



CHARLES P. DINEEN BA(Hons), BSc, MCIQB. Chartered Builder y Arquitecto Técnico.
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LARGE-SCALE PROJECT EXECUTION - COUNTRY MANAGEMENT - BUSINESS DEVELOPMENT -
 CONSTRUCTION MANAGEMENT

INTERNATIONAL PROJECT DIRECTOR

With multi-lingual capacity who offers strengths in negotiations, cost control, master planning, budget management, and project turnaround. Excels in culturally-diverse environments, overcoming barriers and achieving objectives.

- Directed €70M project start-up, master planning, and execution for €1B development of Europe’s largest commercial centre projected to create 4,000 jobs in Spain; bridged communication between investor group and community, political bodies, procurement, and contractors, ensuring legal compliance and negotiating licenses and approvals.
- Executed \$50M, on-time launch of IKEA opening location in parallel with urbanisation development works, gaining investor trust in first phase of large-scale development project.
- Led HK\$100M signage/graphics subcontract for build-out of Hong Kong Airport, regaining company’s credibility; liaised between NSC/airport authorities, eliminated logistics errors, drove team development, and applied Primavera software.

EXECUTIVE & STRATEGIC COORDINATOR

Who builds and solidifies relationships with key stakeholders and partners avoids delays and enhance expansion, renovation, and commercial growth in stride with shareholder/corporate needs.

- Saved €2M by negotiating electrical supply contracts and council tax agreements for European developer.
- Managed 14-floor fit-out project for Sun Micro Systems; subsequently engaged to oversee coordination for annual JAVA EXPO (2002-2006), interfacing with top corporate leaders and managing budget for on-time completion.
- Facilitated US call centre group’s entry into Spain, negotiating agreements, securing leases, and leading warehouse conversions to launch country-wide operational centres.

MSc, Appropriate Technologies in Development, *thesis: “Design & Construction of Small Dams in Semi-arid Climates”*
 BSc, Construction Management, University of SouthBank - BA (Honours), English Literature, University of East Anglia
 Member of the Chartered Institute of Building (MCIQB)
Native English; fluent Spanish; proficient French; basic Moore & Portuguese | Complete project list available.

— PROFESSIONAL OVERVIEW —

Project & Construction Director

- RETAIL PARKS, EUROFUND INVESTMENTS ZARAGOZA, S.L. (BRITISH LAND) [Spain] 2005-2009
 - Held accountability for €200M construction budget for Puerto Venecia, heading design, procurement, resource recruiting and management, reporting, site control, and contract administration; reported to board of directors.
 - Appointed as president of land compensation board (Junta de Compensación), overseeing urban planning, modifications, and financial controls; managed relationships with community groups and environment authorities.
 - Orchestrated and implemented global cost plan for design and construction programs; completed public works roads, bridge and infrastructure initiatives, and Retail Park at total value of €67M.

Managing Director

- DINEEN PROJECT PLANNING Y ASOCIADOS, S.L. & KOPLA CONSULTORES [Spain] 2000-2005
 - Launched two autonomous consulting entities to complete projects of up to €120M, including construction, cost management, and business development, for clients such as Bovis Int’l, Hanscomb, and Gabinete de Ingeniería.

Managing Director

- DINEEN PROJECT PLANNING Y ASOCIADOS, S.L. & KOPLA CONSULTORES [Spain] 2000-2005
 - *Partnered with leading UK consulting company, Gleeds Ibérica, for specialist project planning, delivery, termination, and recovery services; extensive use of Primavera/Sure-Trak.*
 - *Engaged to turn around client relationship and realign time objectives for large-scale €14M complex development project for GMP - Garrigues including structural refurbishment, atrium build-outs, and fit-out offices.*
 - *Advised investment banks, such as Royal Bank of Scotland and GE Capital, in tracking €65M spend for commercial centre development projects initiated by Grupo Lar Grosvenor.*
 - *Managed parallel base/fit-out construction of office blocks for Tishman Speyer and US Bank MBNA in Madrid.*

