

>> SENIOR PROJECTS & FACILITIES LEADER, JEDDAH, KSA

ABDULLAH FOUZE

Senior Projects & Facilities Leader | Capital Projects | Maintenance Operations | Multi-Site Portfolios



Senior projects, facilities, and engineering leader with 14+ years directing multi-site maintenance operations, retail expansion, construction, fit-out, renovation, MEP systems, and technical teams across Saudi Arabia. Currently lead projects and maintenance across 180+ live retail sites for Dukan Retailing Company, delivering 52 store openings in FY24 at 96% on-schedule delivery and 9% budget savings, and directing an AI-enabled CAFM-style maintenance portal that lifted preventive-maintenance compliance from 85% to 99%.

Jeddah, Saudi Arabia

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14+

YEARS IN FACILITIES & PROJECTS

180+

LIVE RETAIL SITES TODAY

SAR 100M+

CAPITAL & FIT-OUT DELIVERED

22,000 m²

LANDMARK FACADE · KAPSARC

JAN 2025
to
PRESENT

>> CURRENT

DUKAN RETAILING COMPANY

Jeddah, Saudi Arabia · Multi-City Retail Portfolio

Head of Projects & Maintenance

January 2025 – Present. I lead facilities expansion, construction/fit-out delivery, and maintenance operations across **180+ live, operating retail sites** in Jeddah, Makkah, Madinah, Taif, and Yanbu. I report directly to the CEO and lead annual budgeting, resource planning, KPI setting, and performance management for projects and maintenance, leading an 18-person organization comprising a Maintenance Manager and refrigeration, HVAC, electrical, and civil technicians. I manage an annual project portfolio of approximately **SR 38M**, with up to eight projects running concurrently. I standardized construction delivery through fixed-price contractor framework agreements, pre-agreeing scopes, commercial terms, and contractor readiness ahead of each fiscal year, cutting cost variance by roughly **8%** and eliminating the previous five-day procurement cycle. I directly manage six external maintenance contractors and service providers, recruit site engineers, project coordinators, and technicians, and restructure teams for coverage, compliance, and performance. I also delivered a **16,000 sqm distribution center renovation** on time and within budget, and directed the design and rollout of an AI-enabled, CAFM-style maintenance portal that lifted preventive-maintenance compliance from **85% to 99%** and cut average work-order closure time from four days to two.

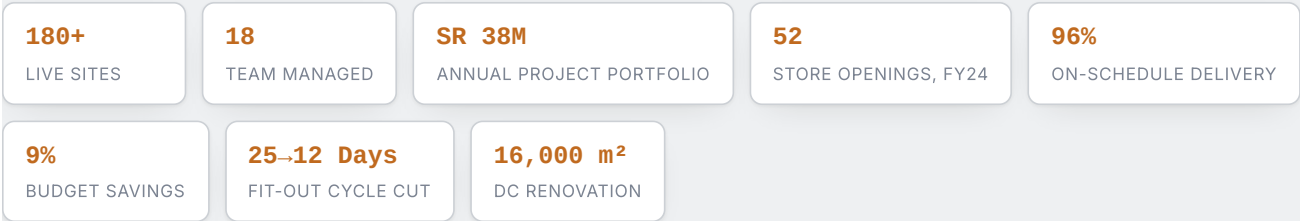


Right now that means actively running a live AC & refrigeration preventive-maintenance cycle across 174 stores (91 in Jeddah, 42 in Makkah, 22 in Madinah, 12 in Taif, 7 in Yanbu), alongside municipal (Baladiya) compliance tracking across the whole portfolio.

DEC 2023 TO JAN 2025

Project Manager

I managed the full retail project lifecycle across multiple sites and cities, site receiving, budget approvals, documentation, tendering, contractor selection, execution, handover, and closeout, reporting to the VP of Projects & Development and managing an **SR 30M+ annual expansion budget** across the western region. I delivered **52 new store openings in FY24**, achieving **96% on-schedule delivery** and **9% savings** against the overall budget, while cutting fit-out duration by more than half, from 25 days down to 12, and standardizing store look and feel, quality, handover, and readiness.



