

Construction Project Manager

Mohammadsaeed
Azarshab

Planning and site delivery

BIM and design coordination

Planning, project controls and BIM-enabled delivery across commercial, office, residential and refurbishment projects.



■ Profile & Project Index

Construction management since 2015

I am a **Construction Project Manager** with an **Architectural Engineering** background and **BIM** capability. My experience has progressed from assistant management through civil-works and senior construction-delivery roles.

I manage programmes, contractor interfaces, procurement, commercial controls, technical coordination and site delivery across commercial, office, residential and refurbishment projects. BIM and digital workflows support information control and structured decision follow-up.

Working tools

Microsoft Project · Excel · Revit (Architecture, Structure & MEP) · Navisworks · AutoCAD · BIM 360

Bachelor's and Master's Degrees in Architectural Engineering
University of Tehran | 2015 / 2020
Positive **VETASSESS** Skills Assessment

Professional Membership — Tehran Construction Engineering Organization

CURRENT PROFESSIONAL FOCUS

Digital project controls and applied research; procurement, contractor selection and team coordination at Niroversa. Specialist contractors deliver installations.

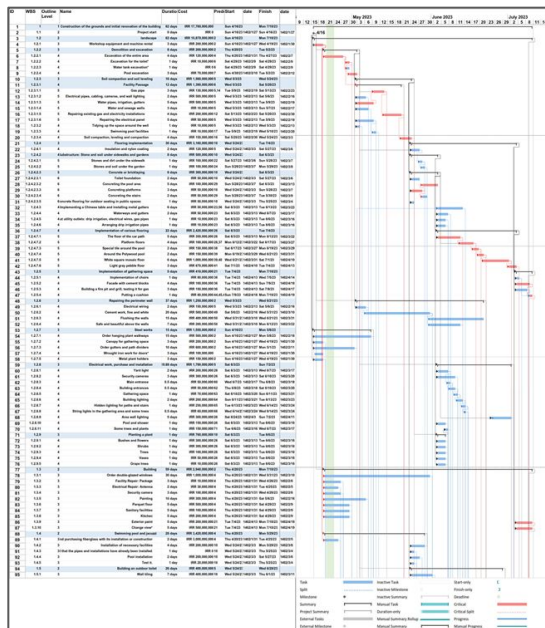
EXPLORE THE PORTFOLIO

- 03–05 Planning, BIM & Project Delivery
- 06–09 Leadership & Project Controls
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Niayesh Mall 10–20 · Tavanir 21–22
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Programme Planning & Quantity Control

03

MS Project programme and **Excel** quantity records used to review sequencing, material requirements and progress.



Programme record
MS Project / sequencing and dependencies

Amount	Unit	Description	Chapter number
27.3	m3	Excavation up to 2 meters deep - manual	Chapter 2 and 4
17.135	m3	Drilling a pile with rod - manual	
1194.081	m3	Excavation up to 2 meters deep - mechanical	
374.489	m3	Excavation more than 2 meters deep - mechanical	
1000.624955	m3	Backfilling after pile stage	Chapter 4
59.48	m3	Blockage volume	
162.564	m2	Metal formwork in foundations and foundation piles	Chapter 6
5.206	m2	Metal mold in the middle coil	
1623.54441	kg	Ribbed rebar, type A8, 8 mm diameter	Chapter 7
6545.110863	kg	Ribbed rebar, type A8, 10 mm diameter	
4222.401778	kg	Ribbed rebar, type A8, 12 mm diameter	
7275.601437	kg	IPB A115666 rebar with a diameter of 14 mm	
3595.196049	kg	All type ribbed round bar with a diameter of 16 mm	
1112.2	kg	All type ribbed round bar with a diameter of 18 mm	
217.3518519	kg	All type ribbed round bar with a diameter of 22 mm	Chapter 8
591.2	kg	Geared Rebar (bolt)	
21.95679	m3	Concrete volume Megger	Chapter 8
125.248345	m3	Volume of concrete for foundations and piers	
0.805	m3	Volume of concrete in the middle coil	Chapter 8
333.12	kg	IPE 120	
4595.95	kg	IPE 140	
2217.33305	kg	IPE 160	
13227.898	kg	IPE 200	
2652.3395	kg	IPE 220	

933.0715	m2	Total area of the block out ceilings implemented	Chapter 10
5.932	m2	Underground brick wall - chert	Chapter 11
35.395	m2	Arching between the stair railings	
74.552105	m2	11 cm internal clay block blade	
232.73321	m2	22 cm internal clay block blade	
37.74525	m2	28 cm internal clay block blade	Chapter 13
297	m2	Floor insulation in wet spaces and on foundations...	
278	m2	Roof insulation	Chapter 16
2505.5315	kg	Door and window frames	
292.5	kg	Iron entrance and parking doors	
574	kg	Stair railing	Chapter 18
1.903	m2	Interior wall surfaces - vertical	
725.63595	m2	Roof area	Chapter 19
558	m	Latch between horizontal and vertical surfaces	
57	m2	Wooden cornice	Chapter 20
237.224	m2	Turned services	
215.554	m2	Kitchen bins	Chapter 21
34.5	m2	Ceramic bathroom floors	
56.3	m2	Ceramic kitchen floors	
31.87	m2	Ceramic terrace floors	
388.83725	m2	Parquet lot and yard floor mosaic	Chapter 22
29	m2	Vertical glass stones (base and heads of stairs)	
17	m2	Staircase floor	

Quantity records / Excel material requirements

How I Use This Information

I use programme and quantity data together to review activity sequencing, dependencies, material requirements and progress. The findings support coordination of procurement, technical information and site activities.

Planning & Quantity Integration

Sequence

Link activities, dependencies and milestones to work packages.

Quantities

Check measured quantities against material and procurement needs.

Timing

Align material demand with programme dates and site priorities.

Control

Review progress and quantities together to flag constraints early.

Schedule Recovery & Decision-Making

04

Niayesh Mall — Selected Package Recovery (2-Week Forecast Delay)

Week 40

Approved Baseline

Week 42

Delay Forecast

2 Weeks

Time Recovered

USD 18,000

Recovery Cost

Schedule Recovery Control Path

RECOVERY DECISION — USD 18,000 APPROVED

2 weeks recovered after the approved decision



Decision

A fabrication delay shifted forecast completion from Week 40 to Week 42. I reviewed programme logic, contractor capacity, procurement lead times and recovery cost, then recommended resequencing two zones and splitting fabrication releases. The USD 18,000 recovery budget was approved before implementation.

My Role

I assessed options across programme, procurement and cost, then coordinated supplier releases, activity resequencing and site priorities to protect the planned completion milestone.

