and procurement.

Quantity Surveyor & Cost Estimator

Ahmed M. Al-Damegh Factory – Dammam, Saudi Arabia

2018–2020

- Cost estimation, tender preparation, cost control, EVM (SV, CV, SPI, CPI), technical and commercial proposals.

- Coordinated with clients to define project requirements and commercial expectations.
- Prepared accurate cost estimates, project budgets, and cost plans.
- Performed Quantity Take-Off (QTO) and prepared detailed Bills of Quantities (BOQs).
- Developed project charging schedules and resource allocation plans.
- Estimated material, labor, equipment, and subcontractor costs.
- Monitored project costs and performance using Earned Value Management (EVM) indicators, including Cost Variance (CV), Schedule Variance (SV), Cost Performance Index (CPI), and Schedule Performance Index (SPI).
- Prepared comprehensive commercial proposals and pricing submissions.
- Prepared technical proposals in compliance with client requirements and tender specifications.
- Managed material submittals and coordinated approvals with clients and consultants.
- Prepared project close-out documentation, including completion certificates, handover documents, warranties, and guarantees.
- Successfully delivered projects for major clients, including Saudi Aramco, the Royal Commission, and HUTA Group.

Quantity Surveyor & Cost Estimator

Flatco Engineering & Investment – Sudan

2012–2017

- Tendering, BOQ preparation, cost reporting, commercial proposals, project cost analysis.
 - Prepared detailed Quantity Take-Off (QTO) and Bills of Quantities (BOQs) for architectural, structural, and civil works.
 - Estimated project costs, including materials, labor, equipment, subcontractors, and indirect costs.
 - Prepared commercial offers, technical proposals, and complete tender submission documents.
 - Managed tender pricing, contract estimation, bid analysis, and pre-contract commercial evaluations.
 - Performed cost estimation, cost control, and financial analysis throughout the project lifecycle.
 - Developed project cost reports and maintained historical cost databases to support future estimating accuracy and benchmarking.
 - Conducted cost analysis, value engineering, and pricing optimization to improve project profitability and competitiveness.
-

Educational Qualifications

- **Bachelor of Science (Honours) in Civil Engineering**
University of Khartoum, Sudan, 2009
 - **Higher Diploma in Business Administration**
University of Expatriates, In Progress
-

Professional Memberships

- **Saudi Council of Engineers (SCE)**
Registered Consultant Engineer
 - **Arab Center for Arbitration**
Professional Member
-

Professional Certifications

- Diploma in Artificial Intelligence
 - CSI Master Format for Construction Specifications
 - OSHA Construction Safety
 - Power BI Data Analysis & Dashboard
 - ISO 9001:2015 Lead Auditor (In Progress)
 - LEED Green Associate (In Progress)
 - Project Management Professional (PMP) (In Progress)
-

Software

- Microsoft Excel (Advanced).
 - Power BI.
 - Microsoft Project.
 - AutoCAD.
 - Autodesk Revit.
 - SketchUp.
 - Lumion.
 - 3Ds Max.
 - V-Ray.
 - Microsoft Office Suite (Word, PowerPoint, Outlook).
-

Languages

- **Arabic:** Native
- **English:** Professional Working Proficiency