

Waqar Younas

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Profile

With years of working experience in Project Management and Site Supervision, coupled with a Construction Management Degree, Waqar wholistically excelled in leading numerous large-scale construction projects and successfully completed 3 full life cycles. Demonstrating technical prowess in multifamily mid-rise, multifamily low-rise, underground parking and civil work, Waqar also possesses a strong skill set in mentoring teams, fostering leadership, and implementing technological innovations to drive operational efficiency.

Education

09/2014 – 07/2018
Winnipeg, Canada

Construction Management Degree | Bachelors of Technology **Red River College Polytechnic**

A rigorous 4-year Construction Management Degree program designed by experts from Ellis Don, PCL, Bird and other industry leaders to meet the growing need for Construction Managers.

Known for its high demand wait list and competitive admissions, studied courses included Structural Engineering, Civil Engineering, Infrastructure Design, Architecture, Project Management, Business Administration, Contract Administration, Construction Law, Financial Planning, Building Code, Construction Methods, Estimating, Quantity Surveying and other relevant subjects.

Work Experience

10/2021 – present
Toronto, Canada

Site Superintendent, Mid Rise **Ambria Group**

- Project Lead for \$100m, 298 Multi Family Residential Construction Project comprised of Underground Parking and 10 buildings.
- Guide the Project Manager through Pre-construction, Construction, and Closeout/Warranty.
- Coordinate with Sales, Marketing, Development, Accounting, Building Department and Investors.
- Recruit, train and supervise Project Admins, Project Coordinators and Assistant Site Supervisors.
- Lead/coordinate Consultants on design to find over \$1m in savings by choosing alternative products, changing construction methodology, value engineering site services and concrete members.
- Ready IFT and IFC drawings; coordinate permits.
- Create project schedule, set milestones and budget. Review/create scope of works and risk assessments. Estimation and Tender project, bid analysis, negotiate and award contracts.
- Schedule, sequence and coordinate all subcontractors and suppliers and other daily on site operations from excavation, forming, framing,

rough-ins, finishes, PDI's to service and warranty.

- Lead all Consultant and Trade Meetings during construction.
- Managed and directed teams of over 200+ workers. Ensuring strict adherence to project plan + health and safety regulations.
- Manage and schedule all inspections with architect, engineers, building inspectors, Tarion b19, and other 3rd party testing.
- Manage and approve changes to design or contracts.
- Monitor and communicate detailed project performance i.e. daily reports, schedule updates, budget updates, investor reports, review and approve invoices/progress.
- Adjust resources/labor allocation as required for budget compliance.
- Organize all commissioning of mechanical equipment, electrical equipment, sprinkler/fire pump, fire alarm, emergency generator, security, garbage chutes...etc.
- Collect test reports, sign-offs and other documents/occupancy requirements for close out.
- Turnover project to property manager and train on operations and maintenance.
- Lead and supervise Service/Warranty team. Investigate failures in building envelope. Address technical audit and other Tarion requirements in conjunction with Property Manager and Condo Corp.
- Advise on feasibility and construction of future projects.

07/2018 – 10/2021

Greater Toronto Area,
Canada

Associate Project Manager/Supervisor, Mid Rise Mattamy Urban

- Successfully delivered 3 mid-rise multifamily projects in my time at Mattamy from Pre-construction, through Construction to Service/Warranty. Worked partially on 2 other projects. Completed 2 full life cycles.
- Worked a special project management and site management role to create a profitable and optimized Midrise Division in the GTA West.
- Specialized in the project management and site supervision of all excavation, forming, drains/site services/civil work, water proofing, building shell/structure (CIP + Precast + CFS), building envelope and exterior works.
- Created and defined roles and responsibilities of Project Coordinators and Site Supervisors by creating Standard Operating Procedures and Flow Charts that replaced roles such as 'Community Coordinators' or 'Builders'.
- Trained Project Coordinators and Site Supervisors.
- Managed multiple projects undertaking a variety of tasks such as but not limited to pre-construction design/concept drawings, create class d budgets, selecting architects and engineers, coordinating SPA submissions and permits, estimating, quantity take-offs, create/review scope of works and award contracts.
- Create project schedules and estimate budgets.
- Lead planning, scheduling and execution in the office and onsite.
- Track and manage RFI's, site instructions, submittals, change orders, field reviews, meeting minutes and all other project documentation and record keeping.
- Monitor and update project costs, budgets and schedules.
- Review, code and approve invoices and change orders.
- Schedule all field reviews and inspections.