Delay identified



Options reviewed



Recovery approved



Activities resequenced



Week 40 handover

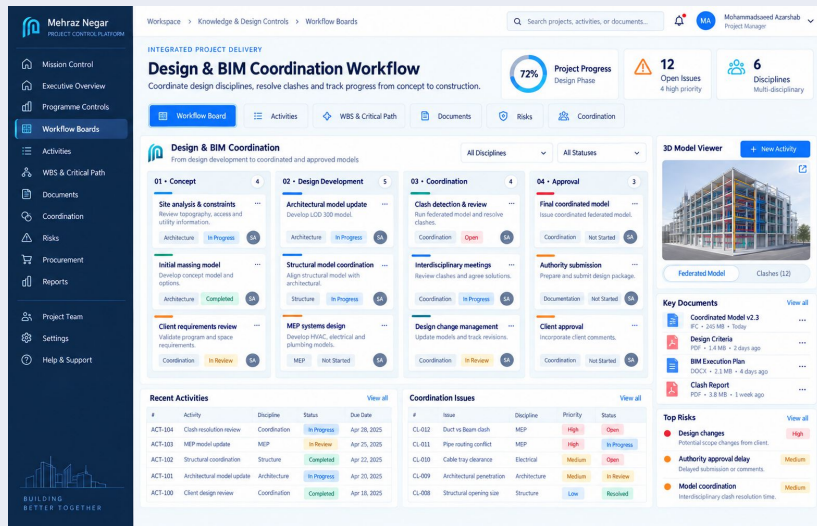
Milestone protected — 2 weeks recovered. Actual handover achieved in Week 40.

Summary visualisation based on supplied project figures; not an MS Project export.

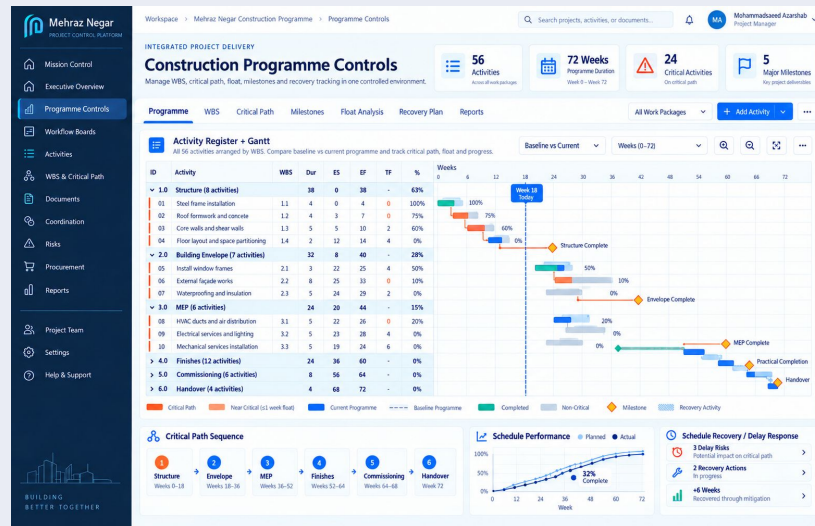
Integrated Project Controls & BIM Coordination

05

I connect WBS-based planning, critical-path and milestone review with BIM coordination, issue ownership and document control. The paired views show how programme priorities and technical information support coordinated delivery decisions.



Design & BIM Coordination Workflow
Design reviews, issues and information flow



Construction Programme Controls
WBS, critical path, milestones and recovery

Software demonstration. Interface data is illustrative, not an approved contractual programme or verified project result.

For platform ownership and development, see page 35.

Integrated Delivery & Issue Closure

06

146

Initial Findings

92

Actionable Issues

84 / 8

Resolved / Accepted

21 / 21

High-Priority Closed

Selected office-project coordination record: 54 duplicate/non-actionable findings excluded. Mean closure time: 7.8 → 4.9 working days over consecutive eight-week review periods. Separate from the commercial delivery record below.

Issue Closure / Design to Site

Identify → Filter → Coordinate → Release → Verify → Close

MEP-042

→

CM-12 /
RFI-028

→

Docs P04

→

SC-031

I coordinated the MEP and structural designers' response, reviewed access, sequence and procurement implications, and followed the approved reroute through the issued revision and site check. The structural member remained intact.

Delivery Control / Commercial Package

Plan

→

Procure

→

Execute

→

Inspect

→

Hand
Over

WBS / resources · Lead time · Trade interfaces · Quality / HSE

**5 direct reports: 2 site supervisors, 1 planner,
1 MEP coordinator and 1 document controller.**

Daily site coordination and weekly client meetings assigned actions and followed decisions through closure.

Supplier B: USD 192k / 6 weeks; USD 8k premium approved to protect programme and scope.

WEEK 24 58% Actual / 60% Planned | Week 40 Finish | USD 6.56m Forecast / USD 6.64m Budget

Commercial Control, Procurement & Change Management

I linked cost, commitments, remaining work, progress and scope changes so the team could understand the commercial effect of emerging decisions.
I recommended procurement and change options; approval remained with the authorised decision-makers.

Selected Commercial Fit-Out

40 weeks | 5 direct reports
9 subcontractors | 42 peak operatives

USD 6.64m → USD 6.52m

Revised budget → Final cost

USD 120k below / 1.8%

Tavanir Office Package

18-month selected delivery period
4 direct reports | 8 subcontractors
35 peak operatives

USD 8.45m → USD 8.39m

Revised budget → Final cost

USD 60k below / 0.7%

Hospital Refurbishment

1,250 m² | 28 weeks | 2 direct reports
6 subcontractors | 18 peak operatives

USD 1.68m → USD 1.70m

Revised budget → Final cost

USD 20k above / 1.2%

Supplier Selection

COST WAS NOT THE ONLY CRITERION

A	USD 184k	8 weeks	Compliant
B	USD 192k	6 weeks	Recommended
C	USD 178k	—	Scope exclusions

Supplier B balanced lead time, technical compliance and scope completeness. The USD 8k premium over A was approved.

Selected Change Decisions

V-017 — Access Panels & Duct Offsets

USD 24,000 | 2 working days within available float

V-021 — Tenant Counter Layout

USD 18,500 | No critical-path impact

Technical Query



Pricing



Programme Review



Approval



Installation

Quality, Safety, Handover & Client Reporting

08

Quality & Defect Closure

97.9%
Closed at handover

286
recorded

280
closed

6
minor items remaining

The remaining six items were closed within 14 days after handover: 100% total closure.

Inspect



Record



Assign



Correct



Reinspect



Close

HSE / Safety Action Follow-up

48
Inductions

31
Site Inspections

29 / 31
Safety Actions
Closed

Two low-priority actions remained with named owners and due dates. These figures record activity and action status, not an incident rate or zero-incident result.

Handover Documentation



As-Built
Drawings



Test
Records



Warranties



O&M
Information

Selected HSE Training

40 Hours

General Safety Training — Workshop Safety Officers

16 Hours

Hazard Identification & Risk Assessment
Workshop Safety Officers

WEEK-24 COMMERCIAL PACKAGE REPORT

Week-24 snapshot; handover closure reported separately.

Progress 58% actual / 60% planned

Forecast finish Week 40

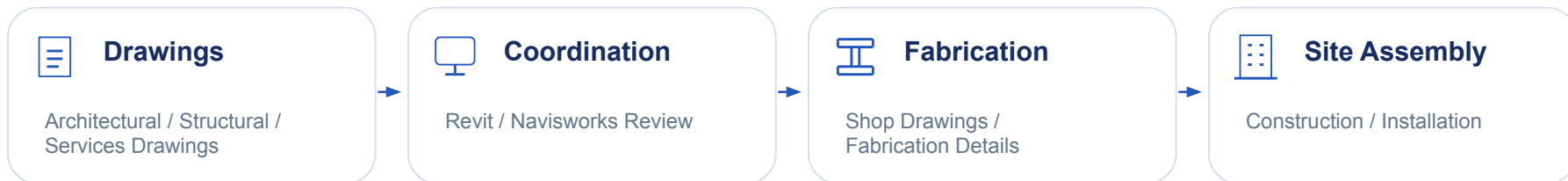
RFIs 34 / 38 closed

Forecast USD 6.56m / Revised budget USD 6.64m

Headroom USD 80k

Safety actions 29 / 31 closed

Buildability, Technical Coordination & Material Efficiency



Steel Utilisation

20.00 t

Purchased Steel

8.0%

1.60 t

Initial cutting-plan offcuts

5.5%

1.10 t

Recorded offcuts

0.50 t

reduction in offcuts

2.5

percentage-point improvement

Purchased steel remained 20.00 t; this is not a claim of reduced steel purchasing.

