

# 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

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** 10/2023 – 10/2025

- 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** 09/2019 – 06/2023

*HafenCity University Hamburg, 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** 01/2019 – 07/2019

- 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** 03/2018 – 12/2018

*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** 09/2015 – 11/2017

*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**

08/2011 – 08/2015

- 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**

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**M.Sc. Resource Efficiency in Architecture and Planning**

09/2019 – 06/2023

*HafenCity University, Hamburg, Germany*

**M.Sc. Architectural Design**

10/2010 – 03/2014

*Istanbul Technical University, Istanbul, Türkiye*

**B.Sc. Architecture**

01/2004 – 01/2010

*Istanbul Technical University, Istanbul, Türkiye*

**TECHNICAL SKILLS**

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**Project & Design Management:** Design coordination, submittal and shop drawing workflow, design-to-execution interface, scope and budget tracking, QA/QC, stakeholder coordination.

**Technical Consultancy:** Owner's representative, compliance oversight, donor reporting, feasibility studies, proposal preparation.

**Sustainability:** LEED v4, BREEAM, Green Building Strategies, Life Cycle Assessment (LCA), Circular Economy, CSRD, EU Taxonomy, embodied carbon.

**Standards & Frameworks:** US OBO Standards, KfW Sustainability Guideline, FIDIC, ESIA/ESMP.

**Tools:** AutoCAD, Revit, Microsoft Dynamics 365, MS Office Suite, One Click LCA.

**Languages:** German (C1, Goethe-Zertifikat exam planned for Aug. 2026), English (C2), Turkish (C2 / Native).

**CREDENTIALS, CERTIFICATIONS & TRAININGS**

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- 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