Work Experience

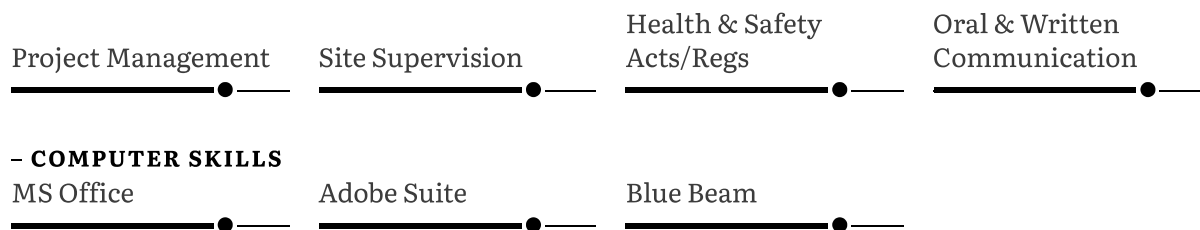
- Schedule and lead consultant and trade meetings.
- Collect all close out documents and sign-offs.
- Ensure strict adherence to all H&S Policies.
- Create Operations and Maintenance manuals.
- Service works such as investigate any leaks/structural failures then estimate and award remediation.

03/2016 – 11/2016
Winkler, Canada

Junior Project Manager Grandeur Housing

- Manitoba Housing pilot project to compare modular construction to on site stick framing.
- Completed the supply and install of 4 low rise buildings.
- Developed project schedules, set project deadlines, and allocated resources effectively.
- Monitor project progress and ensure work is completed within budget, on schedule, and ensuring quality expectations are met.
- Resolve construction issues, conflicts, disputes, and discrepancies in a timely manner.
- High level of adherence to government issued specifications and drawings.
- Liaison between Owner, Architect, and General Contractor.

★ Skills



Projects

Winnipeg, Canada

Manitoba Housing

\$3M
4 lowrise 'Fourplexes' buildings.
Modular Construction.

Milton, Canada

Hawthorne South Village Condos

\$65m
6 Storey Building
238 Residential Units GFA: 15913 m
Underground Parking GFA: 8202 m2



Oakville, Canada

Bower Condos

\$70m

2 storey Entry Feature

West Tower 6 Storey 116 Residential Units

East Tower 6 Storey 117 Residential Units

Residential GFA: 9468 m2

Underground Parking GFA: 9480 m2



Oakville, Canada

5north Condos

\$90m

Building A - 4 & 6 Storey, 150 Residential Units

Building B - 4 & 6 Storey, 113 Residential Units

Building C - 3 Storey Townhomes, 6 Units

Building D - 3 Storey Townhomes, 4 Units

Residential GFA: 32,047 m2

Underground Parking GFA: 10,908 m2



Milton, Canada

Soleil Condos

Building C 6 Storeys, 128 Residential Units;

Building D 6 Storeys, 122 Residential Units

Residential GFA: 20,879 m2

Underground Parking GFA: 23,598 m2



Toronto, Canada

Presto Modern Towns

\$100m

10 Buildings

298 Stacked Town Residential Units

4 Storey + Roof Top Terrace

Residential GFA: 24,560 m2

Underground Parking GFA: 11,072 m2

