

# Omer Gok.

Senior Project Manager · Architect

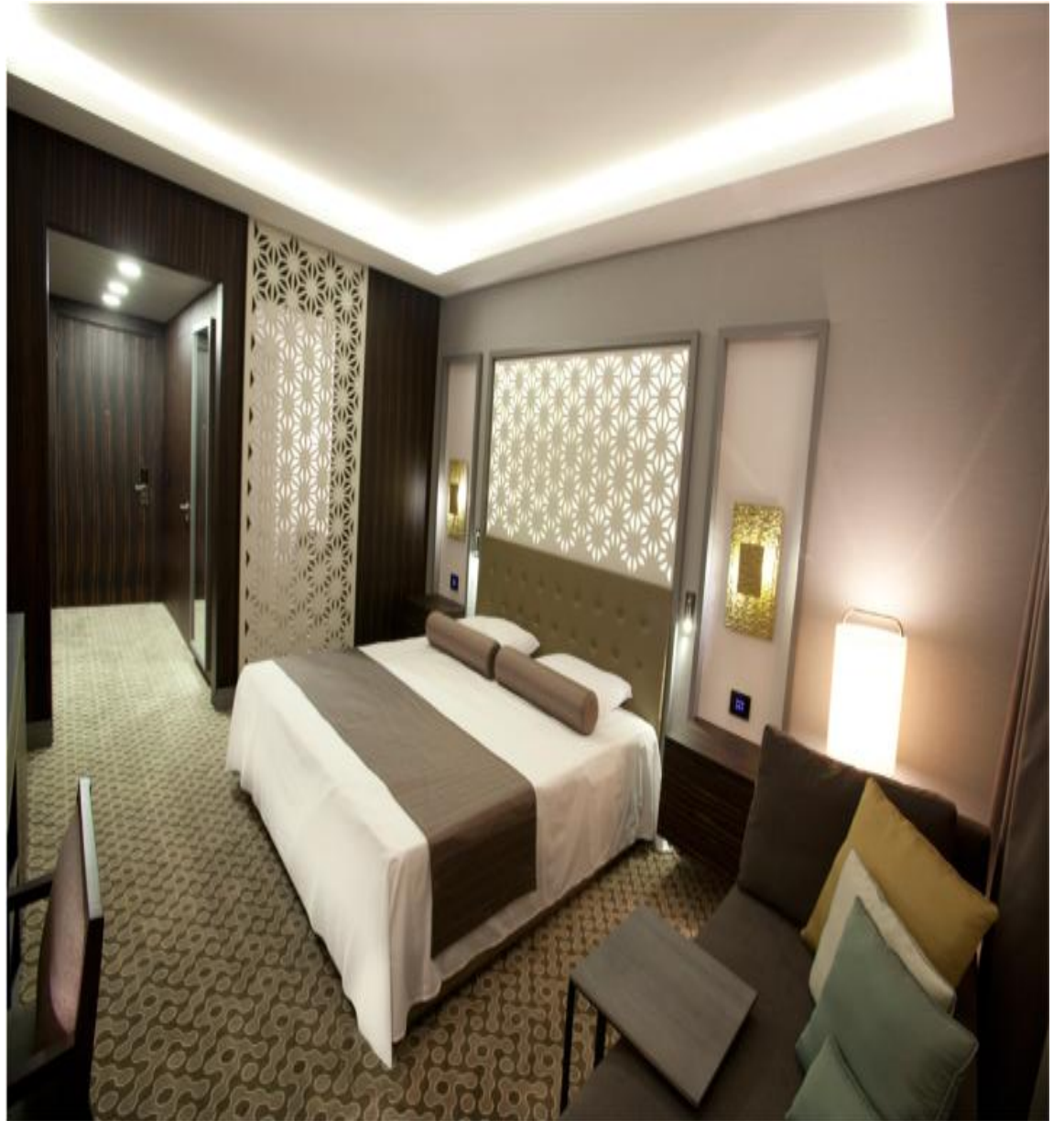
*\$250 M+ delivered across the US, Kazakhstan, Russia & Turkey*

**Denver, Colorado**

+1 (720) 736-5500

[omergokpm@gmail.com](mailto:omergokpm@gmail.com)

[gokpm.com](http://gokpm.com) · [linkedin.com/in/omer-g-666507273](https://www.linkedin.com/in/omer-g-666507273)



## A B O U T

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# Twenty-five years of building, on four markets.

Multidisciplinary project manager and architect delivering complex, high-value commercial, residential and hospitality projects end-to-end. Proven record running full-lifecycle capital delivery — land, design, procurement, construction, QA/QC and handover — with cross-functional teams across five countries. Skilled at owner representation, value engineering, and translating executive priorities into buildable plans.