Buildability / Coordinated Release

I connected shop drawings, quantities, fabrication details and contractor requirements so workshop production and site assembly followed consistent information.

The fabricator and designer reviewed nesting and standard material lengths while retaining connection and finish requirements.

Technical questions were referred to the responsible designer. Approved revisions were followed through to site verification; the detailed issue-closure record appears on page 06.



Niayesh Mall — Project Overview

Tehran, Iran | September 2022 – January 2026



Senior Construction Project Manager

SCOPE & DELIVERY

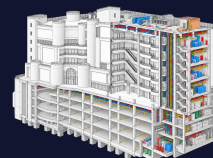
Commercial, food, leisure and public-realm packages. I led planning, contractor coordination and client communication across fit-outs, shopfronts and services.

DECISIONS & KEY CHALLENGE

Coordinated tenant, designer, contractor and fabricator interfaces. Reviewed programme, cost and procurement, then followed approved actions through installation, quality checks and close-out.

DESIGN INTERFACE

Integrated specialist-approved design information into delivery.



Reference-based BIM illustration; not a native model export

10

ORGANISATION

Mehraz Negar Gita
Consulting Engineers

FOOD HALL SCALE

Level -1 · 75 units
Approx. 5,500 m²

SELECTED FIT-OUT PACKAGE

40 weeks
5 direct reports
9 subcontractors
42 peak operatives

COST & HANDOVER

USD 6.64m revised
USD 6.52m final
USD 120k / 1.8% below
Handover: Week 40



Selected site coordination views

Niayesh Mall — From Structure to Completion

11

Project Construction Archive / Wider Development Context. These stages contextualise my later food-hall and fit-out scope; they do not imply that I managed every phase of the wider development.



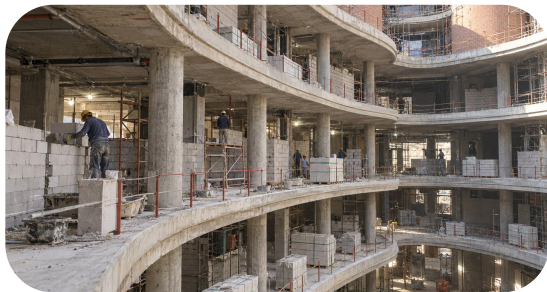
01 Excavation



02 Foundations



03 Structural frame



04 Floor / masonry works



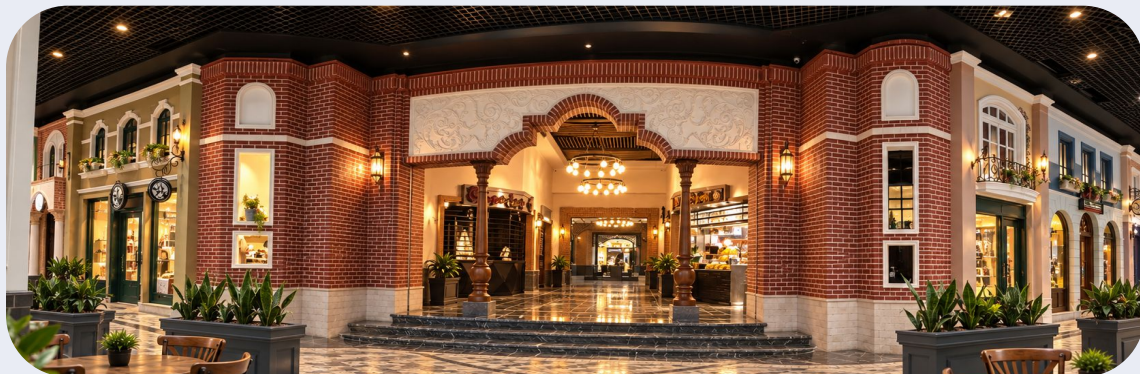
05 Envelope / façade



06 Completed development

Level -1 Food Hall

75 Units | Approx. 5,500 m² | Level -1



Completed Food Hall / Tenant frontages and common circulation

PROJECT · ROLE · INVOLVEMENT

Commercial food-and-beverage fit-out, Tehran. Mehrnaz Negar Gita Consulting Engineers. Senior Construction Project Manager; Niayesh involvement Sep 2022–Jan 2026.

DELIVERY · TEAM · DECISIONS

Coordinated tenants, designers, contractors and fabricators across shopfronts, services and common areas. Technical queries and programme reviews aligned installation and adjoining packages.

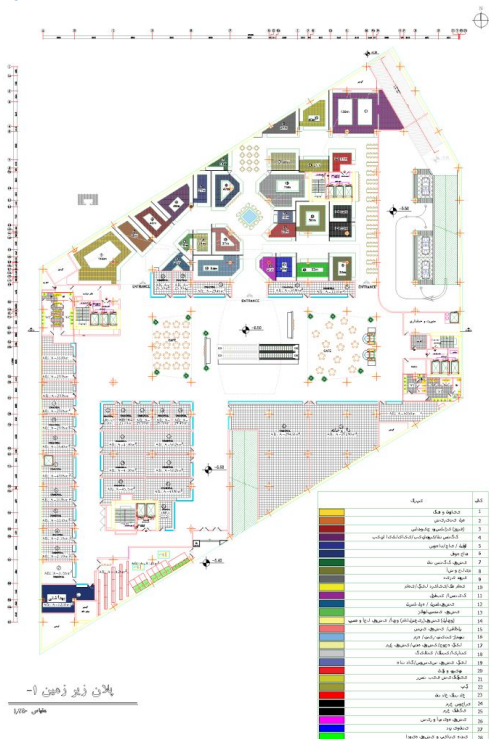
CHALLENGE · DELIVERY RESULT

Sequenced tenant and services interfaces through completion. Installed works followed specialist-approved design information.

