

# CHARLES P. DINEEN

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Urbanización Torre del Francés, Calle 'B' Nº 9 - 50190 Garrapinillos - Zaragoza, Spain

LARGE-SCALE PROJECT EXECUTION - COUNTRY MANAGEMENT - BUSINESS DEVELOPMENT - CONSTRUCTION MANAGEMENT

INTERNATIONAL EXECUTIVE who builds and solidifies relationships with key stakeholders and partners. Bridges communication and avoids delays for expansion, renovation, and commercial growth in stride with shareholder/corporate needs.

- Steered €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.

STRATEGIC COORDINATOR who offers strengths in negotiations, cost control, master planning, budget management, and project turnaround. Excels in culturally-diverse environments, overcoming barriers and achieving consensus.

- Delivered €2M savings by negotiating electrical supply contracts and council tax agreements for European developer.
- Steered 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 (MCIOB)

Native English; fluent Spanish; proficient French; basic Moore & Portuguese | Additional Project Information 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.
- 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.
- *Parroquia de Laredo*: Facilitated roof and structural refurbishment for national 12<sup>th</sup>-century monument.
- *Parque Corredor*: Handled planning, reporting, costing, and certification for 100,000 sq. meter commercial centre.
- *Hornet Informatica*: Presented project management software to potential clients in construction, civil engineering, oil, water, and manufacturing segments. Oversaw public works projects; rolled-out sales/pricing policies.

*Prior*: Senior Lecturer (Department of Construction Management), Course Director (CIOB Professional Examination Program), Director (Construction Management European Studies Unit), SOUTH BANK UNIVERSITY [UK]. Project Coordinator, UNITED NATIONS ASSOCIATION INTERNATIONAL SERVICE [West Africa].