*In parallel, pursuing an MS in Artificial Intelligence (CU Boulder) and applying AI to project controls, design review and knowledge systems. Author of 15+ published books.*

## BASED

Denver, CO

## CITIZENSHIP

US Permanent Resident

## LANGUAGES

English · Turkish · Russian · German

## EDUCATION

METU Architecture · MSc AI (in progress)

## SOFTWARE

Primavera P6 · Procore · Revit · ArchiCAD · Bluebeam · MS Project

## CODES

IBC · CBC · ADA · Title 24

## A career measured in projects delivered.

25+

YEARS

*international capital delivery*

\$250M+

DELIVERED

*across commercial & residential*

500K+

M<sup>2</sup> BUILT

*cumulative built area managed*

5

COUNTRIES

*US, KZ, RU, TR, UAE-linked*

15+

MAJOR PROJECTS

*from \$20M to \$65M each*

8

MONTHS

*record-fast delivery — Haileybury*

# Selected *Projects.*

*A nine-project survey across shopping, hospitality, residential, education and sports.*



# SaryArka Shopping Mall

*Astana, Kazakhstan · Completed*

VALUE USD 65 M

AREA 42,000 m<sup>2</sup>

ARCHITECT RTKL

PM / CM Bureau Veritas

CLIENT Capital Partners

Full-scope leadership across design, construction and contracts for the first full-scale shopping mall in Astana. Proposed basement parking in difficult soil conditions — a design call that was approved and saved an estimated \$6–10 M against the original scheme. Delivered RC structure, full fit-out and handover across all phases.



## JW Marriott Executive Apartments

*Atyrau, Kazakhstan · Completed*

VALUE USD 50 M

AREA 40,000 m<sup>2</sup>

FLOORS 25 storeys

ARCHITECT SOM

CLIENT Capital Partners

Turnkey project management from design development to completion of a 21-storey, 200-key serviced-apartment tower on the Ural River — SOM-designed architecture delivered from schematic through commissioning. Oversaw reinforced-concrete structure, façade, interior fit-out and coordination across international vendors.



# Esentai Haileybury School

*Almaty, Kazakhstan · Delivered in 8 months*

VALUE USD 55 M

AREA 15,000 m<sup>2</sup>

ARCHITECT HOK

TYPE International British School

CLIENT Capital Partners

Full-lifecycle delivery of a flagship international school on a record fast-track schedule. After terminating the underperforming contractor, I rebuilt the execution system with smaller, accountable teams and delivered complete construction and fit-out in eight months — start to handover.





## Abu Dhabi Plaza — Sheraton Hotel

*Astana, Kazakhstan · Completed*

KEYS 300 rooms — turnkey fit-out

CLIENT ALDAR

PROJ ENG AECOM

SCOPE General Fit-Out Contractor

General fit-out contractor for the 300-key Sheraton inside Central Asia's tallest mixed-use tower. Led interior scope across guestrooms, public areas and back-of-house — coordinating ALDAR as owner, AECOM as project engineer, and multiple international finishes vendors through close-out.



## Palace of Martial Arts

Astana, Kazakhstan · Design-Build

AREA 45,000 m<sup>2</sup>

TYPE Sports centre, hotel, spa/gym

DELIVERY Design & Build — Turnkey

CLIENT KazMunayGas



Design-build delivery of a 45,000 m<sup>2</sup> combat-sports arena with integrated hotel and spa. Replaced the original expensive-subcontractor strategy with a package-based procurement system — saving millions and building in-house capability for a long, sustained program of national venues.



# Borovoy Golf Club & Presidential Residence

Schuchinsk / Astana, Kazakhstan · Design-Build

SITE	103 hectares
PROGRAM	5-star hotel, club, residence
DELIVERY	Design & Build — Turnkey
CLIENT	KazMunayGas

Directed a 103-hectare lakeside resort: 5-star hotel, clubhouse and Presidential Residence. Led business development, contracts, design coordination and construction across multiple parcels. Built the full execution organisation and secured a \$30 M initial scope within the first year.

# Aristan Multi-Family Complex

*Astana, Kazakhstan · 2020–2021*

UNITS	500 residential
AREA	50,000 m <sup>2</sup>
STRUCTURE	Concrete frame · curtain wall
CLIENT	A-STROY

Oversight across full design and construction of a 500-unit, 50,000 m<sup>2</sup> residential complex. On a routine site walk I noticed a geometric anomaly, manually verified dimensions, and caught a major corridor-layout error before it propagated through the next floors — avoiding significant rework and schedule impact.





# Aquacity 2010 Residential Complex

*Istanbul, Turkey · Completed*

VALUE ~USD 55 M (110 M TL)

UNITS 1,000 residential

AREA 100,000 m<sup>2</sup>

STRUCTURE Tunnel-formwork concrete

ARCHITECT Mehpare Evrenol

Full-scope management of a high-end, 1,000-unit residential development using tunnel-formwork systems. Drove a reorganisation of the floor production workflow that reached one structural floor per day — closing the superstructure in roughly two months across the towers.



## Swiss Hotel

*Moscow, Russia · Completed*

AREA 55,000 m<sup>2</sup>

FLOORS 50 storeys

ARCHITECT HBB

CONTRACTOR ENKA Construction

Site architect supervising finishing and fit-out works on a 50-storey Moscow landmark. Designed temporary elevator and façade platforms to solve the project's vertical-logistics bottleneck, unlocking the finishing schedule on one of the busiest faces of the tower.

## Design studies & earlier leadership.



Office Tower

*Concept proposal*



Apart-Hotel Tower

*Concept proposal*



Almaty Weekend House

*Built residence*

### EARLIER LEADERSHIP

**JW Marriott Hotel Almaty** (50 storeys · tender + sample rooms) · **Astana Ritz-Carlton** (schematic design) · **Marriott Executive Apts. Aktau** (DD completed) · **Atyrau Office Tower** (piles completed) · **US Consulate Istanbul** (heritage renovation, MABA Construction)

# Let's build *the next one.*

REACH OUT

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ONLINE

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