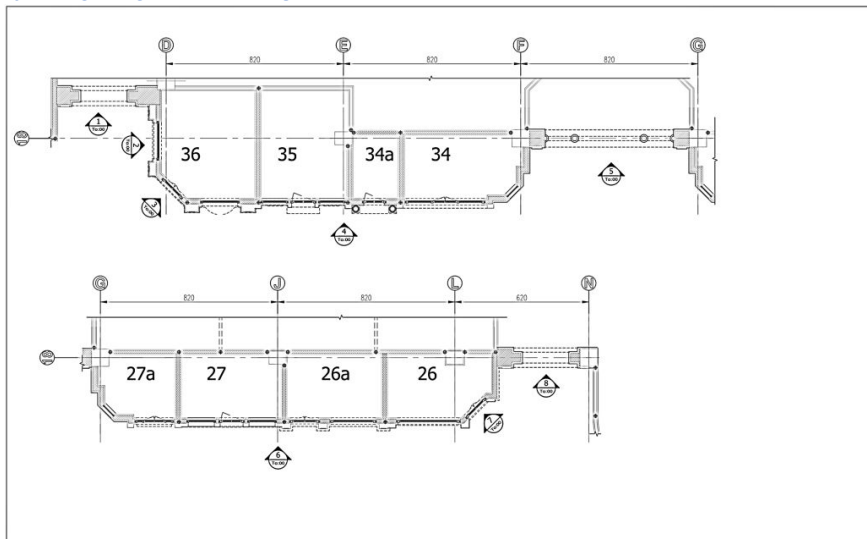
Reference-based frontage illustration



01 / TENANT PLAN



02 / FRONTAGE INTERFACES



Source drawing / Numbered units and frontage interfaces

I linked tenant boundaries, unit numbering, frontage geometry and shared services to the correct construction package before fabrication and installation.

Tenant Plan → Unit Boundaries → Frontage Coordination → Site Package

03 / SITE FOLLOW-UP



Site coordination / review

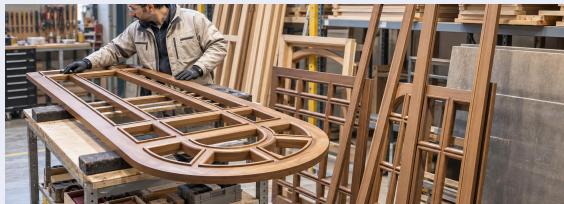


Coordination follow-up

Food Hall Fabrication & Site Delivery

14

I linked approved drawings and technical queries to workshop fabrication and on-site installation across shopfronts, flooring and architectural finishes. Coordinated releases, adjoining work areas and workmanship checks supported the transition from manufacture to site assembly.



01 Workshop fabrication

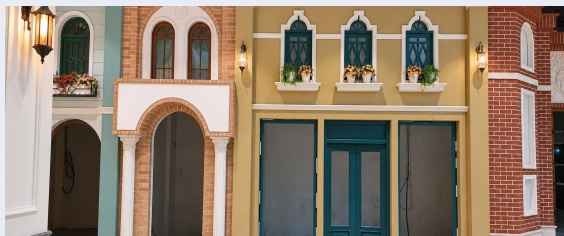


02 Shopfront frame assembly

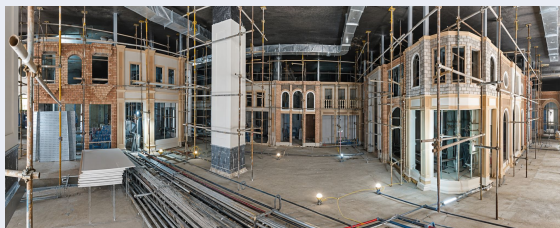


03 Frontage installation

Drawing review → Technical queries → Fabrication release → Delivery priorities → Site assembly



04 Installed shopfront / architectural finish



05 Common-area / frontage interfaces



06 Ceiling framing / installation interface

RELEASE & READINESS

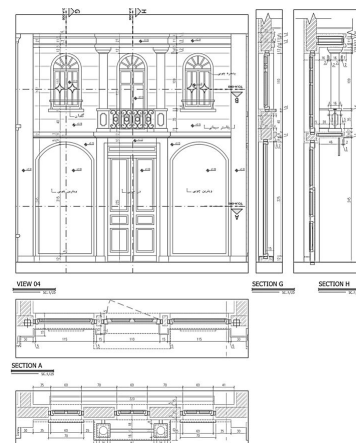
I aligned fabrication releases and delivery priorities with the readiness of adjoining work areas.

Food Hall Technical Coordination & Approved Changes

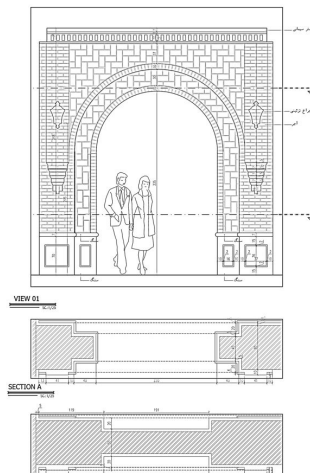
15



Source elevation / Repeated frontage geometry



Architectural detail



Façade / Section detail

I coordinated technical queries, revisions, pricing and programme implications before approved changes proceeded. Reviews linked design intent, fabrication and installation constraints; approval remained with authorised decision-makers.

Technical Query → Design Review → Pricing → Programme Review → Approval → Installation

Leisure & Family Entertainment Fit-Outs

16



Completed family-entertainment environment



Steel framing / installation



Frontage / finish installation

FOUR RELATED FIT-OUT SCOPES

Leisure & family entertainment, restaurant, cinema public areas and green-awning café refurbishment.

ORGANISATION · LOCATION · INVOLVEMENT

Mehraz Negar Gita Consulting Engineers, Tehran

Niayesh involvement: September 2022–January 2026

ROLE · SCALE · DELIVERY

Senior Construction Project Manager across four scopes: access, finishes, joinery, lighting, services and specialist installations.

TEAM · DECISIONS · KEY CHALLENGE

Aligned contractors, MEP trades, specialists and designers around work-front access and package interfaces. Managed execution order, technical queries and quality follow-up.

HANDOVER / OPENING READINESS

Coordinated completion checks and outstanding items towards handover, implementing specialist-approved design information.

EVIDENCE · WORKING SYSTEMS

Installation and completed-work views; coordinated drawings, technical queries, programme and quality follow-up.

Restaurant Fit-Out

17



Completed interior / Joinery, lighting and finish coordination



Terrace / Completed food-and-beverage space

FOOD & BEVERAGE FIT-OUT

I coordinated finishes, joinery, lighting, services and specialist installations through technical queries, interface reviews, quality checks and opening readiness.

Before ceiling and joinery closure, lighting positions, service interfaces and maintenance access were jointly reviewed against finish requirements and execution order.

Cinema-Level Public Areas & Fit-Out Coordination

18



Selected cinema-level public environment



Cinema-level concession / finish coordination

PUBLIC-AREA FIT-OUT

Coordinated architectural finishes, building services and adjoining contractor packages against approved information and installation priorities.

WORKMANSHIP / CLOSE-OUT

Reviewed package interfaces and followed outstanding technical and quality items through completion.

Café Refurbishment — Green-Awning Frontage

19



01 Existing condition & strip-out



02 Opening & shopfront preparation



03 Fit-out installation



04 Completed café frontage

PHASED CAFÉ REFURBISHMENT

Coordinated strip-out, shopfront preparation, interior fit-out and final finishes around adjoining mall access.

CONTRACTOR / SERVICES INTERFACES

Clarified installation requirements with contractors and specialists, linking frontage works, services and interior finishes.

QUALITY / COMPLETION

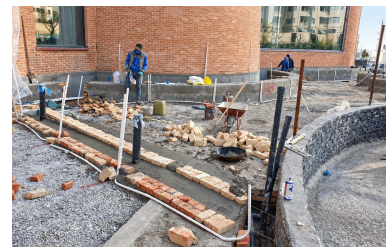
Monitored progress and workmanship, followed corrective actions and outstanding technical items through to the completed café frontage.

