

OMER GOK

Senior Project Manager · Architecture & Construction · Applied AI

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PROFESSIONAL SUMMARY

Senior Project Manager and Architect with 25+ years delivering complex commercial, hospitality, and infrastructure projects across the U.S., Kazakhstan, Russia, and Turkey. Proven record leading full project lifecycles — from land development and design coordination to construction, QA/QC, commissioning, and handover — on programs valued up to \$50M+. Recognized for crisis management, cost engineering, and rebuilding underperforming delivery organizations.

Currently pursuing an M.S. in Artificial Intelligence at CU Boulder, with an applied AI portfolio integrating modern tooling into design, documentation, and project workflows. Bilingual-native operator fluent in English and Turkish, with working Russian, German, and Spanish — comfortable bridging executive stakeholders, multicultural teams, and technical experts.

CORE COMPETENCIES

Project Delivery • Full-lifecycle PM (\$50M+) • Design-Build / Turnkey • Fit-Out & TI • Commissioning & Handover

Controls & Delivery Ops • Scheduling (Primavera P6, MS Project) • Procore, Bluebeam • Cost & Value Engineering • QA/QC & Site Supervision

Design & BIM • Revit, ArchiCAD, AutoCAD • BIM coordination • Code compliance (IBC, CBC, ADA, Title 24)

Leadership • Cross-cultural, multilingual teams • Contract & vendor negotiation • Business development & bid strategy • Stakeholder & client management

Applied AI • LLM-assisted workflows • Python & data fundamentals • AI strategy for design / ops

SELECTED ACHIEVEMENTS

- **Secured \$30M in new work** in a single year at STROI Contract by building a business development and bid pipeline from scratch, then standing up the execution organization that delivered it.
- **Saved \$6–10M** on the Astana Shopping Mall by championing an alternative basement-parking scheme in difficult soil conditions and securing client approval.
- **Prevented structural failure** on a leaning high-rise by coordinating geotechnical experts and executing a ground-injection stabilization program under crisis conditions.
- **Delivered Haileybury School in 8 months** after terminating an underperforming contractor and re-organizing the job into small, accountable crews.
- **Cut cost significantly on the Palace of Martial Arts** by replacing a single-subcontractor model with a package-based execution system that also built internal capability.
- **Caught a major layout error at Aristan** during a routine walk — re-checked dimensions manually and corrected a corridor issue before rework compounded.
- **Sustained a 1-floor-per-day cycle** at Swissôtel Moscow by redesigning workflow sequencing — completed a finishing program originally scoped at 6 months in 2.
- **Became BIM Author in 5 months** at Earl Anderson Architects — new to ArchiCAD on arrival, used AI as a learning partner, and began mentoring teammates.

PROFESSIONAL EXPERIENCE

Architect — Earl Anderson Architects

Jan 2025 – May 2025

Commercial & residential architecture | Denver, CO

- Led architectural and technical design on commercial and residential projects with integrated BIM workflows.
- Learned ArchiCAD from scratch and reached BIM Author proficiency within 5 months, supporting peers on modeling and coordination issues.

Founder & CEO — GOK Consulting & Project Management

Jan 2023 – Present

Project management and design advisory | Denver, CO

- Advise clients on design development, cost estimation, construction oversight, and scheduling.
- Independent applied-AI work integrating LLMs into design, documentation, and knowledge-management workflows.

Senior Consultant — A-STROY

Jun 2020 – Dec 2021

Aristan Multi-Family Complex (500 units, 50,000 m²) | Astana, Kazakhstan

- Oversaw full design and construction for a 500-unit residential complex: RC frame, curtain wall, full fit-out.
- Ran QA/QC, coordinated with city officials, and led construction performance reviews.
- Identified a critical corridor layout error on a walk-through and drove a cost-avoiding correction before rework.

Managing Director, Technical Operations — STROI Contract LLP

Oct 2015 – Dec 2019

Major infrastructure & commercial developments | Astana, Kazakhstan

- Managed design consultants, subcontractors, and municipal engagement across all phases; led in-house design office for boutique hotels and club buildings within golf resorts.
- Built a business development and bid function from zero and secured \$30M in new work in year one.
- **Signature programs:** Palace of Martial Arts (45,000 m², Design-Build); ADP Plaza Sheraton Hotel (300-room turnkey fit-out); Borovoy Golf Club & Presidential Residence (103 ha).

Founder & Director — ARTYS Art & Architecture

Jan 2013 – Sep 2015

Architecture, PM consultancy, and cultural projects | Almaty, Kazakhstan

- Ran a design practice at the intersection of art and infrastructure; delivered bespoke PM for commercial and cultural properties.
- Provided construction and tenant-improvement PM for Colliers Kazakhstan on shopping mall developments.

