



A. Nil Sensu

Project & Design Manager · Sustainability Specialist (M.Sc.)
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PROFILE

Project and Design Manager with 10+ years on large building programmes (up to \$180M) across Europe, Central Asia, the Middle East, and East Africa. Experience spans Owner's Representative consultancy on KfW funded infrastructure, design management on high specification embassy and hospitality projects, and architectural delivery. Comfortable running the design to execution interface, managing submittal workflows, coordinating international planning offices and consultants, and tracking scope, budget, and risk on donor financed and private sector developments. M.Sc. Resource Efficiency, with active application of green building frameworks (LEED, BREEAM) as well as KfW and US OBO requirements.

KEY STRENGTHS

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| Design Management & Coordination | Project Controls & Budget Tracking | Technical Advisory (Owner's Rep) |
| Green Building (LEED, BREEAM) | KfW & US OBO Compliance | Stakeholder Coordination |
| Life Cycle Assessment (LCA) | Risk & Financial Monitoring | Value Engineering & QA/QC |

PROFESSIONAL EXPERIENCE

Project Manager, Consultancy | GITEC-IGIP GmbH, Cologne Oct.2023 – Oct.2025

- Acted as Technical Advisor (Owner's Rep) on KfW funded infrastructure, overseeing scope, budget tracking, and compliance on €10M+ donor financed developments, including Environmental and Social Impact Assessments (ESIA) aligned with World Bank Environmental and Social Standards (ESS).
- Coordinated sustainability and technical reporting across international planning offices and government agencies, tracking scope deliverables through structured review.
- Administered project controls using Microsoft Dynamics 365, streamlining technical procurement, compliance reporting, and CAPEX tracking.
- Coordinated climate risk assessment and resilience measures for flood exposed public infrastructure.
- Led technical feasibility studies and proposal preparation for public sector infrastructure developments in Rwanda, Egypt, Malawi, and Uzbekistan.

Full Time Academic Sabbatical, M.Sc. Resource Efficiency Sept.2019 – June 2023 Hamburg HafenCity University, Germany

- Advanced specialisation in Resource Efficiency, Life Cycle Assessment (LCA), and Circular Economy, with a focus on embodied carbon and material efficiency strategies.
- Thesis: "Carbon Storage Through Wood in Residential Buildings in Germany", analysing material alternatives for carbon mitigation and energy efficiency.

Freelance Technical Design Consultant | Remote, Türkiye Jan.2019 – July 2019

- Delivered freelance SD/DD/CD packages for an industrial complex in Saudi Arabia and hospitality projects in France, coordinating remotely with lead studios on buildable detailing, material specification, and budget aware design choices aligned with regional climate and energy performance requirements.

Deputy Project Engineer | Pernix Ronisans JV, Uganda Mar.2018 – Dec.2018 US Embassy Kampala (~\$110M).

- Managed the interface between architectural design and site execution on a facility governed by US OBO standards (equivalent to LEED Gold), coordinating across structure, envelope, and MEP.
- Verified adherence to federal standards on material procurement, VOC limits, and waste management documentation.
- Reviewed material data sheets and shop drawings prior to procurement, checking specification compliance.

Deputy Design Office Manager | IDA Construction, Kazakhstan

Sept.2015 – Nov.2017

St. Regis Hotel Astana (~\$180M).

- Managed high specification interior fit out against operator brand standards (Starwood/Marriott) and BREEAM compliance targets, coordinating closely with M&E and with consultants on the client side (WATG).
- Co led cost optimisation for interior materials, achieving ~35% savings without compromising design intent or material performance.
- Supervised full size mockups to verify material transitions, lighting integration, and buildability before mass execution, reducing rework and construction waste.
- Managed the approval workflow for subcontractor shop drawings and material submittals, keeping consultant reviews on programme.
- Developed and implemented quality control workflows for documentation and site activities, ensuring accuracy, durability, and adherence to functional and aesthetic benchmarks.
- Conducted quality inspections and supervised finishing works in guestroom wing building, confirming installation quality and design intent.

Architect | Kolart Architectural Office, Türkiye

Aug.2011 – Aug.2015

- Produced shop drawing packages and façade detailing for US Embassy projects (Netherlands, Russia, Mauritania) in compliance with OBO standards.
- Supported quantity surveys and tender documentation for major aviation and port developments in Qatar and UAE.

EDUCATION

M.Sc. Resource Efficiency in Architecture and Planning

Sept.2019 – June 2023

HafenCity University | Hamburg, Germany

M.Sc. Architectural Design

Oct.2010 – Mar.2014

Istanbul Technical University | Istanbul, Türkiye

B.Sc. Architecture

Jan.2004 – Jan.2010

Istanbul Technical University | Istanbul, Türkiye

TECHNICAL SKILLS

- o **Project & Design Management:** Design coordination, submittal and shop drawing workflow, design to execution interface, scope and budget tracking, QA/QC, stakeholder coordination.
- o **Technical Consultancy:** Owner's representative, compliance oversight, donor reporting, feasibility studies, proposal preparation.
- o **Sustainability:** LEED v4, BREEAM, Green Building Strategies, Life Cycle Assessment (LCA), Circular Economy, CSRD, EU Taxonomy, embodied carbon.
- o **Standards & Frameworks:** US OBO Standards, KfW Sustainability Guideline, FIDIC, ESIA/ESMP.
- o **Tools:** AutoCAD, Revit, Microsoft Dynamics 365, MS Office Suite, One Click LCA.
- o **Languages:** English (Fluent), German (B2), Turkish (Native).

CREDENTIALS, CERTIFICATIONS & TRAININGS

- » Data Center Certified Associate (DCCA) – Schneider Electric
- » LEED Green Associate
- » LEED AP BD+C – In Preparation
- » Construction Lifecycle Assessment Specialist – One Click LCA
- » CSRD Fundamentals – CSRD Institute
- » Introduction to Sustainable Finance Taxonomies – GIZ
- » Kith Climate Cohort (6 weeks) – Advanced AI for Sustainability Reporting
- » FIDIC Conditions of Contract training – 16 hrs
- » GenAI for Project Managers – PMI
- » Sustainable Waste Management – IGCS International Workshop