

ZINCONS COMPANY PROFILE

Leadership in Design & Build



ZINCONS
Leadership in Design & Build

<http://www.zincons.com>

2026

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Who We Are

Zincons is an Engineering/Management and Design Consulting Firm specializing in Construction Project Management and Design Management & Development.

We guide Global Real Estate Investors/Developers, and General Contractors excel in their large-scale construction projects.

We specialize in providing innovative, results-driven strategies reinforced with hybrid delivery model to help businesses thrive in the global landscape through our guidance.

The A Team



Principal/Construction Director

Msc. Eng./Mngt, PMP



Partner/Design Director

Msc. Architect



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.**

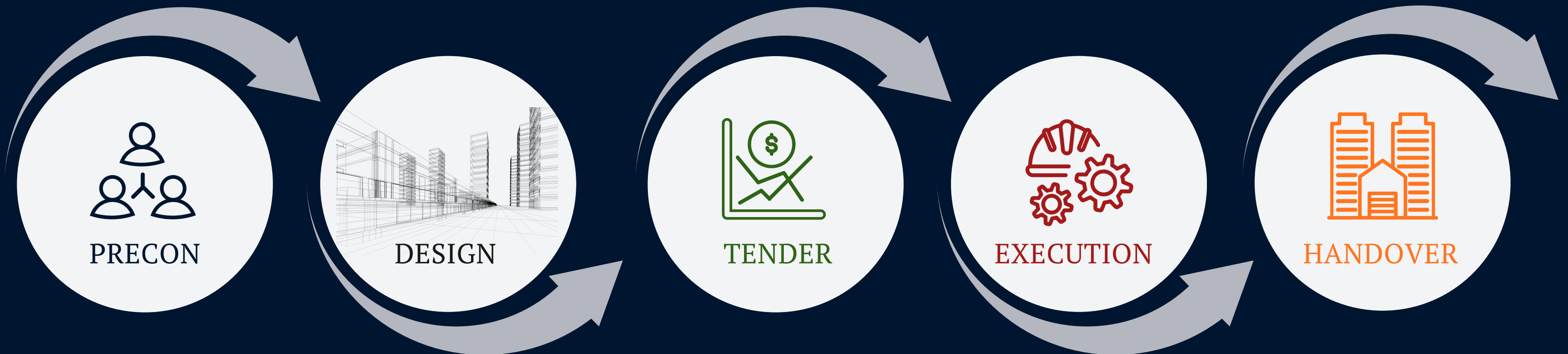


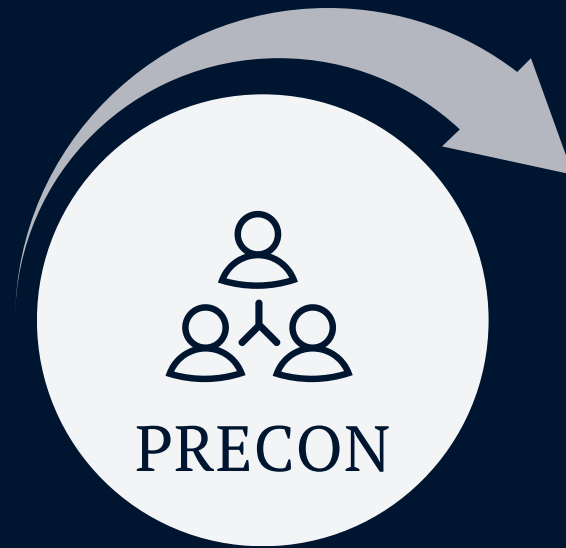
BUSINESS SERVICES



Global Consulting Services

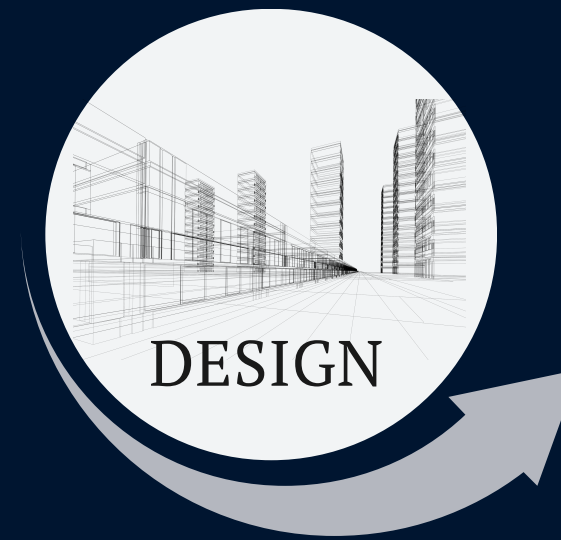
ZINCONS delivers full-lifecycle construction consultancy and management services, guiding clients from the early conceptual (pre-construction) phase through design, competitive tendering, construction execution, and final handover. We prepare and manage technical tender submissions (TSRD), conduct due diligence to assess project risks and feasibility, and lead construction management to control scope, schedule, cost, and quality. In parallel, our corporate education offerings ensure teams are skilled and aligned with best-practice project management.





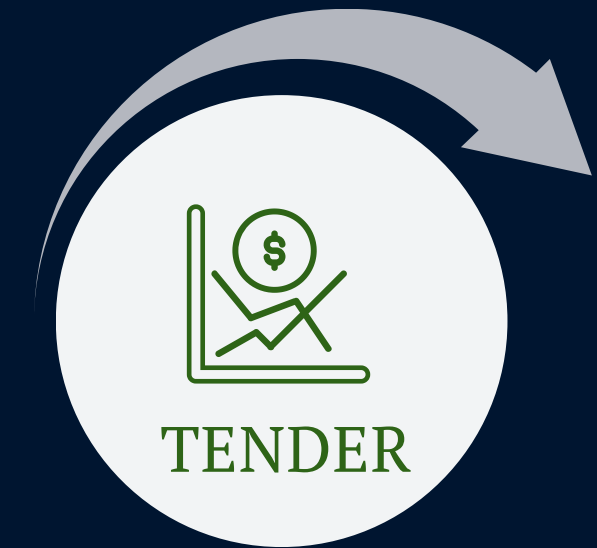
BUSINESS PLAN

