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



Early works / excavation



Foundation reinforcement / workmanship



Façade installation / external finishes

PROJECT SYSTEM

Steel structural frame + composite floors.

ROLE BOUNDARY

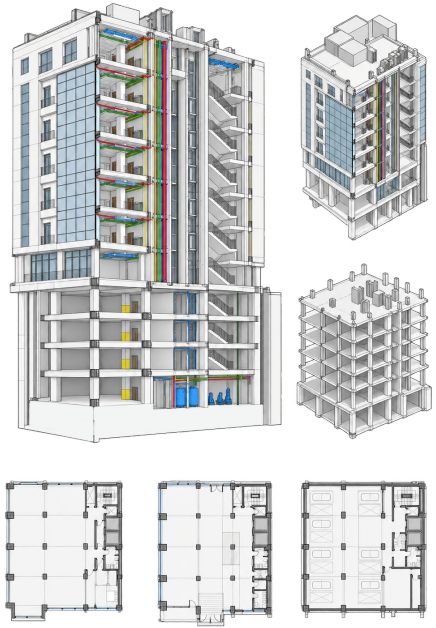
I coordinated engineering review and integrated the agreed solution into the construction sequence. Engineering design and approval remained with responsible specialists.

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

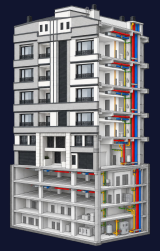
Steel frame, metal-deck floors and basement parking. Coordinated excavation, foundations, steel erection, deck floors and trade interfaces.

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



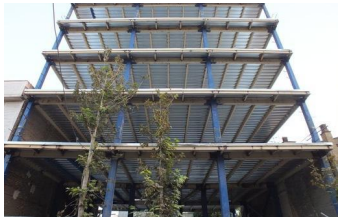
01 Deep Excavation



02 Foundation & Early Works



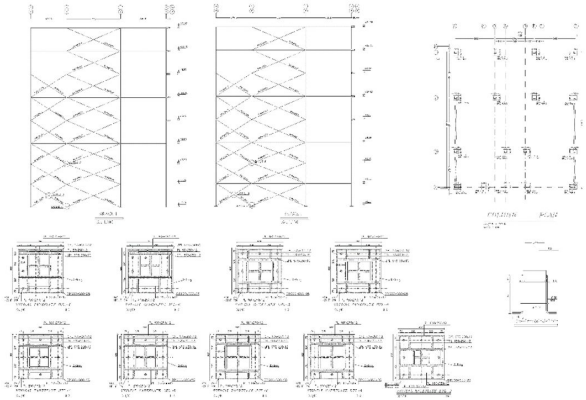
03 Steel Erection — Lifting Operation



04 Metal-Deck Floors



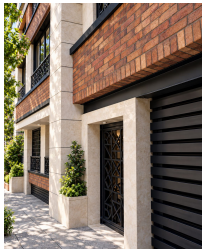
05 Façade Works



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.

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



01 Excavation & Early Works



02 Foundation Works



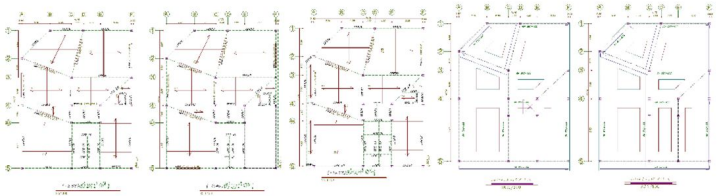
03 Steel Column Erection

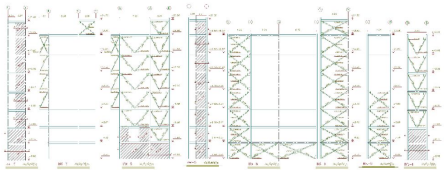


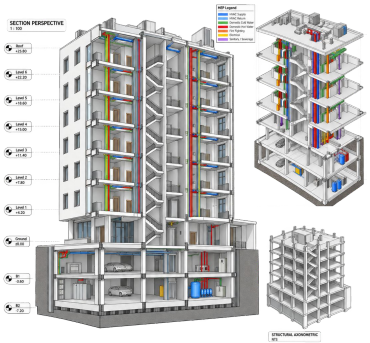
04 Structural Frame Assembly



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

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

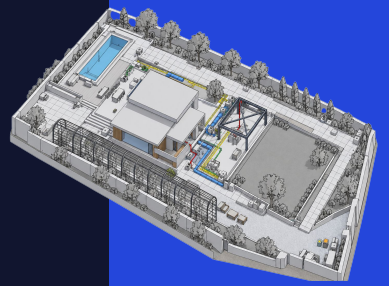
PROJECT / DELIVERY
Villa, pool, external works and landscape packages; coordinated construction sequence and work fronts.

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