Niayesh Mall Landscape & Public Realm

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Groundworks → Hardscape → Landscape → Lighting / Street Furniture → Final Public Realm



Early external works



Paving installation

PROJECT · ROLE · INVOLVEMENT

Commercial public realm, Tehran. Mehrnaz Negar Gita Consulting Engineers. Senior Construction Project Manager; Niayesh involvement Sep 2022–Jan 2026.

SCOPE · TEAM · DECISIONS

Groundworks, hardscape, planting, lighting and street furniture. Coordinated contractors and specialist trades, work fronts and interfaces with railings and building edges.

CHALLENGE · RESULT · EVIDENCE

Aligned adjoining packages and finish quality through completion. Photos show early works, paving and the completed public realm.

DELIVERY ROLE

Construction delivery in coordination with landscape designers.

Tavanir Office Building

Tehran, Iran | October 2019 – August 2022



10 Offices | 2 Commercial Units | 36 Parking Spaces

Construction Project Manager

PROJECT & DELIVERY

Steel-frame office and commercial building with composite floors and basement parking. Coordinated structure, façade, services and fit-out; planning, resources, risk review, progress reporting and design-change impacts.

CHALLENGE & RESPONSIBILITY

Groundwater affected early works. Coordinated the engineer, water authority and site team, integrating agreed sheet piling into the programme and sequence.

SPECIALIST COORDINATION

Integrated engineering design and approvals supplied by responsible specialists.

ORGANISATION

Mehraz Negar Gita
Consulting Engineers

SELECTED PACKAGE

18 months
4 direct reports
8 subcontractors
35 peak operatives

COST RESULT

USD 8.45m revised
USD 8.39m final
USD 60k / 0.7% below

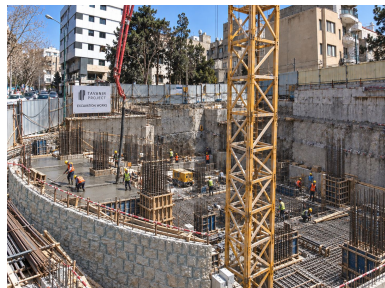
EVIDENCE

Completed building,
early works and façade



Tavanir Construction Delivery & Technical Coordination

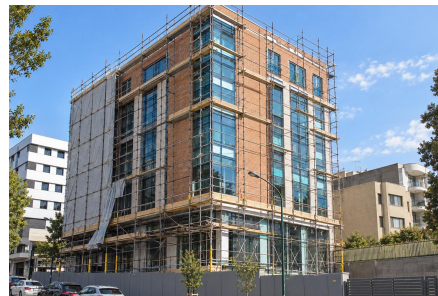
22



Early works / excavation



Foundation reinforcement / workmanship



Façade installation / external finishes

PROJECT SYSTEM

Steel structural frame + composite floors.

ROLE BOUNDARY

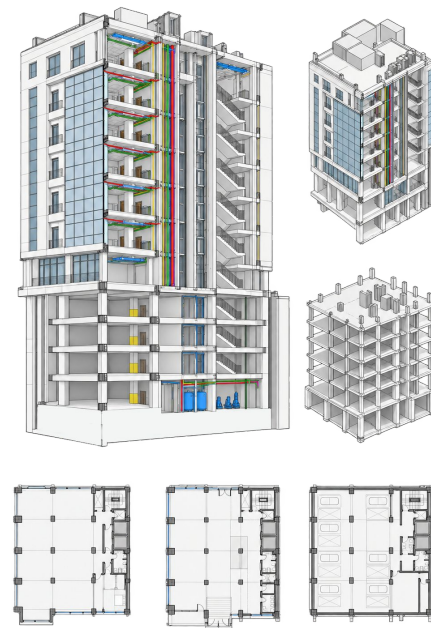
I coordinated engineering review and integrated the agreed solution into the construction sequence. Engineering design and approval remained with responsible specialists.

GROUNDWATER / EARLY WORKS

Groundwater affected excavation and early works. I coordinated the structural engineer, water authority and site team while specialists reviewed the sheet-piling solution. After technical and cost review, the piles were retained in place. I integrated the agreed solution into planning, sequence and contractor activities.

DELIVERY / COORDINATION

Coordinated excavation, foundations, steel frame, composite floors, façade and finishes. Drawing revisions, trade interfaces and workmanship checks linked approved information with site activities.



Reference-based BIM illustration;
not a native model export.

Seoul Residential Building

Tehran, Iran | June 2017 – September 2019



5 Residential Floors | 10 Units | 13 Parking Spaces

Construction Project Manager Civil Works

SYSTEM / DELIVERY

Steel frame, metal-deck floors and basement parking. Coordinated excavation, foundations, steel erection, deck floors and trade interfaces.

TEAM / DECISIONS

Employer, engineers, HSE team and contractors, with municipality and neighbour interfaces; managed sequence, progress and approved technical information.

EXCAVATION COORDINATION

Coordinated works beside existing properties using the engineer-led support approach.

I did not act as the geotechnical designer.



ORGANISATION

Mehraz Negar Gita
Consulting Engineers

PROJECT SCALE

5 residential floors
10 units
13 parking spaces

EVIDENCE

Completed exterior, excavation, foundations, steel, metal deck, façade and drawings



Seoul Construction Journey & Excavation Coordination

24



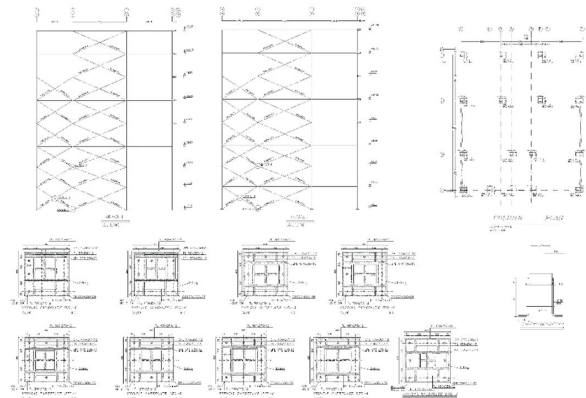
01 Deep Excavation



02 Foundation & Early Works

03 Steel Erection —
Lifting Operation04 Metal-Deck
Floors

05 Façade Works



FROM TECHNICAL INFORMATION TO SITE

I coordinated civil works from excavation through structural erection, floor construction and later trade interfaces, linking site priorities with approved drawings and contractor sequencing.

Soil Review → Structural Input → Approvals → Site Execution



The engineer-led soil review informed nailing and shotcrete. I coordinated neighbour consent, required approvals and the construction sequence beside existing properties.

I did not act as the geotechnical designer.

Qom Residential Building

Qom, Iran | September 2015 – May 2017



7 Floors | 10 Residential Units | 10 Parking Spaces

Assistant Construction Project Manager

PROJECT TYPE / SYSTEM

Residential steel frame;
joist-and-polystyrene-block floors;
brick-and-stone façade.

DELIVERY / DECISIONS

Supported planning, progress tracking, contractor coordination, material checks and corrective-action follow-up, escalating decisions outside delegated authority.

TEAM / INTERFACES

Construction Project Manager, supervisors, structural, architectural and MEP trades, and suppliers.

