



COMPANY PROFILE



ZINCONS

Leadership in
Construction Project Management



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COMPANY PROFILE

Zincons is an Engineering/Management Consulting Firm specializing in Construction Project Management that helps global real estate developers, and construction-affiliated firms excel in their projects.

We specialize in providing innovative and results-driven strategies to help businesses thrive in the global landscape through our guidance.

ZINCONS

FOUNDER PROFILE

20 years in the global construction industry and on, Ari Zingillioglu brings his hands-on field expertise with wealth of knowledge and an impressive track record.

Having worked on diverse residential, commercial and mixed-use projects across the world including the US, Turkiye, Russia and KSA, Ari is an accredited professional holding a BSc.degree in Civil Engineering and MSc.degree in Construction Management.



COMPANY STANDPOINT

OUR MOTTO

We prioritize

- Virtue in decision-making,
- Integrity in every project,
- Pleasure of achieving excellence
for the benefit of all stakeholders.



OUR VISION

We champion

- Integrity and professionalism,
 - Advancing innovation,
 - Global development and public benefit
- by empowering leaders to redefine the future of industry.



BUSINESS SERVICES

TECHNICAL DOCUMENTATION FOR TENDERS

Involves technical submission documents at the tender stage including; Business Case, Scope of Works, Approach and Methodology, Deliverables, Execution Plan, Construction Operation Method Statements, and Key Personnel Roles & Responsibilities.



PROJECT MANAGEMENT IMPLEMENTATION

Focuses on Initiating and Planning phases of construction project cycle by creating; the Project Charter, the Stakeholder Register, the Project Management Plan, the Scope Baseline, the Schedule Baseline, and the Cost Baseline.

CONSTRUCTION EXECUTION PLANS

Contributes in Executing, Monitor & Control, and Closeout phases by integrating and implementing the project management plan, auditing and inspecting day-to-day operations, monitoring performance, providing guidance to teams to ensure quality and efficiency.



WORK PORTFOLIO



PROVIDED SERVICES

“PROJECT INITIATING PHASE” key deliverables

- Project Charter
- Stakeholder Register
- Organization Chart
- Project Orientation Materials



“PROJECT PLANNING PHASE” key deliverables

- Project Management Plan
- Scope Baseline
- Schedule Baseline
- Cost Baseline



RIXOS HOTELS - HALF MOON BAY, KSA
CLIENT: FTG DEVELOPMENT

WORK PORTFOLIO

2025

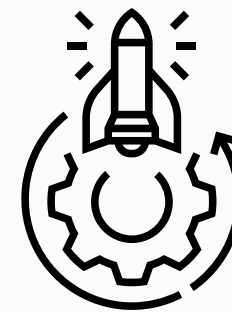
2024

2023

PROVIDED SERVICES

“PROJECT EXECUTION PLAN” for tender works

- Business Case
- Project Scope
- Design & Build Execution Scope
- Construction Operations Method Statements
- Labour Organization Strategy
- Project Controls Tools & Strategy
- Stakeholder & Risk Management Plans
- Hand-over Procedure
- Key Personnel Roles & Job Descriptions



