



Surname	Polder
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B.Eng.	Civil Engineer
M.Eng.	Project Management Construction and Real Estate
Date of birth	15.09.1981
Place of birth	Immenstadt i. Allgäu
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Profile

- Working in construction since 1998 (craftsman/civil engineer)
- Working in Bali as a quality controller and project manager since May 2025
- Traveller – from Germany to Bali with cat and camper (17 month)
- Project manager (Freelancer) with 5 years' experience in construction industry
- Writer (Project Management Hanboks)
- Software Developer
- Civil Engineer with 12 years' experience as an international Project manager – contractor's side and builder's side
- Cabinet maker and Carpenter with 7 years of experience on building sites
- Business knowledge through preparing offers and invoices
- Experience in international and cross-departmental projects
- Analytical and strategic approach, creative in problem solving, goal oriented and pragmatic in implementation

Professional career as an academic

May 2025 until today

Quality assurance and project management in Bali

- Leading meetings
- Training site managers
- Site inspections
- Quality assurance
 - Documenting defects
 - Following up on defect rectification

Sept 2023 – Feb 2025

Motorhome trip through 20 countries from Germany to Bali

- Self-discovery
- Overcoming obstacles such as:
 - Border crossings
 - Bureaucracy
 - Repairs to the Motorhome
- Getting to know different cultures
- Consolidating English language skills
- Strengthening personality traits

Jun 2020 – Sept 2023

Freelance Project manager and writer in construction industry – Heraeus Germany GmbH & Co. KG

Writing activity

- Project management-handbook
 - Creation of a process oriented project structure plan individually adapted to Heraeus
 - Linking from the handbook to stored documents
- Software-developement
 - The project management handbook is to be digitized, for which my team has already developed a raw version of the app
- Construction description
 - Creating a construction description for the construction department in coordination with facility management and technical operations

Project manager activity

- Construction in existing building
 - LP 1-8
 - Demolition of cell offices
 - Planing open space concept
 - Drywall
 - Heating-/cooling ceilings
 - Ventilation System
 - Fire protection concept
 - Order furnitures
 - Renovation of all pipes through the building
 - Downpipes
 - Heating pipes
 - Drinking water pipes

- Building Compliance at existing building
 - LP 1-8
 - Checking the entire building for approval compliance
 - Rectifying outdated building permits
 - Elimination of approval relevant defects
 - Replacement of the entire ventilation system
- Construction of a pallet warehouse
 - LP 1-7
 - Planning of Steel construction
- Construction of Heraeus Goldstore
 - LP 1-8
 - Construction of a prestige object for selling physicals precious metals
 - Sustainable
 - Infrastructure planning
- Construction of ZABA extension
 - LP 3-8
 - Extension of steel construction
 - WHG coating
 - Integral planning in coordination with the customers regarding filter presses
 - Sheet metal facade
 - Pent roof with gradient insulation
 - Difficult execution as operation had to continue
- Renovation of toilets
 - LP 1-8
 - Demolition
 - Renew all lines
 - Electrical
 - Drinking water
 - Downpipes
 - Ventilation ducts
 - Installation of ventilation system

Jun 2018 – today

Freelance activity as a writer

- Writing project management manuals for quality assurance
- Writing construction description
- Coaching Burnout-Clients
- Writing several books (published on Amazon etc.)

Feb 2018 – Mai 2018

Further training (fulltime) for Management qualification ,Lean Six Sigma Project Specialist‘

- Lean Manager
- Project management
- Six Sigma Black Belt
- Holistic leadership

Sep 2017- Feb 2018

Time out

Used the time to:

- Further develop my personality
- Write two books
 - Guide book for students
 - Guide book for private builders

Mrz 2016 bis Aug 2017

Freelance Construction expert (sideline activity)

- Accompanying construction work
- Acceptance of single houses and multi family houses
- Checking offers
- House inspections before buying a house

Mrz 2016-Aug 2017

Project manager in quality management

Kaufland Stiftung & Co. KG in Heilbronn

- Writing a Project manager handbook
- Checking the quality regarding:
 - Contracts
 - Procurement costs
 - Construction of Kaufland stores
- Writing a Quality guide (pictures)
- Contact person for Kaufland:
 - Rumania
 - Slovakia
 - Bulgaria

Jan 2015-Feb 2016

Project manager retail stores international

LIDL Stiftung & Co. KG in Neckarsulm

- Contact person for:
 - Lithuania
 - USA
 - Serbia
- Implementing the international building guidelines
- Implementing the international building specification
- Bringing interdisciplinary experience to the countries
- Introduce a digital folder structure
- Construction site inspections incl. Quality assurance
- Creation of an quality guide europe-wide
- Writing a project management handbook for all project managers in europe and USA
- Creating decision templates for departement heads and business managers
- Writing a master's thesis from the obove mentioned project management handbook, which was published internally and worldwide LIDL honored this with a special payment from 10.000,-€

