RAQEEB ALBAARI

AIA | NCARB | NOMA | CDT

Program Executive | Owner's Representative | Construction Manager
Design Manager | Architect of Record

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Professional Profile

Licensed architect and program executive with more than 35 years of experience protecting public owners' interests on K–12 and institutional capital programs. Served as Lead Design Manager on the program management team for the Detroit Public Schools $1.5 billion bond program, 284 projects including 25 new schools, directing architects and engineers on $500 million in new school construction; and on the DC Public Schools facilities program, assessing 154 educational facilities and managing repairs at 80 schools. Brings experience as Construction Manager, Lead and Senior Design Manager, Architect of Record, Principal-in-Charge and Project Executive across Michigan, Washington DC, Florida, North Carolina and Saudi Arabia.

Combines owner representation, procurement, cost estimating, budget and schedule control, and risk management with design judgment, quality assurance and construction administration. Currently leads historic and occupied-school modernization for DCPS/DGS and a K–8 school expansion in Detroit. Delivery experience includes design-bid-build, design-build and construction management. Registered architect in Michigan, Florida, the District of Columbia and Georgia.

Integrated Program and Construction Skills

Program leadership and owner representation. Program governance across multiple concurrent projects; facilitation of district leadership decisions; progress, risk and spending reporting to owner leadership and the community.

Procurement and contracting. RFQ/RFP development, proposal evaluation and award recommendations (MEPCO Jet Engine Center); monitoring of vendor contractual compliance.

Cost, schedule and risk. Construction cost estimating; design and construction budget control; value management; independent review of contractor baselines and updates in Primavera P6 and Microsoft Project; early identification of AHJ, design and constructability risk.

Construction management. Owner and contractor coordination; site observation; progress reporting; work-in-place review; deficiency tracking and closeout.

Design management and QA/QC. Multidisciplinary team leadership; consultant coordination; design budgets and production schedules; peer reviews; drawing and specification QA/QC; code-compliance verification (IBC, NFPA, local amendments).

Architectural design and AOR services. New construction, renovation and addition design; construction documents and specifications; code analysis; construction-phase interpretation and administration.

Technical delivery. RFIs, submittals, shop drawings, ASIs, field directives and deferred submittals; phased construction in occupied schools; historic masonry and building enclosure coordination; Michigan state plan review.

Selected Results

Lead Design Manager on the Detroit Public Schools $1.5 billion, 284-project bond program, directing architects and engineers on $500 million in new school construction; program projects earned three AIA design awards and LEED certification. Assessed 154 DC public school facilities and managed repairs at 80 schools. More than $1 million in reported value-management savings on the DC Public Library program. LEED Silver libraries and the LEED Gold Hearst Elementary School addition and renovation.

K–12 Capital Program and Owner-Side Experience

Detroit Public Schools $1.5 Billion Bond Program | Detroit Michigan

Lead Design Manager and Senior Design Manager, Associate | AECOM DMJM | 2000–2005

Served on the program management team for the district's $1.5 billion school construction bond program, which comprised 284 projects: 25 new schools and 259 renovated or decommissioned facilities. Managed the design division and directed architects and engineers on $500 million in new school construction. Managed design budgets and schedules, coordinated design teams and championed high-performance criteria for all new schools. Served in a program design management capacity; individual buildings were designed by their respective architectural firms.

Representative program projects

Cass Technical High School — new construction, 400,000 sf, $125 million; architect TMP Architecture.

Detroit School of Fine and Performing Arts — new construction, 325,000 sf, $95 million; architect Hamilton Anderson.

Renaissance High School — new construction, 380,000 sf, serving gifted students and students with physical and cognitive disabilities; architect Resendes Design Group.

Prototype elementary schools — new construction of eight elementary schools, $192 million.

Heilmann Middle School — new construction, 125,000 sf, $28 million; architect Cash Associates.

Howe Elementary School — new construction, 95,000 sf, $18 million; architect Resendes Design Group.

Central High School — historic preservation and addition, 300,000 sf; architect Merz Associates.

Southeastern Automotive Technical High School — renovation.

DC Public Schools Facilities Program | Washington DC

Facilities Assessment and Repair Management | Albaari & Associates | 2005–2010

Assessed architectural and engineering systems across 154 educational facilities and managed targeted boiler, plumbing, restroom and window repairs at 80 schools. Combined facility evaluation with practical repair planning and implementation.

DC Public Library Capital Program | Washington DC

Program Manager and Project Management Team Leader | Albaari & Associates | 2005–2010

Provided staff augmentation to a local program management firm for Watha T. Daniels/Shaw Library and Benning Library (23,000 sf each). Led peer reviews, schedule reviews and value-management initiatives reported to save more than $1 million. Both libraries achieved LEED Silver and received AIA recognition; project architect Davis Brody Bond.

Construction Management Experience

MEPCO Jet Engine Center | Saudi Arabia

Construction Manager and Team Leader | Albaari & Associates | 2010–2011

Provided construction management and field coordination for the 100,000 sf jet engine center, an industrial and office facility for the Middle East Propulsion Company near King Khalid Airport. Handled project procurement, including RFQ/RFP development, proposal evaluation and award recommendations. Coordinated with the owner and contractors and performed site observation and progress reporting.