NEOM TROJENA LAKE FILLING, KSA
CLIENT: KOLIN İNŞAAT

WORK PORTFOLIO

2025

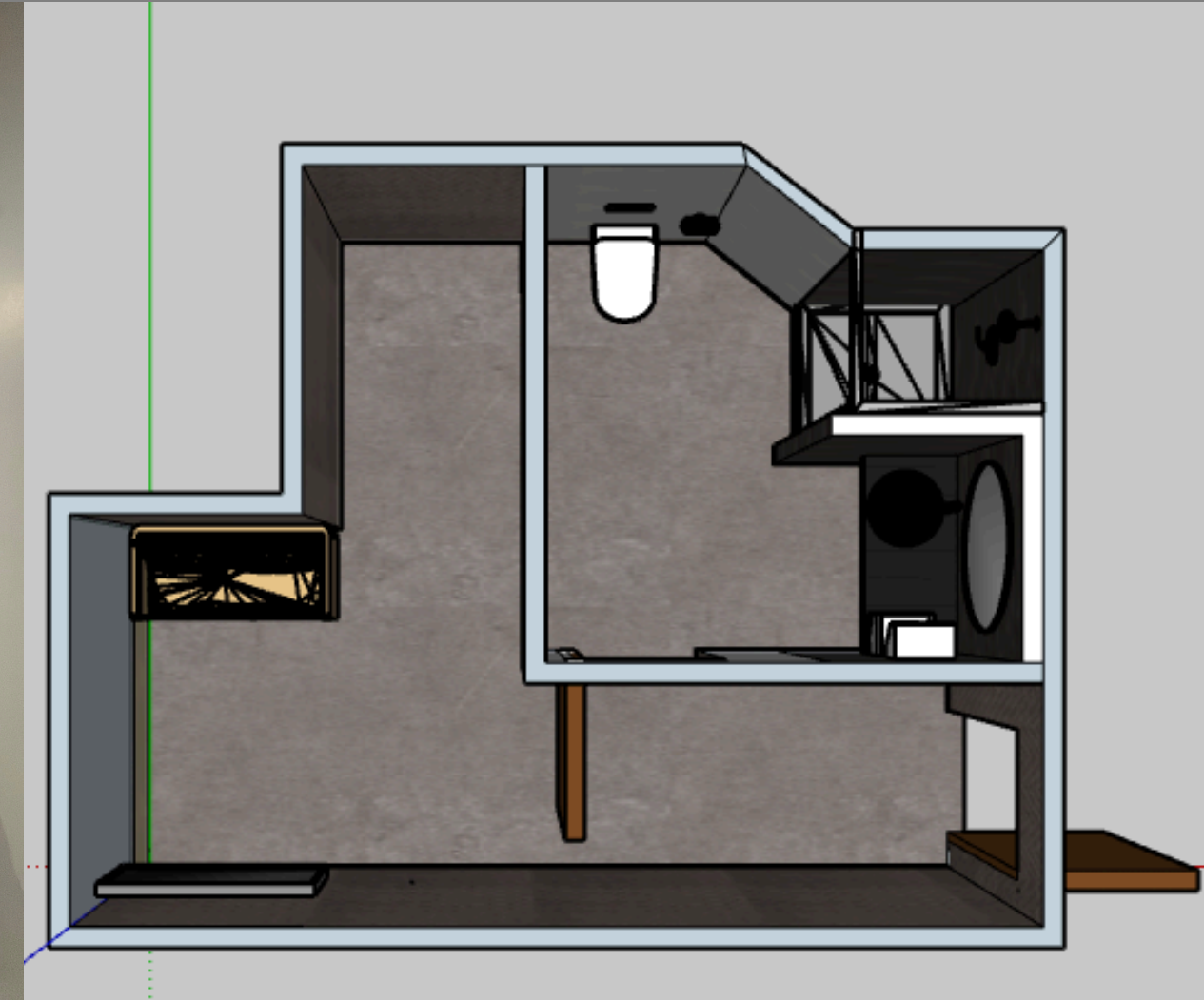
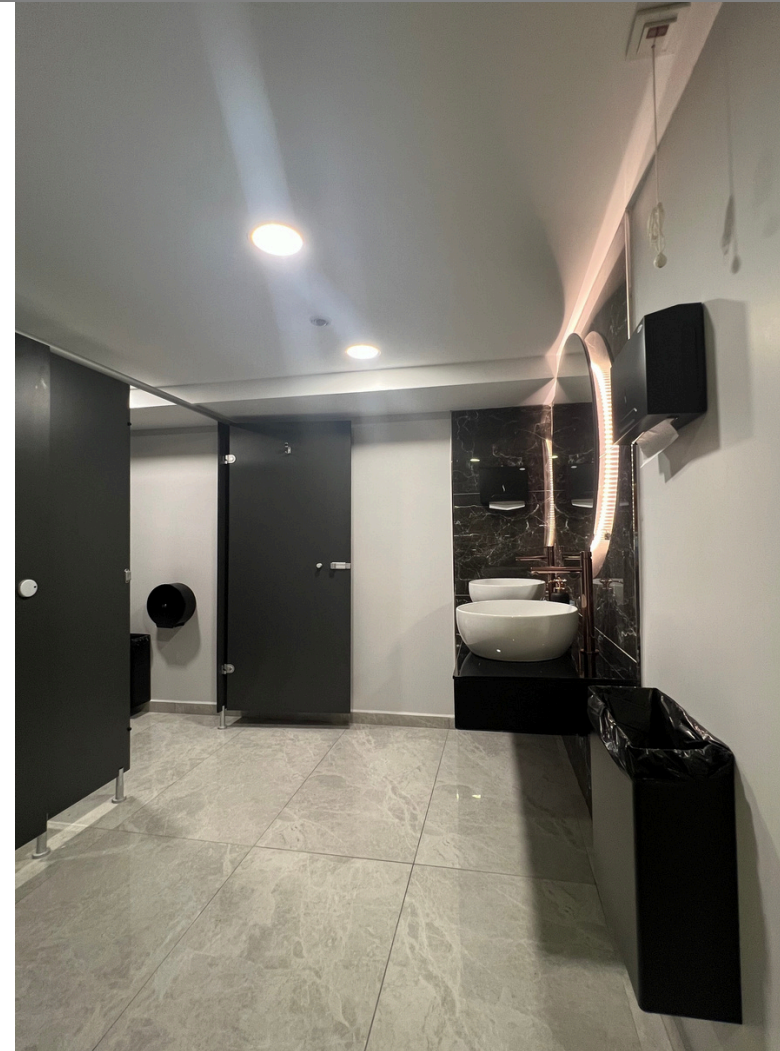
2024