Jan 2013-Dez 2014

Project manager in Real estate department

LIDL Vertriebs GmbH & Co. KG in Augsburg

- Implementation of the current building description
- Leading award negotiations up to a contract value of 3.000.000,- €
- Monitoring construction times
- Leading the weekly jour fixe appointments
- Ordering the furniture
- Instructing the staff in the building technology
- Handover of subleased spaces
- Supervise the construction of the first DGNB certified silver branch
- Preparation of architect and general contractor contracts
- Representing the company in court hearings

Facilitymanagement

- Commissioning service providers for maintenance, testing and repairs
- Acquiring service providers and concluding framework agreements
- Cost control of offers and invoices
- Renegotiating offers
- Carrying out fire protection renovations of 83 retail stores

Akquisition

- Creating Exposés
- Acquiring Architects
- Maintaining the real estate report
- Coordinate with authorities

Jun 2011-Dez 2012

Project manager/construction manager

TEAM KONZEPT GmbH in Munich

- Handling national and international projects from preparing offers to handing over the construction and interior work to clients
- Contact person for customers and sales international
- Construction management of a restaurant renovation incl. Demolition, drywall, carpentry and painting work during operation
- Organizing logistics
- Acquiring suppliers
- Renegotiating suppliers
- Controlling the project budget
- Managing B1 certificates
- Interface between customers and suppliers
- Ensuring quality goals

Second school career

Mrz – Jun 2011

Writing the bachelor's thesis on the topic: Possible uses of carbon fibers in the area of renovation/upgrading of wooden structures at SGL-Technologies GmbH

Awarded for best degree and received the Adam-Keller-Prize 2011

2007-2011

Studied at the University of applied sciences in Augsburg with a major of civil engineering
Permanent side jobs as craftsman, airport transfer driver and salesman

Awarded for special achievements and received the Adam-Keller-Prize 2009

2006-2007

Getting my A-Levels in Kaufbeuren (Germany)

2005-2006

Secondary school leaving in Kaufbeuren (Germany)

Professional career as a craftsman including basic military service

2004-2005

Carpenter/Cabinet maker
Haus und Holzbau im Allgäu in Türkheim

- Manufacture and installation of prefabricated houses
- Manufacture beam ceilings
- Installing flat roofs
- Manufacture and assembly of roof trusses and dormers of all kinds
- Assemblings facades
- Setting up wooden halls
- Setting up carports

2001-2004

Carpenter/Fitter/Cabinet maker

H+A Zimmerei und Montagebau GmbH & Co. KG in Ulm

- Erecting roof trusses
- Assambling/dismantling of wooden and steel halls
- Formwork for Peri
- Assembling of four tents for the Oktoberfest in Munich
- Permanent part time job as a airport transfer driver

2000-2001

Military

Basic military service at ABC-Abwehrbataillon der Bundeswehr in Sonthofen im Allgäu

1998-2000

Education as a cabinet maker

Arnulf Gött Schreinerei GmbH & Co. KG
in Oy-Mittelberg im Allgäu

- Painting of:
 - Furnitures
 - Windows
 - Doors
- Manufacturing and assembling of:
 - Facades
 - Bathroom interiors
 - Hotel interiors
 - Windows
 - Doors
 - Floors
 - Ceilings

Internships during studies

Staatliches Bauamt Augsburg

- 5 month as a construction manager
- Accompany of a Fire Station (4.000.000,-€)

Xaver Lutzenberger GmbH & Co. KG in Pfaffenhofen

- 2 weeks as a construction manager
- Creating settlement diagrams for road construction
- Creating measurements of streets and cycle paths

Languages

english

fluently

german

Mothertongue

EDV

- Knowledge about:
 - MS Office
 - MS Projekt
 - Lotus Notes
 - Outlook
 - MasterControl

Further education 2012

- Business basics
- Business etiquette
- Time management

Further education 2013

- Excel training
- Real estate management training

Further education 2014

- Negotiation techniques
- Basics of communications part 1
- First aid course
- Stress management

Further education 2015

- MS-Project training
- Basics of communications part 2
- Office Tipps und Tricks
- Driving safety training
- October 2013 – July 2016 (als Semestersprecher)
part-time Master's degree in Project
management construction and Real estate at
University Augsburg (Paid by myself 14.000,-€)

Further education 2016

- Appraiser training for the valuation of real estate
- Qualified construction expert for damage to and
in buildings

Further education 2018

- Lean Six Sigma Project specialist

Further education 2021

- MasterControl
- CAFM
- Teams
- Skype for Business