ZINCONS helps investors build a strong foundation for decision-making and project success at this stage. We prepare business plans that define project objectives, market positioning, and financial direction. During due diligence, we analyze technical, commercial, regulatory, and logistical conditions to confirm the project can be delivered within planned budget and schedule. In parallel, we assess key risks, site constraints, permitting needs, stakeholder impacts, enabling clients to move into design & build with confidence.



DESIGN DEVELOPMENT

ZINCONS ensures the project vision is translated into coordinated, buildable, and compliant design solutions. We support clients in defining design briefs, aligning architectural, structural, and MEP disciplines, and ensuring compliance with codes, standards, and project requirements. Our work focuses on resolving technical interfaces, optimizing constructability, and value engineering. This stage ensures the design is clear, coordinated, and ready for competitive tendering and efficient execution with minimized design risks.



TSRD

ZINCONS prepares comprehensive Technical Submission Returnable Documents that clearly demonstrate how the project will be delivered. We develop method statements, execution plans, project schedules, resource plans, QA/QC and HSE strategies, and risk assessments tailored to client and contract requirements. Our work ensures the proposal is technically sound, competitive, and aligned with the employer's criteria, giving contractors/investors a strong and confident position in the bidding process.



BUILD

ZINCONS provides active project and construction management to ensure the works are delivered safely, on schedule, within budget, and to the required quality standards. We oversee progress monitoring, cost control, subcontractor coordination, procurement tracking, QA/QC implementation, HSE compliance, and risk management throughout execution. Our involvement ensures issues are identified early, decisions are supported with reliable data, so the project advances efficiently toward completion with minimal delay time.