SEP 2022
to
NOV 2023

►► FLAGSHIP PROJECT

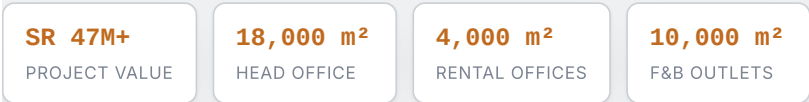
ABDULLAH AL OTHAIM MARKETS

Riyadh, Saudi Arabia

Senior Project Manager, Renovations



I owned the **SR 47M+ Othaim Corporate Mall / Head Office** project end-to-end, from scope definition, budgeting, and planning through design coordination, contractor selection, and execution to completion. I coordinated architects, designers, consultants, and contractors across an **18,000 sqm head office**, **4,000 sqm of rental offices**, and **10,000 sqm of F&B outlets**, one integrated renovation spanning three very different use cases under one roof. I managed contractor negotiations, competitive bidding, contracts, payment certification, variation-order approvals, change orders, financial reporting, risk management, and project closeout.





SEP 2019
to
AUG 2022

►► **PORTFOLIO-WIDE FM**

NATIONAL AGRICULTURAL DEVELOPMENT CO. (NADEC)

Riyadh, Saudi Arabia

Senior Facility Manager



I held full accountability for engineering and facilities operations across a **42-site portfolio**, including 38 distribution centers, with a combined annual **OPEX budget of SR 50M+** and **CAPEX budget of SR 15M+**. I managed maintenance, security, catering, and cleaning/hygiene functions through external contractors, vendors, and service providers, and directed development of a centralized in-house maintenance application unifying tracking, monitoring, and operational controls across all four functions. I secured regulatory approvals and maintained compliance with Civil Defense, Municipality, SFDA, and MOI requirements across multiple cities, including five main distribution centers in Riyadh, Jeddah, Dammam, Qassim, and Abha, and led commissioning, testing, inspections, technical audits, permit-to-work controls, contractor induction, emergency drills, risk registers, and site handovers.

SR 50M+

ANNUAL OPEX

SR 15M+

ANNUAL CAPEX

42

SITES MANAGED

38

DISTRIBUTION CENTERS

4

FUNCTIONS LED

DEC 2015
to
SEP 2019

►► **FIT-OUT DELIVERY**

GLOBAL OFFICE SOLUTIONS

Riyadh, Saudi Arabia

Project Manager, Fit-Out



Across nearly four years I managed a team of 23, reporting to the COO, and ran multiple corporate fit-out sites simultaneously. I managed client, consultant, contractor, and subcontractor interfaces, reviewing contracts, method statements, and multidisciplinary coordination drawings in AutoCAD. I prepared and monitored schedules, certified payment certificates and variation orders, and ensured compliance with Saudi Building Codes, quality standards, and client requirements.

►► **FLAGSHIP DELIVERIES** · SAR 53,000,000 COMBINED

KPMG Head Office

Riyadh Front, Riyadh

SAR 29,000,000

Jul 2018 - Dec 2018

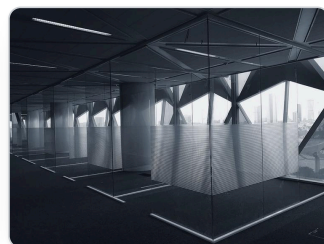


SNB Corporate Office (Previously SAMBA HQ)

KAFD, Riyadh

SAR 13,500,000

Jan 2016 - Jul 2019



Noon Head Office

Riyadh Front, Riyadh

SAR 4,500,000

Dec 2018 - May 2019

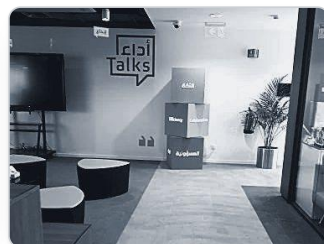
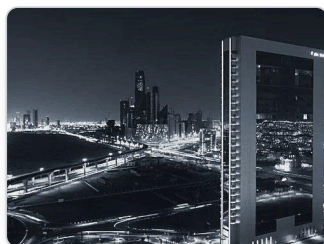


