

Charles P. Dineen. BA(Hons), BSc. Chartered Builder MCIQB (U.K.); Arquitecto Técnico (España),

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International Senior Project / Construction Director / Manager. Charles has worked in the development industry since 1981 and has important project experience - commercial, leisure & residential. Offers strengths in negotiations, cost control, master planning, budget management, and project turnaround. Excels in culturally-diverse environments, overcoming barriers and achieving objectives. Builds and solidifies relationships with key stakeholders and partners in management and problem solving within the confines of budget and time parameters. Experience in Europe (various countries), Hong Kong, Africa (various countries), Chile and Panamá as Project and Construction manager.

- Successful track record from project execution
- Strong drive to achieve results
- Strong leadership profile, with the ability to manage and motivate employees
- Business management acumen
- Ability to maintain overview while planning and executing large projects
- Excellent communication and client service skills
- Organizational and time management skills
- Strong conflict management and problem solving skills
- Bi-lingual English-Spanish with good French

Project Manager and Programmer who understands the process from inception to final product delivery (the development and production process through viability studies - both technical, financial and commercial interfaces, design, logistics analysis, procurement and production). Global planning. Contracting & Team development, strategic planning. Management of Design & Engineering development. Value Engineering. Contractor Management and administration. Coordination Sub contractors. Contract administration. Cost Plan development. Cost Management & Control. Quality control and on-site inspection. Project Rescue - Time & Cost issues. Team restructuring. Planning Packages - Primavera, SureTrak, MS Project. MS Office.

2010 - to date

General Manager, Estate Manger and Project Director; Catiland Panamá, s.r.l. Panamá. General manager and Administrator for all elements of the Company business in Panamá including all fiscal and legal issues, Land and project management development. Auditoria & Business development.

2005 - 2010

Director Project / Construction. Eurofund Investments Zaragoza & British Land Phases 1 & 2 for the development of "Puerto Venecia", the largest commercial and leisure centre currently under development in Europe. The Developer is **British Land, one of the biggest Real estate companies in Europe** and a consortium of private investors. With more than 206.000 M2 of SBA and 250 units. Responsible for: Global Project Management. Planning & Environmental Issues. Management and obtaining of Licences. Procurement and Contract Negotiation. Construction and Contract Administration. Development, management and control of Costs - direct investment in Construction 200m €.

- Directed €70M project start-up, master planning, and execution for €1B development of Europe's largest Commercial & Leisure 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.
- Saved €2M by negotiating electrical supply contracts and council tax agreements for European developer.

2000 - 2005

Participation in projects up to €120M for Consulting groups Gleeds Ibérica, Hanscomb and Bovis Internacional amongst others. Extensive use of Primavera / SureTrak and PM CM Systems.

GMP - Garrigues; Hermosilla 3 Reforma Integral Edificios y Acondicionamiento - Madrid
Client representation - (Important Madrid based Developer - Offices); Construction Director responsible for site programming; subcontractor integration and coordination, logistics. Coordination of Works with end user. Coordination of Clients, achieving time and quality targets. Unique façades in the Centre of Madrid. Creation of Atrium joining two buildings with new structures at 30m +. Installation of Office equipment.

Grupo Lar Grosvenor - Royal Bank of Scotland & GE Capital - Mall & Commercial centre-Valencia. Rodamco - Integral Refurbishment and Extension of Commercial Centre -Albacete
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.

Tishman Speyer - Construction 2 Blocks Offices in Las Rozas, Madrid; MBNA - Integral Fit-Out of new offices; IT rooms, etc.
Director of Project & Construction for Canadian Developer. Strategy and implementation of procurement process. **Managed parallel base/fit-out construction of office blocks for Tishman Speyer and US Bank MBNA** in Madrid. Integration of base build and Fit-Out Works Coordination Coordination of M & E start up for the Offices. Design & Site management. Security. Achieved time frame for construction and inauguration of offices.

Sun Micro Systems - Total Fit Out 14 floors, Parque Norte - Madrid
Led 14 floor Integral Fit - Out for Sun Micro Systems in the exceptionally short time frame of 4 months including state of the art IT rooms. Equipment and F & F for office start-up. Maintenance Programme. Direction of Project and Works as Client representative. Control of procurement and contracts, Works, cost control. Was later contracted by Sun to coordinate and run their JAVA EXPO (2002 - 2006), being the Coordinator between the Sun board and the Management Group controlling the exposition.

Stream International - Call Centre - Polígono A Grela - A Coruña
Facilitated US call centre group's entry into Spain, negotiating agreements, securing leases, and leading warehouse conversions to launch country-wide operational centres.

Colt Properties - Development Planning for "El Cortijo Grande." Turre - Mojacar
Planning & Urban Development functions. Design & Engineering management for Irish Developer.

1993 - 2000

Heron Inversiones, S.A. in Spain and Portugal.

Heron Inversiones: Project manager and responsible for the development, design management, contracting and control 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. Multi project management. Tenant Fit Out Management and Coordination with principal Works.

Cevasa Imagen, S.A. (Grupo Ginés Navarro Construcciones, S.A). Project Director. New Hong Kong Airport. (Contract NSC 77: Signage & Graphics).
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. Established company in Hong Kong, administration, logistics, employment of staff. Find and contract teams. Contract negotiations and administration.

Bovis Internacional de España, S.A. Construcciones Moyua, S.A. y Ginés Navarro Construcciones, S.A. (Grupo ACS, Actividades de Construcción y Servicios), Construcciones Suquia.

Projects undertaken using e "**Construction Management**" systems; Programming, planning and control of costs. Construction director; Planning and Up-date control for New Steel Works plant **Acería Compacta de Bizkaia, (AHV)**; Commercial centre 100,000 m² Torrejón. **Parque Corredor**. Programme and progress control; estimating and cost control, control of certificates. **Edificio Corelli**. Convert 7 floors of offices into 135 flats. **Site Agent for Contractor. Cooperativa Avance, Moratalaz. Madrid.** Construction of 440 flats and 30 units in 3 plots. Technical Architect, Client technical Office. Technical and Quality control on site. Measurement of Works. Progress control and Subcontractor coordination. **Construcciones Suquia: Works programme 7 blocks of housing - Zarautz.**

Education and Professional Status

Technical Architect (Construction Engineer). First citizen in European Community to harmonise qualifications in Spain.

Member of the CIOB (Chartered Institute of Building), U.K.

MSc "Construction Management"; (Not Completed) Appropriate Technologies in development, *Thesis "Design and Construction of Small Dams in Semi Arid Climates"* - Thesis approved. University of the SouthBank.

BSc in Construction Management, SouthBank University, London

BA(Hons) in English literature, University of East Anglia.

Languages and Other Information

English mother language - bi-lingual Spanish. Working French. Moore and Portuguese - basic.

Senior lecturer Dept. Construction management - SouthBank University - Course Director - MSc Marketing

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.