CLOSEOUT

ZINCONS ensures the project is completed smoothly and transferred to the client in a fully compliant and operational state. We coordinate final inspections, testing and commissioning, punch list resolution, and the compilation of as-built documentation, O&M manuals, warranties, and certification deliverables. Our structured closeout process ensures contractual obligations are met, knowledge is transferred effectively, and the asset is ready for occupancy and long-term operation with clear performance records and accountability.

WORK PORTFOLIO

2023-2025



ZINCONS
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2025

COURTYARD BY MARRIOTT, ST. LUCIA



CLIENT: G.P. GROUP JSC.

PROVIDED SERVICES

PRECON FIT-OUT PHASE”

key deliverables

- Fit-out, Façade & Landscape Preliminary Scope
- SOW Preliminary Budget
- High-level Schedule
- High-level Draw Schedule
- Fit-out BOQ
- Procurement Strategy
- Contract Mngt. Consultancy

2025

BARBAROSA SUITES, ISTANBUL



PROVIDED SERVICES

“PLAN & EXECUTE PHASE”

key deliverables

- Interior Concept Development
- Façade Design Development & Façade Design Consultancy
- Interiors Project Coordination
- Procurement Management
- Site Supervision
- Owner Reports

CLIENT: SCC GAYRİMENKUL VE İNŞAAT

2024-2025

RIXOS HOTELS - HALF MOON BAY, KSA



CLIENT: FTG DEVELOPMENT

PROVIDED SERVICES

“PROJECT INITIATING PHASE”

key deliverables

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

“PROJECT PLANNING PHASE”

key deliverables

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

2024

NEOM TROJENA LAKE FILLING, KSA



CLIENT: KOLIN CONSTRUCTION

PROVIDED SERVICES

“TENDER DOCUMENTS”

key deliverables

- Business Case
- Project Scope Statement
- DB Execution Scope
- Construction Method Statements
- Project Controls
Tools & Strategy
- Stakeholder & Risk Management
Plans
- Handover Procedure
- Key Personnel
Roles & Job Descriptions

2024

INTERIOR GUT-RENOVATION WORKS, ISTANBUL



PROVIDED SERVICES

“TURNKEY INTERIOR RENOVATION”

key deliverables

- Create Scope
- Develop Schedule
- Estimate Cost
- Value Engineering
- Interior Design
- Procurement
- Bid Levelling
- Furnish & Install
- Site Supervision

CLIENT: İSTANBUL TÜP BEBEK MERKEZİ

2023-2024

NEOM SHARMA VALLEY & DELTA JUNCTION, KSA



CLIENT: KOLIN CONSTRUCTION

PROVIDED SERVICES

“TENDER DOCUMENTS”

key deliverables

- **Scope of Works**
- **Approach & Methodology**
- **Manuals, Plans, Procedures, Reports, Licenses & Permits**
- **Execution Program**
- **Key Personnel Roles & Job Descriptions**
- **HS Plan Review**
- **QA System Review**

2023

ASO 7. KISIM GENİŞLEME SAHASI ALTYAPI İŞLERİ, TR



CLIENT: KOLIN CONSTRUCTION

PROVIDED SERVICES

“TENDER DOCUMENTS”

key deliverables

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

2023

NEOM SPINE CONCRETE TYPE A WORKS, KSA



CLIENT: KOLIN CONSTRUCTION

PROVIDED SERVICES

“TENDER DOCUMENTS”

key deliverables

- SOW, Approach & Methodology
- Manuals, Plans, Procedures, Reports, Licenses & Permits
- Execution Program
- Project Team Organization
- Key Personnel Roles & Job Descriptions
- HS Plan Review
- QA System Review

ZINCONS Way

ZINCONS integrates its extensive knowledge of construction management principles into its projects by strategically selecting and applying industry-standard methodologies that ensure efficiency, cost control, and timely delivery.

By leveraging methodologies like Waterfall, Critical Path Method (CPM), Integrated Project Delivery (IPD), and Lean Construction, ZINCONS achieves excellence in project execution while maintaining flexibility to meet sponsor and developer-specific needs. This multi-method approach enables ZINCONS to deliver large-scale, complex projects with precision, transparency, and accountability.



