

Adam Kushabi, AIA, ULI, CMAA

Chicago, IL | +1.312.868.1511 | adam.kushabi@gmail.com | [linkedin.com/in/adamkushabimegaprojects](https://www.linkedin.com/in/adamkushabimegaprojects)

Director: Design Management & Real Estate Development

Strategic Planning | Project Leadership | Process Streamlining

- ✓ **Seasoned Design & Construction Executive with 20+ years' experience in team leadership**, contract negotiation, design and planning, and resource allocation with a stellar track record of global successes.
- ✓ **Renown for identifying cost reductions and optimizing revenue growth** while continually driving process improvements, instituting value engineering, realizing strategic business goals, and delivering within schedule.
- ✓ **Commended for spearheading the development of large, billion-dollar projects** by leading cross-discipline, cross-functional consultant teams in the US, Canada, UAE, KSA, China, and Kazakhstan.
- ✓ **Excels in monitoring the quality of work throughout all phases of development**; directs project design delivery while effectively exceeding standards from site selection, project delivery, and regulatory compliance.
- ✓ **Skilled in overseeing multidisciplinary design & delivery teams** across the construction phases of mixed-use, workplace, multifamily, retail, theme parks, master-planned communities and hospitality projects.
- ✓ **Proficient in utilizing software to guide project success, including** *Microsoft Office, MS Project, MS Teams, Newforma, Procore, Costar, Deltek Ajera, Argus Developer, Revit, AutoCAD, Sketchup, Bluebeam Revu, and OneNote.*



Exit 10 Entry



AMC Entertainment Cluster



Riyadh, KSA



Ferrari World, UAE



Fontainebleau Casino, NV



Future Entertainment Cluster

CORE COMPETENCIES

Program Management • Development Feasibility • Design & Planning • Visioning • Due Diligence • Contract Negotiation • Design Review / Quality Assurance • Scope Definition & Procurement • Construction Management • New Brand Initiatives • Occupancy / Migration Planning • LEED / BIM Initiatives • Market Analysis • Business Case & Asset Optimization • FF&E • Entitlement & Regulatory Approvals

EDUCATION, CERTIFICATIONS, & LICENSURE

Certificate in Commercial Real Estate Development | University of Washington
Master of Architecture & Real Estate Development | University of Pennsylvania
Bachelor of Architecture & Real Estate Development | Illinois Institute of Technology
Architecture License Illinois, Washington, Nevada
NCARB Certificate, AIA, ULI, CMAA and RIBA member

Sr. Project Manager & Branch Leader | Humphreys & Partners Architects – Chicago, IL 2023 to Present

Lead the Chicago operations for a national multi-family firm, driving excellence to project development, design, scheduling, and budgeting. Partner with clients to gather requirements, formulate opportunities, and establish priorities. Steer architectural production teams through dedicated leadership and expertise in Midwestern USA construction codes. Create a consensus between team members to encourage progress. Currently delivering 4 market-rate multifamily projects (250-500 units each).



Rockrun Crossings, Joliet, IL



Bond at Novi, MI



Gallatin, TN

Sr. Project Manager | Freidmutter Group, Bergman Walls – Las Vegas, NV 2021 to 2022

Drove design development for the Nightclub & Theater at **Fontainebleau Resort & Casino**. Collaborated with Rockwell Group and Charcoal Blue. Coordinated with MEP/S/L. Integrated Lighting, LED, ICT, Sound Systems, Catwalks, Rigging, Theater Gridiron & Balcony Design. BOH & F&B Design. Created the master plan for the **Hard Rock Resort & Casino** in Tejon, CA. Produced bid documents for the **University Medical Campus** Façade & Landscape Improvements in Las Vegas.

Director / Technical Lead | Hill International – Riyadh, KSA 2019 to 2020

Directed the design management of two entertainment clusters for **Saudi Entertainment Ventures** (SEVEN) in Riyadh, including the integration of retail, dining, rides, and attractions. Partnered with **CRTKL, Gensler, and Thinkwell** on the concept development of two urban theme parks of approximately 64,000 GFA each with a total investment of 4B SAR. Responsibilities included overseeing project delivery program management for: IP Integration for specialty rides like IFly, Ferris Wheel, Ski Slope, Waterpark, Wave pool, and **AMC Theatres**; RDE elements in Area development; project controls for: Anchoring strategy and Creative Design Intent management through A/E Design development and permitting process.