2023

PROVIDED SERVICES

"TURNKEY INTERIOR RENOVATION" works

- Create Scope
- Develop Schedule
- Cost Estimation
- Design
- Procurement
- Bid Levelling
- Build
- Site Supervision



İSTANBUL TÜP BEBEK HASTANE RENOVASYONU İSTANBUL
CLIENT: ITB VE KADIN SAĞLIĞI MERKEZİ

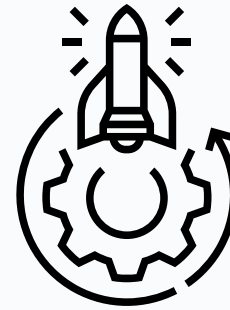
WORK PORTFOLIO



PROVIDED SERVICES

“TECHNICAL DOCUMENTATION SUBMISSION” for tender works

- Roadworks and Lot Design & Build Methodology
- Retaining Walls Design & Build Methodology
- Potable Waterline Design & Build Methodology
- Sewage Line Design & Build Methodology
- Rainwater Drainage Line Design & Build Methodology
- Construction Organization Chart



ASO 7. KISIM GENİŞLEME SAHASI ALTYAPI İNŞAATLARININ YAPILMASI İŞİ TÜRKİYE
CLIENT: KOLIN İNŞAAT

WORK PORTFOLIO



PROVIDED SERVICES

“TECHNICAL SUBMISSION RETURNABLE DOCUMENTS”

- Scope of Works
- Approach & Methodology
- Deliverables (Manuals, Plans, Procedures, Reports, Licences and Permits)
- Programme/Schedule for the Works
- Project Team Organization
- Key Personnel Roles & Job Descriptions
- Health & Safety Plan Evaluation & Review
- Quality Assurance System Evaluation & Review



NEOM SPINE CONCRETE TYPE A WORKS, KSA
CLIENT: KOLIN İNŞAAT

WORK PORTFOLIO



PROVIDED SERVICES

“TECHNICAL SUBMISSION RETURNABLE DOCUMENTS”

- Scope of Works
- Approach & Methodology
- Deliverables (Manuals, Plans, Procedures, Reports, Licences and Permits)
- Programme/Schedule for the Works
- Project Team Organization
- Key Personnel Roles & Job Descriptions
- Health & Safety Plan Evaluation & Review
- Quality Assurance System Evaluation & Review



NEOM SHARMA VALLEY & DELTA JUNCTION, KSA
CLIENT: KOLIN İNŞAAT

Methodology

Which methodologies do we follow?