Project Manager — AKYAPI Construction

May 2010 – Dec 2012

Aquacity 2010 Multi-Family Development (100,000 m²) | Istanbul, Turkey

- Managed planning, scheduling, and budgeting for a 1,000-unit RC tunnel-formwork development — adapted quickly to a construction system new to me and delivered on plan.

Project Leader — Capital Partners Kazakhstan

Apr 2007 – Dec 2009

Hospitality, retail, and education portfolio | Almaty, Kazakhstan

- Led concurrent development, design, and construction programs across multiple cities and asset classes:
- Marriott Executive Apartments, Atyrau — 25-floor RC + full fit-out (all phases).
- Astana Shopping Mall — the city's first mall (all phases); championed the basement-parking scheme that saved \$6–10M.
- Esentai School Haileybury, Almaty — international British school delivered in 8 months after contractor reset.
- JW Marriott Almaty — tender and sample rooms; Ritz-Carlton Astana — schematic design; Marriott Aktau — design development; Atyrau Office Tower — design and pile foundation.

Design Coordinator / Project Manager — Bureau Veritas Kazakhstan

Dec 2005 – Apr 2007

Owner's-side project management | Almaty, Kazakhstan

- Marriott Executive Apartments Atyrau and Astana Shopping Mall — RC construction phase oversight on behalf of the client.

Site Architect (Finishing Works Supervisor) — ENKA Construction & Industry

Apr 2004 – Jun 2005

Swissôtel Moscow, 50 floors — full interior & fit-out | Moscow, Russia

- Drove a 1-floor-per-day finishing cycle by reorganizing workflow sequencing; designed temporary elevator and façade platforms to solve vertical logistics.

Managing Partner — AKTUG Construction Co.

Aug 2002 – Jan 2004

Renovation and TI program across Turkey | Istanbul, Turkey

- Led parallel delivery of 9+ TI/renovation projects, including Halkalı 400-Bed Hospital (30,000 m²), Ziraat and Halk Bank branches, Dedeman Hotel, Vakıf GYO, and Military Land Forces HQ interiors.

EARLIER EXPERIENCE

Military Duty (Construction Dept.) — Turkish Army · Turkey

Sep 2001 – Jul 2002

Relocated five battalions into permanent facilities: site grading, infrastructure coordination, and transport of classified operational maps. Early grounding in logistics, accountability, and system thinking.

Site Manager — NTT Construction Ltd. · Ankara, Turkey

Sep 2000 – Mar 2001

İş Bank Kavaklıdere Branch — full tenant improvement for Buildings A & B.

Construction Site Manager — Beğendik LLP · Ankara, Turkey

Oct 1998 – Jun 2000

Delivered three Beğendik Department Stores (Kayseri, Mersin, Gaziantep) — combined 61,000 m² of TI build-out.

Construction Site Manager — MABA Construction Co. · Ankara, Turkey

Jun 1997 – Feb 1998

U.S. Consulate General, Istanbul — historic building expansion, heritage preservation, and secure infrastructure integration to U.S. government standards.

Early career — various roles — Turkey · Construction & architecture

Jun 1994 – Jun 1997

EDUCATION

M.S., Artificial Intelligence — University of Colorado Boulder

In progress · expected 2027

Gateway coursework in Probability Foundations, Machine Learning, and Statistical Learning.

B.Arch., Architecture — Middle East Technical University

Ankara, Turkey

CERTIFICATIONS & PROFESSIONAL DEVELOPMENT

AI & Data — AI For Business (Wharton/UPenn) · Python for Data Science, AI & Development (IBM) · Data Management Professional Certificate (IBM) · Quick Start Guide to LLMs (Pearson)

Project & Construction Management — Construction Management Specialization (Columbia) · Project Management Principles & Practices (UC Irvine) · Six Sigma Yellow Belt (USG) · BIM Author Certificate (Graphisoft)

Business & Career — Business Foundations Specialization (UPenn) · Career Success Specialization (UC Irvine)

Urban & Infrastructure — Sustainable Cities & Cities and the Challenge of Sustainable Development (SDGAcademyX) · The Next Generation of Infrastructure (DelftX) · The Architectural Imagination (HarvardX)

LANGUAGES

Turkish (native) · English (fluent) · Russian (conversational) · German (intermediate) · Spanish (beginner)

ADDITIONAL

Authorship — Published author of 15+ books across architecture, philosophy, fiction, and poetry in Turkish and English. Amazon Author page: amazon.com/stores/OMER-GOK

Visual Practice — Ongoing painting practice under the name Thales — thalesart.wordpress.com

Residency — U.S. Permanent Resident (Green Card). Clean driving record.