Director / Owner | Exponent Project Management – Seattle, WA | Chicago, IL 2016 to 2019

Oversaw all aspects of the design and construction of commercial development projects. Assessed market conditions to determine the highest and best use, project feasibility, and entitlements. Procured services and managed design and construction delivery. Analyzed project financials, expedited permit submissions, set up work plans and schedules; conducted high-impact presentations to procure client interest.

Key Engagements:

- **US Foods** - Development of the program for nationwide Roll-out of **ChefStore**; feasibility studies for Virginia Beach & Myrtle Beach locations. Design & Construction Oversight as owners representative. 2 yr Contract
- **Northgate Mall Master Plan & Town Center Conversion** – The project consisted of a major phased development, four master use permits, and short plats to develop: Office, Multifamily Residential, Retail, Restaurants, Hotel, Parking, and Programmed Open Spaces at 38-acre site in Seattle
- **Providence Christian School**: TI's for conversion of a suburban office park to a K-12 private school.
- **Teavana Portfolio Disposition**: Created a strategy and work- plan to close 379 shops nationwide.
- **Dominium** Delivered tow multifamily residential communities in central Florida



Northgate Mall Residential



Northgate TownCenter 2026



Northgate Station, CA



Ritz Carleton , Astana



Treasure Cove, Shanghai



Green Park, Riyadh KSA

Sr. Project Manager | Westfield Corporation – Seattle, WA

2015 to 2016

Managed tenant design, permit, and construction processes, and shop opening deadlines. Liaised with superintendents on-site logistics. Coordinated letters of intent, scope, insurance requirements, and project schedules. Tracked project workflows on Argus-based lease management system and completed punch list items.

Key Accomplishments: Opened **30+ new shops** and redeveloped two new anchors at Southcenter and Vancouver Malls.

Sr. Project Design Manager | Turner International – Astana, Kazakhstan

2014

Managed the construction deliverables for a \$300M mixed-used development including construction documentation, engineering infrastructure integration, landscape, and interior design. Built mockups, managed vendor relationships, and reviewed shop drawings. Supervised a team of consultants and contractors in the US, UK, Turkey, and Russia; managed a team of five onsite professionals. Oversaw day-to-day construction, project schedule, code compliance issues, and RFI, Submittal process. Generated monthly and weekly reports and presented critical details to stakeholders and investors.

Key Accomplishments: Coordinated Design packages for a mixed-use tower with a 160 key Ritz Carlton hotel, high street retail, and branded apartments for **Talan Towers** in Astana, Kazakhstan.

Principal Project Design Manager | Walt Disney Imagineering – Shanghai, China

2012 to 2013

Oversaw design delivery and handoff to contractors in China for **Shanghai Disney Resorts' Treasure Cove**, a \$800M land based on the **Pirates of the Caribbean**. Integrated set design, architecture, merchandising, theme lighting, rockwork, and ride engineering. Executed regulatory approvals, implemented project controls, and set up a satellite site office in Shanghai. Managed a team of 20+ professionals.

Key Achievements:

- Established Disney Imagineering office within the LDI's office in Shanghai; championed the design development and permitting for Treasure Cove.

Project Manager | Hines Interests – Riyadh, KSA

2011

Managed development of two residential communities in Riyadh undergoing feasibility and design, assembled teams for the complete development cycle. Identified and assisted in the pursuit of new business opportunities, coordinating project briefs, feasibility studies, contract negotiations, utility strategies, master plan approvals, professional team building, project controls, design and construction management, and handover for existing projects.

Key Achievements:

- Established Hines' presence in Saudi Arabia, setting up and founding the first office in this region.
- Effectively managed global multidisciplinary teams from Conceptual Vision to Design Development.
- Facilitated financing deals, various contracts, and managed relationships with Saudi partners.

Key Engagements:

- Green Park** – 1.5Bn SR, 625-unit high-end Luxury Residential compound spread over 140,000 sq.m. Currently working with Munoz + Albin, Cosentini, Langan, SWA, and Atkins-Harassani Associates.
- Wadi 4** – 4M sq.m. master planned high-end Residential Community with 5,000 sq.m. luxury serviced lots sitting in the highly landscaped prestigious neighborhood of Riyadh interspersed with various amenities, leisure zones, palatial homes, and mansions. Currently working with Demitri Porphyrios, Munoz + Albin, and Hollandia.