Independent Contracts

- KOPLA CONSULTORES [Spain & UK] 1991-2000
 - *Heron Inversiones: Managed development of two "Heron City" projects totalling \$124M for investment group, avoiding detrimental schedule delays for build-out of US-inspired commercial/leisure centre in Spain and Portugal.*
 - *Ginés Navarro Construcciones (ACS Proyectos & Obras), Dept. of Studies & Offers: Directed site planning, cost control, and project tracking for \$6.7M development of 135 residential units for Heron Internacional.*
 - *Cooperativa Avance Mortalaz: Managed subcontractor relations, quality, and reporting for build-out of 440 residential units and 30 shops; trained three junior architects.*
 - *Parque Corredor: Handled planning, reporting, costing, and certification for 100,000 sq. meter commercial centre.*

Work Experience - Spain

Nov 2005 Appointed as Project and Construction Director by Retail Parks, Eurofund Investments

June 2009 Zaragoza & British Land Phases 1 & 2 for the development of "Puerto Venecia", actually the largest Commercial & Leisure centre currently operating in Europe. (Construction Budget 200 mm €)

About Puerto Venecia;

Puerto Venecia, located in Zaragoza, is the largest Commercial and leisure centre in Europe with more than 206.000 m² of SBA y 250 units. Currently being developed by Eurofund Investments Zaragoza S.L., a joint venture participated in by British land, one of the largest Real estate companies in Europe and a consortium of private investors.

The total investment in Puerto Venecia is approximately 1.000 million euros, of which 600 million corresponds to direct investment and 400 million to the Tenants. The first phases, urbanisation works, infrastructures and the Retail Park are operational whilst the third phase will be finalised in 2012. In total 4.000 jobs will be created.

Principal Functions;

1) Global Project Management

Integration of all major facts in the management and development of the Project; commercial - design; design - procurement; procurement contracting; site control and contract administration. Urban Planning management. Responsible for development & control of 200 M € construction budget.

Direction, support and integration. Control of Resources and Consultants. Reporting direct to Investor Board.

2) President and Vice president of the Junta de Compensación (Land Compensation Board) Sector SUZ 88/3-1 "Puerto Venecia"

Urban Planning management. Development and Approval of urbanistic planning Project, Urbanisation Project, Modifications to Urbanistic Planning Project, Statutes, Constitution and registry of Conservation Entity. Financial control.

Relationship management - Community groups and Environment Authorities.

Public Works; Procurement, Contracting and Control with use of national & European law in contracting. Municipal and Regional Roads authority Reception of Works

3) Management and Control of Licensing procedures and Approvals

Negotiate and obtain Urbanistic (Works) Licences and Activities Licences. Technical and Administrative negotiation with Council and regional government Authorities

4) Construction

Public Works Roads & Infrastructures, Telco, etc.- 35,55 M €. Public urbanisation Works - 65 ha Elevated motorway roundabout connection with Z-40 and access lanes.

Construction of Retail Park (Medianas) - 31,80 M €, including 45.000 m² + private urbanisation works.

Procurement & contract 1st phase structures (CC) - 3^a fase - 35 M €

5) Costs

Planning and management; Development of Global Cost plan. Integration of Cost Planning, Design and Commercial programmes. Cost Management - Reporting and Control

June 2000 Managing Director Dineen Project Planning y Asociados, S.L. ; Project Director, Gleeds Ibérica and
Nov 2005 Managing Director Kopla Consultores

Principal projects:

Grupo Lar Grosvenor - Royal Bank of Scotland & GE Capital - Commercial centre development - Carcaixent
Rodamco - Integral refurbishment and Extension of Commercial centre - Albacenter - Albacete
Colt Properties - Urban Planning and Project Outline development of "El Cortijo Grande" , Turre - Mojacar
MBNA - High-tec Office Fit out in new office building (Las Rozas, Madrid)
Tishman Speyer - Construction of two building of offices (Las Rozas, Madrid)
Sun Micro Systems - 14 floor fit out incl. specialist IT rooms and Security, Parque Norte - Madrid
Stream International - Call Centre - Polígono A Grela - A Coruña

Prior to 2000, Spain, U,K. & Overseas Independent Contracts

Heron Inversiones (Heron Corporation) Appointed Project Manager for Heron International in Spain & Portugal. I was responsible for 14.000 mm pts (84.1 M €) of Project Management based in two "Heron City" projects in Madrid Barcelona.

