Niayesh Mall — Project Overview

Tehran, Iran | September 2022 – January 2026

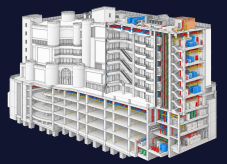


Senior Construction Project Manager

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

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



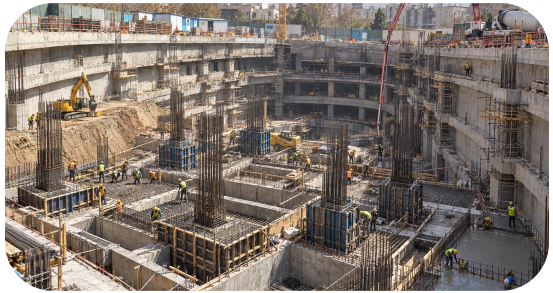
Selected site coordination views

Niayesh Mall — From Structure to Completion

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

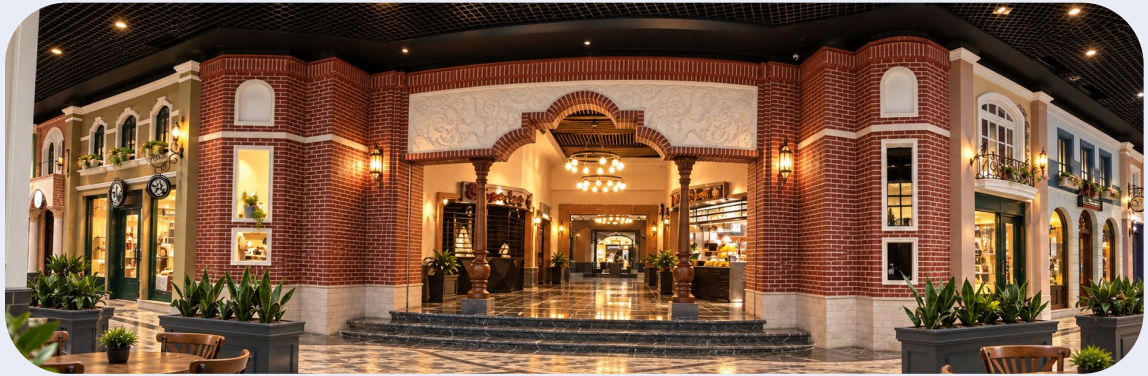


06 Completed development

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. Mehraz 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.

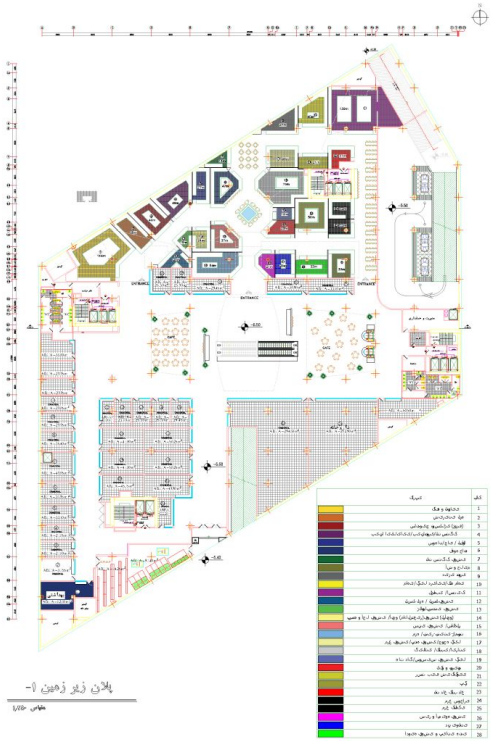
Reference-based frontage illustration



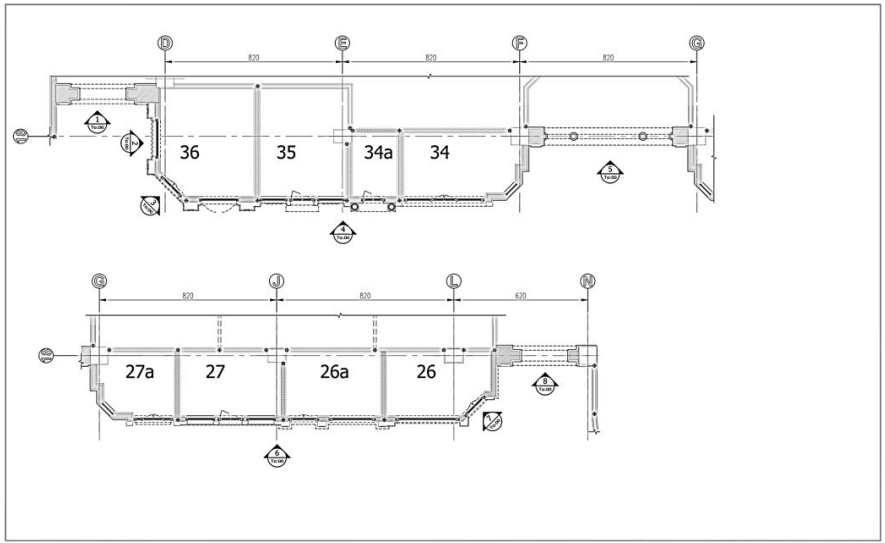
Food Hall Planning & Unit Coordination

Review before release: unit identity, frontage geometry and shared-service interfaces.

01 / TENANT PLAN



02 / FRONTAGE INTERFACES



Source drawing / Numbered units and frontage interfaces

03 / SITE FOLLOW-UP



Site coordination / review



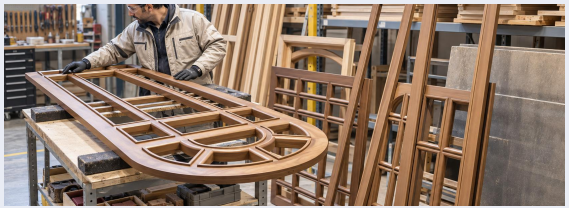
Coordination follow-up

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

Food Hall Fabrication & Site Delivery

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

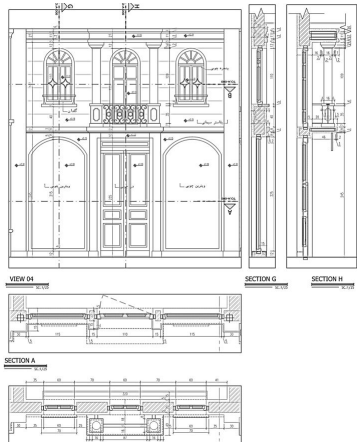
RELEASE & READINESS

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

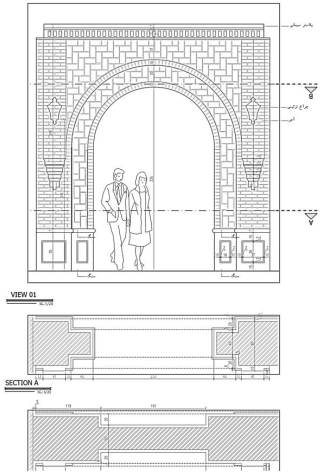
Food Hall Technical Coordination & Approved Changes



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