Project Manager | Aldar Properties PJSC – Abu Dhabi, UAE

2008 to 2011

Identified and selected team members, designers, engineers, project management firms, quantity surveyors, and contractors to collaboratively deliver the services required. Provided progress reports, reviewed design and contract changes, and maintained oversight of design quality. Maintained schedule and managed appropriate submissions to regulatory authorities for approvals of various development-related project milestones. Managed relationships with Clients, End Users, Permitting Authorities, Consultants and Suppliers. Managed scope on portfolio of projects, preparing RFP's, writing project briefs, and developing scope of services. Ensured design exceeded standards and advised relevant parties on construction procurement packaging and implementation strategies. Managed and supported work of externally appointed site-based Project Management and Lead Design Consultants.

Key Engagements:

- **Khalifa University** – 6Bn AED 76-hectare master plan New Science and Technology University in Masdar City, Abu Dhabi with multiple building typologies, including Academic, R&D, Student Life, Medical, and Residential designs. Worked with Sasaki, RMJM, AECOM, Buro Happold & Foster & Partners and Davis Langdon.
- **Ferrari World** – Abu Dhabi 5Bn AED Yas Island 86,000 sq.m. world's largest Indoor Theme Park, sitting under 200,000 sq.m. red roof designed in style of classic double-curve Ferrari GT body shell. Contains over 20 state-of-the-art attractions, each designed to bring to life different part of Ferrari story. Completed November 2010 in time for F1 race. Worked with Benoy, Jack Rouse Associates, BeSix, Mivan Depa, RSM, Mesa, Halcrow, Ramboll Witby-Bird, and Blair Anderson.
- **Nareel Island Resort & Villas** – Abu Dhabi, UAE 92-acre island, with 74 Luxury Villas, 100-key Ritz Carleton Hotel and 50-slip Marina. Delivered first 35M AED Display Villa. Worked with Denniston, RW Armstrong and Parson Brickerhof.
- **Yas Mall** – Abu Dhabi 3Bn AED Yas Island 230,000 sq.m. Super Regional Mall next to Ferrari World expected to open in 2014. Contains 400 stores, 3 department stores, entertainment courts, and Italian fashion boulevard onsite. Worked with Benoy, Shankland Cox, Cyril Sweett, RSM and Blair Anderson.

Design Manager | General Growth Properties – Chicago, IL

2007 to 2008

Directed design for redevelopment efforts for over 12 malls within REIT's portfolio in Kentucky, Georgia, Utah, Florida and Louisiana. Led multi-disciplinary teams of consultants through all phases of retail redevelopment projects, reviewing site layout, parking, common area plans, anchor stores, and GLA.

Key Engagements:

- **Perimeter Mall** – Complete Interior Mall renovation, new Entrance and Food Court - Atlanta, Georgia.
- **NorthPoint Mall** – New Food Court and Restroom renovations - Atlanta, Georgia.
- **Oxmoor Center** – New Streetscape - Louisville, Kentucky.
- **Mall St Matthews** – New Entrances and Lifestyle addition - Louisville, Kentucky.
- **Fashion Place Mall** – Lifestyle lamination - Salt Lake City, Utah.
- **Mall of Louisiana** – New Power Center and Restroom renovations - Baton Rouge, Louisiana.
- **Augusta Mall** – New Lifestyle addition - Augusta, Georgia.
- **Peachtree Mall** – Redevelopment of vacant Anchor - Columbus, Georgia.

Project Manager | Gensler – Chicago, IL

2005 to 2007

Provided project management and coordination, administering contracts and leading RFP / RFQ process as owner's representative. Supervised team through design, technical coordination, and documentation. Monitored refinement of deliverables, presentations, authored studies and reports.

Key Accomplishments:

- Integrated teams and procured design services for **MGM Mirage ARIA City Center Casino**.
- Workplace design studies and reports for **British Petroleum** Locational Analysis and **Mann Group**.
- Managed design documentation for mission-critical Data Center for **JP Morgan Chase**.
- **Emaar** High Rise Apartment Tower, Dubai, UAE
- Contributed to Strategic Initiatives, and traveled with the **US Department of State** on trade mission to MENA & India