CHALLENGE / RESULT

Supported sequential delivery and workmanship follow-up through completion.

25

ORGANISATION

Mehraz Negar Gita
Consulting Engineers

PROJECT SCALE

7 floors in total
5 residential floors
2 parking levels
10 residential units
10 parking spaces

EVIDENCE

Completed exterior,
early works, foundations,
steel, envelope
and drawings



Qom Construction Journey & Technical Coordination

26



**01 Excavation &
Early Works**



**02 Foundation
Works**



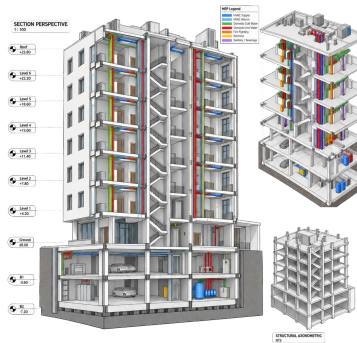
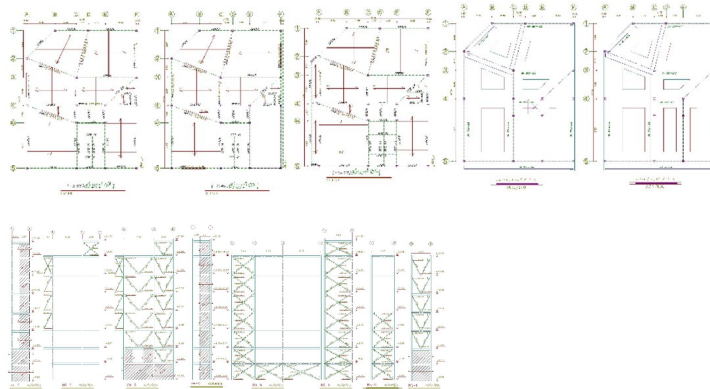
**03 Steel Column
Erection**



**04 Structural
Frame Assembly**



**05 Envelope &
Brickwork**



ASSISTANT CONSTRUCTION PROJECT MANAGER

I tracked progress, checked workmanship and coordinated contractors against approved architectural and structural information through successive construction stages.

FROM DRAWINGS TO SITE EXECUTION

Drawings → Site Interpretation → Coordination → Execution
I clarified layout and structural interfaces from source drawings and followed coordinated information through construction.

Husseinabad Villa — Construction Sequencing & Landscape Coordination

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MEHRAZ NEGAR GITA CONSULTING ENGINEERS | Husseinabad, Tehran Province, Iran | Apr–Jul 2023 | Construction Project Manager



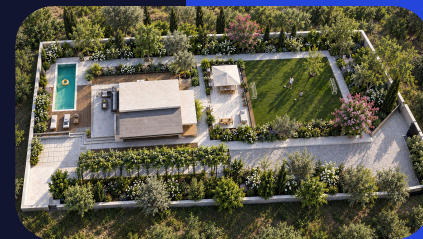
01 Site & Access Study



02 Foundation / Early-Works Study



03 Villa / Pool / External-Works Study



04 Coordinated Outcome View

PROJECT / DELIVERY

Villa, pool, external works and landscape packages; coordinated construction sequence and work fronts.

TEAM / DECISIONS

Private client, architectural and structural teams, MEP, pool and landscape contractors; aligned access and package interfaces.

CHALLENGE / OUTCOME

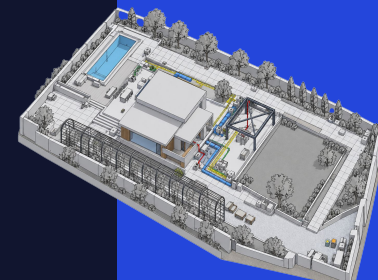
Integrated building, pool and landscape activities into a coordinated sequence, considering downstream access and work fronts.

EVIDENCE SHOWN

Sequence, site access, villa/pool and landscape studies.

PROFESSIONAL BOUNDARY

Reference-based visuals are illustrative, not documentary construction evidence.



Reference-based BIM illustration

Baharloo Hospital Refurbishment

28

MEHRAZ NEGAR GITA CONSULTING ENGINEERS | Tehran, Iran | Jul 2020–Jan 2021 | Construction Project Manager | 1,250 m² · 28 weeks · 2 direct reports · 6 subcontractors · 18 peak operatives



Existing condition



Survey & review



Live-operation works



Completed works



Interior A / Before



Interior A / After

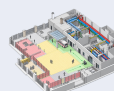


Interior B / Before



Interior B / After

Reference-based BIM illustration; not a native model export



DELIVERY / TEAM / DECISIONS

Surveys, as-built review and phased works with hospital representatives, MEP and architectural trades. Coordinated work zones and material routes around patient, visitor and staff circulation, including dust/noise controls and quality close-out.

RESULT / COMMERCIAL

Operational routes remained workable. USD 1.70m final versus USD 1.68m revised: USD 20k / 1.2% above.

EVIDENCE

Existing conditions, live works and completed interiors.

Nasim Refurbishment Coordination & Completed Interiors

ORGANISATION / ROLE

Mehraz Negar Gita Consulting Engineers · Tehran, Iran

Mar–Nov 2021 · 9 months

Construction Project Manager

PROJECT / DELIVERY

Residential refurbishment: strip-out, MEP coordination, interior fit-out and final finishes.

TEAM / DECISIONS / CHALLENGE

Coordinated demolition, MEP, joinery and finishing contractors with designers. Managed sequence, progress and workmanship; referred unforeseen conditions exposed during strip-out for technical review.

OUTCOME / EVIDENCE

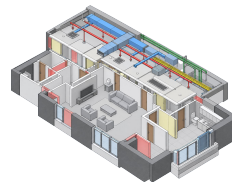
Completed living, kitchen and bedroom interiors, documented in before-and-after photos.

Existing Condition → Strip-Out → MEP Coordination
→ Interior Fit-Out → Final Finishes → Completion



Living area / Before and after

Reference-based BIM illustration.
Supplementary services visual;
not a native model export.



Kitchen / Before and after



Bedroom / Before and after

Zahir al Islam House

Fabric, Research & Transformation

ROLE / Construction Project Manager — Heritage Project Coordination

30



ORGANISATION / INVOLVEMENT

Mehraz Negar Gita Consulting Engineers · Tehran
2020–2022

CONSTRUCTION / HERITAGE CONTRIBUTION

Oversaw seismic-retrofitting works and coordinated restoration execution with heritage specialists and site teams.

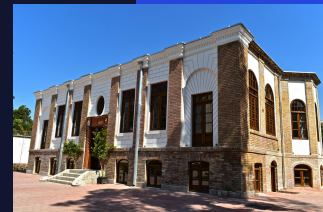
RESEARCH CONTRIBUTION

Combined archival evidence, surviving fabric and site observations for first-author ECAM research published in 2025.

MOHAMMADSAEED AZARSHAB / CONSTRUCTION + BIM



Exterior / Before



Exterior / After



Interior A / Before



Interior A / After



Interior B / Before



Interior B / After

Oriole Way Residence

31

ORGANIZATION / INVOLVEMENT

Mehraz Negar Gita Consulting Engineers

Jan–Jun 2024 · 6 months

ROLE / LOCATION

Remote Construction Project Manager & BIM Coordinator
Los Angeles, California, USA

PROJECT TYPE / SCALE

Multi-level hillside residence; retaining structures, concrete / steel interfaces, terraces, pool and building services.