Adaa Head Office

Nakhla Tower, Riyadh

SAR 6,000,000

Mar 2017 - Jul 2017



JUL 2013
to
DEC 2015

►► LANDMARK PROJECT · KAPSARC

DRAKE & SCULL INTERNATIONAL

Construction Saudi Arabia · Riyadh

Senior Site Engineer, Facade



I delivered the **22,000 sqm facade structure** for the Conference Center on Saudi Aramco's **SR 2.5 Billion KAPSARC** (King Abdullah Petroleum Studies and Research Center) project, one of the Kingdom's landmark research campuses, and the project that took me from quality assurance into hands-on site engineering leadership.

22,000 m²

FACADE DELIVERED

SR 2.5B

PARENT PROJECT · KAPSARC



JUL 2012
to
JUL 2013

►► WHERE IT STARTED

ANC CONTRACTING LLC

Riyadh, Saudi Arabia

QA/QC Engineer



My first role on the ground: ensuring quality compliance on a **SAR 153 Million residential and commercial tower** at King Abdullah Financial District (KAFD). I ran inspections for structural and architectural works, verified compliance with specifications and quality standards, managed document submittals, and resolved non-conformances before they became site problems.

SAR 153M

TOWER VALUE · KAFD



►► WHAT I BRING

SKILLS & EXPERTISE

- Facilities & Engineering Leadership

- Multi-Site Operations Management

- Capital Project & Fit-Out Delivery

- Preventive & Corrective Maintenance

- MEP / HVAC & Fire-Life-Safety Systems

- CAFM / Maintenance Systems Design

- Budget, Cost & Contract Management

- Contractor & Vendor Negotiation

- Regulatory & HSE Compliance

- Team Leadership & Development

- Client & Stakeholder Relationship Management

- Risk Management & Reporting

TOOLS & TECHNICAL PROFICIENCY

- AutoCAD

- SAP

- MS Office (Excel, PowerPoint, Project)

- CAFM / Maintenance Ticketing Systems

- Primavera / MS Project

- KPI & Reporting Dashboards

BUILDING & MEP SYSTEMS EXPERIENCE

- Firefighting Systems

- Fire Alarm Systems

- Refrigeration Systems

- HVAC Systems

- CCTV Systems

- Security Systems (Turnstiles & Barrier Gates)

- LV Systems

- Low Current Systems

- A/V Systems (Audio/Video)

- VRF Systems

- Backup Generators

- Cold Rooms

- Civil Works

- Plumbing Systems



DUKAN MAINTENANCE WEB PORTAL

DUKAN RETAILING COMPANY · 2025

Conceived, built, tested, and deployed an AI-enabled, CAFM-style maintenance portal end to end, from workflow design through user-adoption training, enabling store teams across 180+ sites to log, track, and close maintenance requests digitally in place of manual, phone-based reporting.

43

USERS

3,445

ASSETS MANAGED

400 to 450

MONTHLY WORK ORDERS

85%→99%

PM COMPLIANCE

4→2 Days

WO CLOSURE TIME



NADEC IN-HOUSE MAINTENANCE APPLICATION

NADEC · 2020-2022

Directed the development of a custom maintenance management application for a 42-site portfolio, digitizing work order tracking, preventive maintenance scheduling, and compliance documentation across maintenance, security, catering, and cleaning/hygiene functions.

►► BEFORE IT ALL STARTED

EARLY CAREER

Aircraft Trainee Engineer

Sri Lankan Airlines · Aircraft Engineering Division · 2010

EDUCATION

B.Sc., Materials Engineering

University of Moratuwa, Sri Lanka · 2012

AFFILIATIONS & LANGUAGES

Saudi Council of Engineers

Saudi Arabia

Institute of Engineers

Sri Lanka

English (Fluent) · Arabic (Conversational)

►► LET'S BUILD SOMETHING

READY FOR THE
NEXT CAPITAL PROJECT.



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