Miami Metromover Omni Extension | Miami Florida

Construction Management Services

Provided construction management services on the $23 million Omni Extension transit project.

K–12 Project Executive Experience

Whittier, Kenilworth and Detroit Innovation Academy | Washington DC and Detroit

Project Executive | Albaari & Partners | Current

Whittier Elementary (DCPS/DGS): historic masonry rehabilitation and addition; specifications, RFI resolution and construction administration through the GMP phase. Kenilworth Elementary (DCPS/DGS): phased alterations of an occupied 1933 school; code analysis and phase-closeout requirements. Detroit Innovation Academy: classroom expansion within a 128,600 gsf K–8 charter school; Michigan state plan-review filings, deferred submittals and construction administration.

Murch and Hearst Elementary Schools | Washington DC

Project Executive | R. McGhee & Associates

Murch Elementary: full modernization and an addition incorporating a cafeteria, media center, gymnasium and academic spaces; 113,000 sf, $68 million (2018). Hearst Elementary: historic building rehabilitation and additions supporting classrooms and multipurpose educational facilities; 46,000 sf, $26 million (2016); LEED Gold. Additional senior project management assignments at Alice Deal Middle School and the historic Reno School involved renovation, restoration and an addition.

Amidon-Bowen Child Development Center | Washington DC

Educational Design and Project Experience | DCPS/DGS

6,500 sf infant, toddler and Pre-K addition incorporating classrooms, a welcome center and food preparation space while the existing elementary school remained occupied.

Bard High School | Washington DC
Architectural Design Team Contribution | R. McGhee & Associates team
Participated in the team working with Perkins Eastman DC and consultants on the 108,000 sf, $72.3 million school upgrade and expansion, which included an energy-performance objective. Contributed design input, coordination, drawings and presentation materials.

Architectural Design and Architect of Record Experience

Miami International Airport Cargo, Office and Parking Facilities | Miami Florida
Principal-in-Charge, Architect of Record and Project Executive | Albaari & Associates | 1998
Led the multidisciplinary design team through construction documents and construction administration for a 250,000 sf airside cargo, office and structured parking facility. The Miami International Airport AOR portfolio includes Cargo Buildings 2134 and 2222.

Miami-Dade County Public Schools | Miami Florida
Principal-in-Charge and Architect of Record | Albaari & Associates
Additions and renovations at four Miami-Dade elementary schools, and the 30,000 sf Gloria Floyd Elementary School classroom addition (1996), connecting design and documentation with construction-phase services.

North Carolina Educational and Institutional Projects
Architect of Record | Design and Construction Administration
Willie M. Juvenile Detention Center: design and construction administration. North Carolina Agricultural and Technical facilities: renovation design and construction administration. Fayetteville State University: modifications and renovations.

Charlotte Douglas International Airport | Charlotte North Carolina
Project Architect | ODELL and Associates | 1984
Project architect on Concourse A, with responsibilities including design management, QA/QC, construction administration, schedule review and site observation.

Additional Project Management Experience

John A. Wilson Building (DGS), Washington DC: Project Executive; Division 14 specifications, submittal requirements and preconstruction submittal review for renovation of seven traction elevator cabs. Other project management experience includes Smallman Galley and Baobab Fare restaurants in Detroit; Ebenezer Condominiums and Ward 5 Family Shelter in Washington DC; Bureau of Engraving and Printing renovation and preservation; and Greater Southeast Community Hospital renovations and master planning.

Professional Experience

2019–Present | Albaari & Partners LLC (est. 2012) | Principal and Project Executive | Detroit and Washington DC

2018–2019 | ROSSETTI Architects | Project Manager | Detroit

2014–2018 | R. McGhee Associates | Senior Design Manager | Washington DC

2012–2014 | Resendes Design Group | Senior Design Manager | Detroit

2010–2011 | Albaari & Associates | Principal | Saudi Arabia
2005–2010 | Albaari & Associates | Principal | Washington DC
2000–2005 | AECOM DMJM | Senior Design Manager and Associate | Detroit
1985–2000 | Albaari & Associates | Principal | Miami

Education, Credentials and Teaching

M.S., Management, University of Maryland University College, 2009. B.A., Architecture, University of Miami, 1976. Certificate in School Design, Harvard University Executive Education, 2005.

Architectural registrations: Michigan, Florida, District of Columbia and Georgia. NCARB Certificate; Construction Documents Technologist (CDT); Certified Building Enclosure Consultant (CBEC) candidate, IIBEC. Professional affiliations include AIA, NCARB, CSI, NOMA, ABAA and IIBEC.

Adjunct Faculty, Baker College: Contract Administration; Legal Aspects in Construction; Sustainability in Design; Structural Design.

Tools: Primavera P6, Microsoft Project, Procore, Revit, Navisworks, Deltek Specifications, Pirros, UpCodes, Microsoft 365, InDesign and Photoshop. Certificate, AI Generalist training.