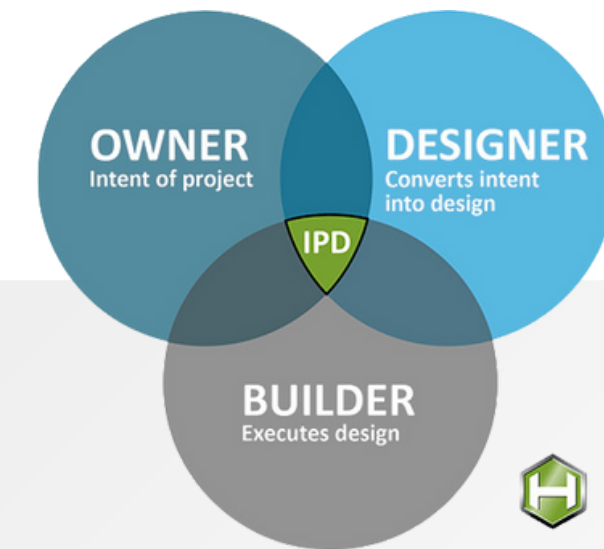
WATERFALL

Step-by-step Processing Units
Sequential Approach
Phase-by-phase progress



LEAN

Waste Elimination
Flow Efficiency
Continuous Improvement



IPD

Unified Team Collaboration
Shared Risk and Reward
Accelerated Project Delivery

Solution Approach

We apply a HYBRID DELIVERY METHOD

ZINCONS leverages

a hybrid project management model

that combines the structured precision of

- **the Waterfall Methodology,**
- **the efficiency of Lean Construction Principles,**
- **the collaborative power of Integrated Project Delivery.**

This dynamic approach allows us to adapt to project complexity, ensure seamless stakeholder alignment, and deliver projects with unmatched quality, cost control, and timely execution. By integrating expert knowledge, technical excellence, and industry best practices, ZINCONS offers a comprehensive, client-focused project cycle experience.

Our hybrid model not only mitigates risks but also enhances flexibility, enabling us to exceed client expectations on every project. This approach embodies our commitment to leadership in construction project management and reinforces our mission to deliver value-driven, innovative, and sound project outcomes.

ROADMAP FOR SUCCESS

(0 Business Plan - Project Closeout 1)

Designed for Real Estate Investors & Real Estate Developers

0

**BUSINESS
PLAN**

**PROJECT
CHARTER**

0.2

**STAKEHOLDER
REGISTER**

0.3

**PM
PLAN**

0.4

**ORGANIZATION
CHART**

0.6

EXECUTION

0.7

**MONITOR &
CONTROL**

0.8

**PROJECT
CLOSEOUT**

1

12

0.2

CREATE PROJECT CHARTER

Project charter is a formal document that authorizes a project, establishes its existence, and provides the project manager with the authority to utilize organizational resources for project activities.

It serves as a high-level roadmap for the project, outlining its purpose, objectives, scope, and stakeholders. The project charter is typically created in the initiation phase and serves as a foundational reference throughout the project lifecycle.

GATHER STAKEHOLDER REGISTER

The Stakeholder Register is a key project management output that functions as a centralized document detailing all individuals, groups, or organizations involved in a project.

Its primary role is to identify, document, and classify stakeholders to ensure their needs, expectations, and levels of influence are clearly understood and effectively managed throughout the project's duration.

0.3

PREPARE PROJECT MANAGEMENT PLAN

0.4

At the heart of project management is the Project Management Plan (PMP), a comprehensive document that serves as the blueprint for achieving project objectives.

It outlines the project scope, schedule, budget, quality standards, communication strategies, risk management approaches, and procurement processes. The PMP ensures all stakeholders are aligned and provides a point of reference throughout the project's lifecycle.

MAKE AN ORGANIZATION CHART

The Project Staff Assignments output is a critical component of the "Acquire Project Team" process within the Project Management Institute's (PMI) waterfall methodology .

This process resides within the Executing Process Group and is essential for ensuring that the right personnel are allocated to project roles, aligning their skills and expertise with project requirements. The project staff assignments output formalizes the selection and commitment of team members, enabling efficient execution and collaboration throughout the project lifecycle.

0.6

EXECUTE THE PROJECT

The project execution phase involves implementing the planned activities to achieve the project's objectives. This begins with "Direct and Manage Project Work", coordinating tasks and resources to produce deliverables.

Quality is maintained through "Perform Quality Assurance", ensuring processes and outputs meet established standards.

Human resource management processes including "Acquire Project Team", "Develop Project Team", and "Manage Project Team" focus on assembling the right team, enhancing their skills, and optimizing their performance.

Clear and effective communication is maintained through "Manage Communications", ensuring stakeholders are informed and aligned.

Procurement activities are managed via "Conduct Procurements", which oversees acquiring external resources and services.

Finally, "Manage Stakeholder Engagement" ensures active participation and support from stakeholders, addressing their concerns and expectations.