ACS Actividades y Construcción, S.A. (Ginés Navarro Construcciones S.A.). Coordinator, Department of Studies and Offers, Central Zone: Planning , project programming, Cost control, site planning & management, supervision and project tracking. Site Agent and Area representative Building Refurbishment, Madrid. Client: Heron Internacional - 750 mm Pts (4.5 M €).

Cevasa Imagen, S.A. (Part of the Ginés Navarro group). Project Manager Start-Up New Airport Hong Kong (Sub-contract NSC 077: Signage & Graphics). Hong Kong (100 M \$ Hong Kong - 9,38M €)

Bovis Internacional de España, S.A. Dept. of Studies and Offers; planning, programming and costs for various projects. Construction Manager Fit-Out in "Torre Europa" for Novell, Madrid. Deployment Construction management Systems. Project Planning & Control Commercial Centre Development (35mm Pts 0,21 M €), Madrid

Construcciones Moyua, S.A. contracted to control Planning and Up-date for Works contributing to the construction of the new Steel Works- Acería Compacta de Bizkaia, (AHV) (500 MM - 3,05M €)

U.T.E. Aritzbatalde. Planning and Up-date Project of 7 blocks of Flats. Construction programme. Control time frames and production rates (1,100 MM pts - 6,6M €). Zarautz.

Ginés Navarro Construcciones; Centro Commercial 100,000 m2 built by for Parque Corredor, Torrejón. (6.000 MM. pts - 36M €.). Programme & progress control; Cost Plan & Certificate control.

Parroquia de Laredo Project and Client technical office Renovation of roofs and structures for the. National Monument - 12th Century Church.

U.T.E. Irulan Programme and phasing for urbanization and Housing projects (3.500 M pts - 21,03M €).

Construcciones Moyua, S.A Method statement and planning construction and infrastructure projects.

Cooperativa Avance Moratalaz. Construction of 440 flats and 30 shops in 3 blocks Madrid. 2nd Technical Architect working for Client on site. Measurement and certification. Quality and Progress. Control and supervision of Subcontractors. Final inspection. Training of 3 junior technical Architects .

Sep / Oct Regional Government, Alava. Inventory development of Infrastructure and Services in the 440 villages: province of Alava.

LAR Arquitectura Project, block of 10 flats. Basque Country. Technical Architect. Design analysis and value engineering. Contracting system. Budget development and Development valuation. Production plan.

Murebal Ibérica, S.A.Coordinator, pilot group. Project Technological Transfer to Mexico. Basque Country.

Jun 1993 First European Community citizen to harmonise academic and professional titles in Spain as a Technical Architect. Full member of Spanish Institution.

Hornet Informatica, S.A., Madrid, Spain. Commercial and Marketing Director. Distribution agents Hornet Project Management Software Package. Planning and control of public works in Barcelona. Implementation of the adopted sales and pricing policy; Sales and seminar presentations to prospective clients in the Construction, Civil Engineering, Oil, Water and Manufacturing industries.

Career History : U.K. and Overseas

Dineen Development Consultants, London, UK. A part-time practice, undertaking specification, tender management and JCT contract supervision. Business organisation consultancy in the construction sector.

United Nations Association International Service. Project Coordinator, Burkina Faso, West Africa. Charitable Development Agency. Directed and managed two year project to design and build small dams and associated irrigation and supply work. In the Sahel region of Burkina (Upper Volta).

International Voluntary Service (I.V.S.) Swaziland, Southern Africa. Assistant Engineer - Construction of spring protection, shock chlorination treatment, pipe work.