DELIVERY / TOOLS

Remote preconstruction, BIM coordination, clash review and programme integration.

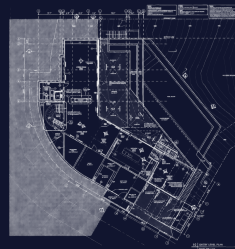
Revit · Navisworks · AutoCAD · MS Project · Excel · BIM 360 · 4D BIM

TEAM / DECISION RESPONSIBILITY

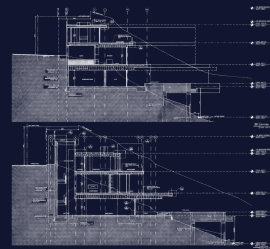
US team, architect, structural engineer and MEP consultants; tracked interfaces and integrated agreed revisions with sequencing.

CHALLENGE / OUTCOME

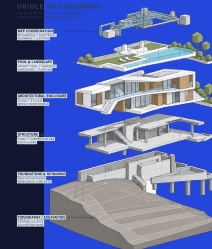
Clash detection + 4D coordination; identified conflicts entered updated information and programme review before downstream work.



Source plan / Preliminary bid set



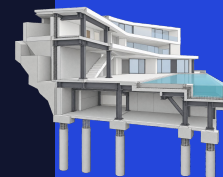
Source section / Not for construction



Conceptual coordination view



Conceptual completed view



Conceptual structural section



Illustrative construction stage

Tallwood Court Residence

32

ORGANIZATION / INVOLVEMENT

Mehraz Negar Gita Consulting Engineers

Mar–Aug 2024 · 6 months

ROLE / LOCATION

Remote Construction Project Manager & BIM Coordinator

Atherton, California, USA

PROJECT TYPE / SCALE

New-build timber-frame residence; basement, two storeys, floor and roof framing.

DELIVERY / TOOLS

Remote architectural, foundation and framing coordination.

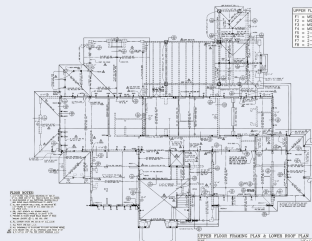
Revit · Navisworks · AutoCAD · MS Project · Excel · BIM 360 · 4D BIM

TEAM / DECISION RESPONSIBILITY

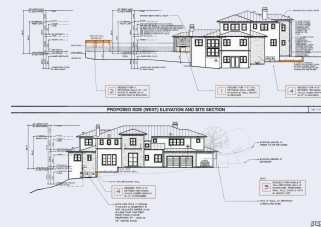
Architect, structural engineer, timber-framing information and US delivery team; RFI tracking, drawing review and programme follow-up.

CHALLENGE / OUTCOME

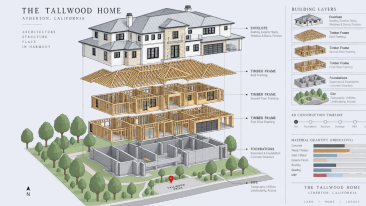
RFI and drawing-information coordination; approved clarifications entered coordinated BIM and programme records.



Source framing / Revision submittal set



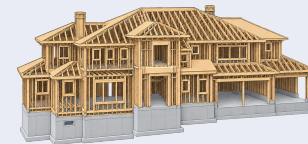
Source elevation / section



Conceptual BIM view



Conceptual completed view



Conceptual framing view



Illustrative site view

Ridge View Residence

33

ORGANIZATION / INVOLVEMENT

Mehraz Negar Gita Consulting Engineers

Jul-Dec 2024 · 6 months

ROLE / LOCATION

Remote Construction Project Manager & BIM Coordinator

Atherton, California, USA

PROJECT TYPE / SCALE

New-build residence; concrete basement with mixed timber / steel upper construction and roof interfaces.

DELIVERY / TOOLS

Drawing / model review, dimensional coordination and remote quality follow-up.

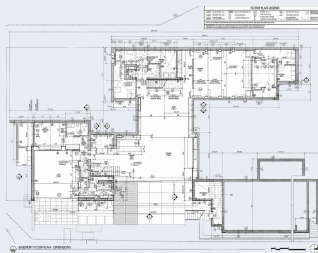
Revit · Navisworks · AutoCAD · MS Project · Excel · BIM 360 · 4D BIM

TEAM / DECISION RESPONSIBILITY

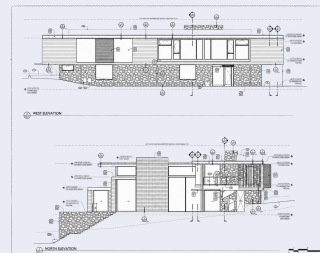
Local team, architect, structural engineer and BIM team; reviewed field dimensions, photos and video and coordinated discrepancies.

CHALLENGE / OUTCOME

Model-to-site dimensional discrepancy; items returned for clarification or corrective follow-up.



Source architectural plan



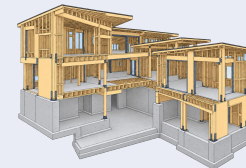
Source elevations



Conceptual coordination view



Conceptual completed view



Conceptual framing view



Illustrative site view

Canada Road Residence

34

ORGANIZATION / INVOLVEMENT

Mehraz Negar Gita Consulting Engineers

Jan–Jun 2025 · 6 months

ROLE / LOCATION

Remote Construction Project Manager & BIM Coordinator
Woodside, California, USA

PROJECT TYPE / SCALE

Residential estate; main residence, accessory buildings, wider site works and multiple trade packages.

DELIVERY / TOOLS

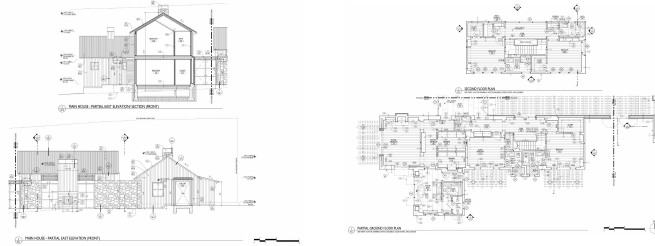
Remote planning, BIM coordination, procurement dependencies and multi-trade sequencing.
Revit · Navisworks · AutoCAD · MS Project · Excel · BIM 360 · 4D BIM

TEAM / DECISION RESPONSIBILITY

US team, architect, trade contractors and procurement interfaces; reviewed long-lead constraints, dependencies, early releases and resequencing.

CHALLENGE / OUTCOME

Long-lead procurement + multi-trade sequencing; prioritised available work fronts while constrained packages were resolved.



Source architectural section

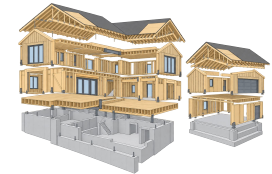
Source floor plan



Conceptual site view



Conceptual completed view



Conceptual BIM view



Illustrative site view

Mehraz Negar

Integrated Construction Control Platform

35

I designed and developed this bilingual web-based project management platform to support construction planning, WBS management, critical-path tracking, BIM coordination, issue monitoring and integrated project control.

Programme controls, activities, dependencies, risks, quality records, documents and named decisions can be linked within project-specific workspaces.