Together, these interconnected processes drive the project toward successful completion.

0.7

MONITOR & CONTROL THE PROJECT

A project's monitor and control phase focuses on tracking, reviewing, and regulating progress to ensure project performance aligns with the plan.

It begins with "Monitor and Control Project Work", overseeing overall progress and performance.

Changes are systematically addressed through "Perform Integrated Change Control", ensuring any adjustments to scope, schedule, or cost are approved and documented.

Deliverables are confirmed through "Validate Scope", while processes like "Control Scope", "Control Schedule", and "Control Costs" ensure the project stays within its defined boundaries, timeline, and budget.

Quality is upheld through "Control Quality", verifying that outputs meet standards.

Communication flows are regulated with "Control Communications", maintaining clear and accurate information sharing.

Risks are actively managed through "Control Risks", addressing threats as they arise.

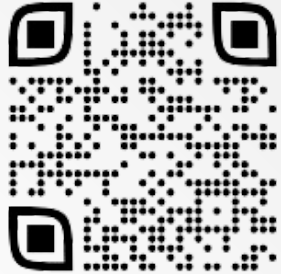
"Control Procurements" ensures that external resources and contracts are effectively monitored, while "Control Stakeholder Engagement" keeps stakeholders informed and engaged.

Together, these processes ensure that the project remains on track and deviations are addressed promptly to achieve successful outcomes.

0.8

PUBLICATIONS

**LEADERSHIP
THEORY
&
PRACTICE
IN
CONSTRUCTION**



Article Link

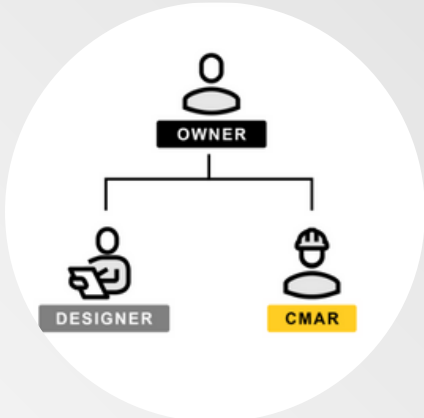


IOT Link



**IOT
A VERSATILE TOOL
IN
INTERNATIONAL
CONSTRUCTION
PROJECTS**

**PERKS OF
UTILIZING
CMAR MODEL
FOR YOUR
MEGAPROJECTS**



Article Link

ACCOLADES

**COLUMBIA UNIVERSITY
NEW YORK**

MSc.Engineering/Management



**ISTANBUL TECHNICAL UNIVERSITY
TURKIYE**

BSc. Civil Engineering



**U.S. GREEN BUILDING COUNCIL
LEED® Green Associate™**



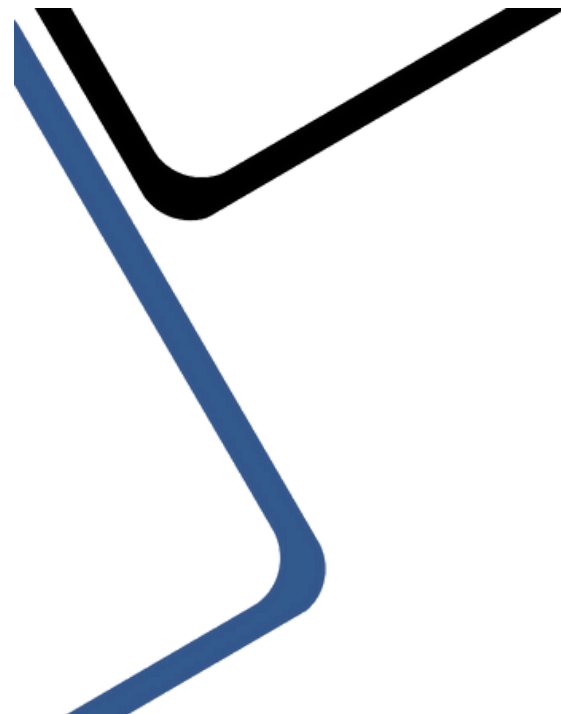
**PM INSTITUTE
Project Management Professional PMP®**



CONTACT INFO

Do you have questions or want to learn more?

Please feel free to reach out to us!



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THANK YOU

FOR YOUR ATTENTION

ZINCONS

**JANUARY
2025**