Methodologies ZINCONS Follows



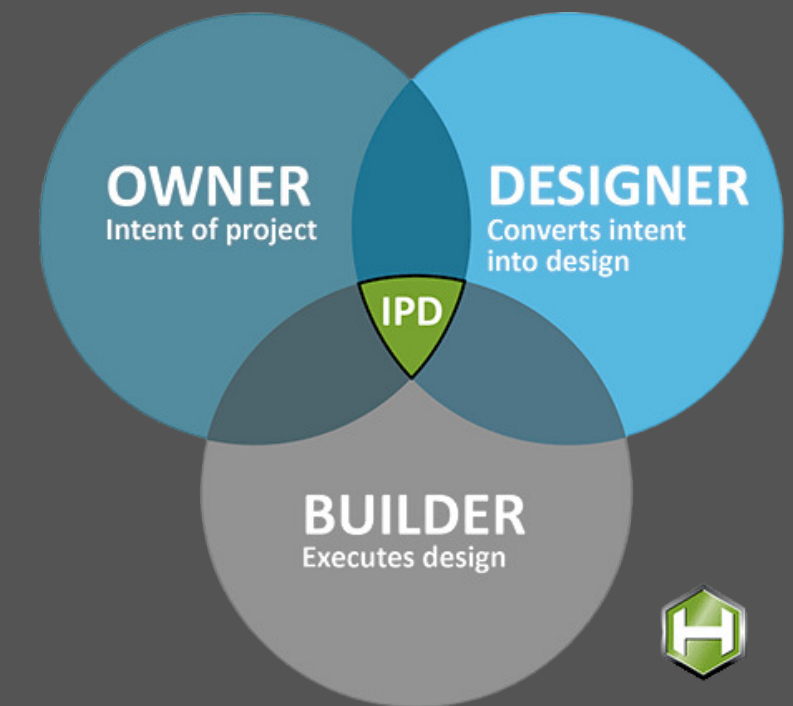
WATERFALL

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

OUR STRATEGY

HYBRID DELIVERY METHOD

ZINCONS leverages

a hybrid project and design management model that combines

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

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.



Corporate Training

Construction Project Management

Instructor: Ari Zingillioglu

Level: Beginner to Intermediate

Format: 8 Lessons + 6 Assignments + 2 Workshops +
1 Case Study

Mode: Online Interactive Learning, or
Onboard Live Lectures at Client's Office

Offered Languages: English/Turkish

Course Material: English

Design & Development Management

Instructor: Sezin Ergene

Level: Beginner to Intermediate

Format: 8 Lessons

(4 Design Management + 4 Design Development) + Case Studies)

Mode: Online Interactive Learning, or
Onboard Live Lectures at Client's Office

Offered Languages: English/Turkish

Course Material: English



ONLINE or ONBOARD
TRAINING

Construction Project Management

CPM Course Objectives

- Build a solid foundation in construction project management, gaining the skills to initiate, plan, mobilize, and lead projects confidently.
- Learn to control and monitor projects through effective design coordination, scheduling, cost control, reporting, and risk management.
- Strengthen operational management by coordinating site activities, equipment, labs, safety, quality, and resources to improve performance.
- Manage contracts and implement strong safety and QA/QC systems to ensure projects progress reliably and in compliance with technical standards.
- Enhance communication, leverage modern construction technologies, and build awareness of global markets to expand opportunities and partnerships.



ONLINE or ONBOARD
TRAINING

Design & Development Management

DDM Course Objectives

- Understand the design process from concept to construction documentation and how projects progress through each stage.
- Learn to translate design intent into coordinated architectural and engineering solutions, strengthening technical quality and design clarity.
- Manage drawings, specifications, revisions, and consultant documentation with structured workflows.
- Improve communication, client briefing, and presentation capabilities, supporting smoother approval and decision-making cycles.
- Balance design goals with budget, schedule, scope, and stakeholder expectations, enabling successful delivery across all phases of the project.

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Construction Project Management



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Thank You



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