The platform supports coordination, ownership and traceable follow-up rather than replacing approved contractual programmes or professional review.



Software interface visualisation. Demonstration values are not independently verified project results.

Research & Innovation in Construction Management

36

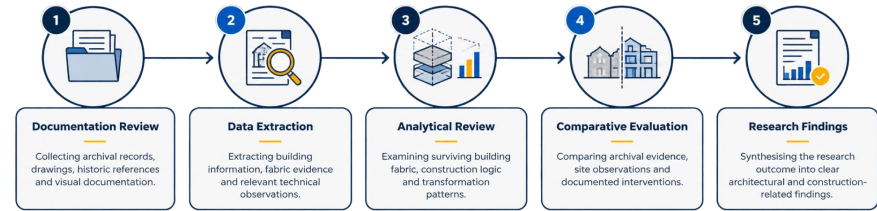
Published heritage research and two ongoing construction-management research studies.

PUBLISHED HERITAGE RESEARCH

The cultural significance of the Zahir-ol-Islam House in Tehran, Iran, and its preservation

As first author, I combined archival records, site observations and building-fabric analysis to interpret documented construction stages and heritage significance.

Documentation → Analysis → Comparison → Research findings



Illustrative research workflow

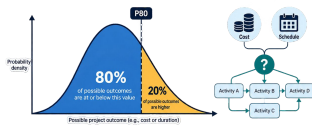
Azarshab, M. S.; Sohani, H.; Azarshab, A. M.

Engineering, Construction and Architectural Management (2025)

DOI: [10.1108/ECAM-06-2025-0919](https://doi.org/10.1108/ECAM-06-2025-0919) | [Google Scholar](#)

WHAT DOES P80 REALLY MEAN?

A probability statement – not a guarantee



P80 COST & SCHEDULE FORECASTING

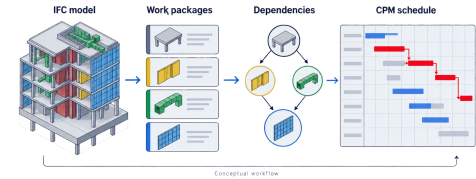
Research in progress: Monte Carlo simulation and sensitivity analysis exploring cost and schedule uncertainty across synthetic project networks.

Method development and validation are ongoing; live-project performance has not yet been validated.

OPENBIM-TO-CPM SCHEDULING

Research in progress: IFC elements mapped to work packages, dependencies and programme logic.

Prototype and export validation are ongoing. Planner review is required before practical use.



Professional Development & Recognition

37

SELECTED PROFESSIONAL DEVELOPMENT

Architectural MBA — Course Completion
Iran Architecture Center | 300 Hours | 2022

Wood Framing — Certificate of Completion
Fanavaran | 20 Hours | October 2023

WORKPLACE SAFETY

General Safety Training — Workshop Safety Officers | 40 Hours
Hazard Identification & Risk Assessment — Workshop Safety Officers | 16 Hours

ADDITIONAL TRAINING

Future City & City Branding — Certificate of Participation
University of Tehran Kish International Campus | 15–17 February 2017

PROFESSIONAL MEMBERSHIP

Tehran Construction Engineering Organization

Award and training documentation supplied by the candidate. Course certificates and memberships are presented within their stated scope.

MOHAMMADSAEED AZARSHAB / CONSTRUCTION + BIM



2023 / Excellence



2024 / Management



2025 / Leadership



2018 / Architecture

SELECTED RECOGNITION

2025 Business of Prestige — Leadership in Construction Project Management & Architecture

2024 Global Management Award — Excellence in Construction Project Management

2023 Certificate of Excellence in Construction Project Management

2018 Second Prize in Design — El Goli Bridge Competition, Tabriz; selected for implementation (with Arash Azmoodeh)

VETASSESS Skills Assessment

38

POSITIVE SKILLS ASSESSMENT

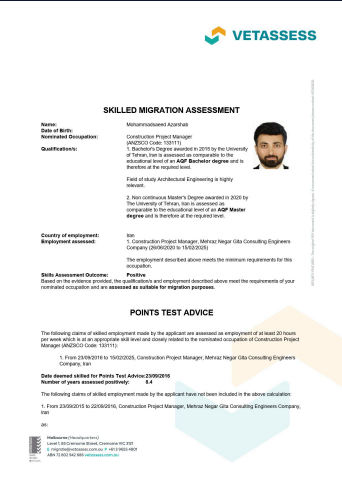
Construction Project Manager
ANZSCO 133111
Issued 4 August 2025

QUALIFICATIONS ASSESSED

University of Tehran
Bachelor's Degree in Architectural Engineering — 2015
Master's Degree in Architectural Engineering — 2020

Assessed as comparable to AQF bachelor's and master's educational levels.

VETASSESS skills assessment for migration purposes; not an occupational licence.



VETASSESS

SKILLED MIGRATION ASSESSMENT

Name: MehrazNegar Azarshab
Date of Birth: 1982/02/02
Nominated Occupation: Construction Project Manager (ANZSCO Code: 133111)
Qualifications: Construction Project Manager (ANZSCO Code: 133111) was awarded by the University of Tehran, Iran. It is assessed as comparable to the educational level of an AQF Bachelor degree and is awarded at the required level.
 Construction Project Manager (ANZSCO Code: 133111) was awarded by the University of Tehran, Iran. It is assessed as comparable to the educational level of an AQF Master degree and is awarded at the required level.

Country of employment: Iran
Employment assessed: 1. Construction Project Manager, Mehraz Negar Gita Consulting Engineers Company (2009/02/02 to 15/02/2025)

Skills Assessment Outcome: Based on the evidence provided, the qualifications and employment described above meet the requirements of your nominated occupation and are assessed as suitable for migration purposes.

Points Test Advice

The following claims of skilled employment made by the applicant are assessed as employment of at least 20 hours per week (ANZSCO 133111) or an equivalent skill level and salary index to the nominated occupation of Construction Project Manager (ANZSCO Code: 133111):

1. From 23/06/2020 to 15/02/2025, Construction Project Manager, Mehraz Negar Gita Consulting Engineers Company, Iran

Date awarded as valid for Points Test Advice: 23/06/2025
Number of points assessed (qualifying): 8.5

The following claims of skilled employment made by the applicant have not been included in the above calculation:

1. From 23/06/2020 to 22/06/2020, Construction Project Manager, Mehraz Negar Gita Consulting Engineers Company, Iran

Notes:
 1. The applicant's qualifications are assessed as comparable to the educational level of an AQF Bachelor degree and an AQF Master degree.
 2. The applicant's employment is assessed as comparable to the occupational level of an AQF Bachelor degree and an AQF Master degree.

EMPLOYMENT ASSESSED
Mehraz Negar Gita Consulting Engineers
26 June 2020 – 15 February 2025

Let's Build What

Mohammadsaeed Azarshab

Construction Project Manager
Architectural Insight & BIM-Enabled Delivery

I bring construction delivery, architectural understanding and BIM-enabled coordination together—from planning and technical coordination through site execution, fit-out and handover.



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[LinkedIn](#)
saeedazarshab@gmail.com
[+98 912 017 5700](tel:+989120175700)

[Visit My Portfolio Website](#)

Comes Next ...

39



Niayesh Mall / Completed Food Hall