

OWNER-SIDE CAPITAL PROJECTS · 2006–2008

The function came first. The projects followed.

I created and led the Construction Project Management Department inside an owner and developer organisation. Three projects, three outcomes: delivered, tendered, sold.

Tymur Tsaturov
Head of Construction Project Management Department

THE MANDATE

I built the department, then made it the owner’s single point of control.

Capital projects had been coordinated case by case. I created the Construction Project Management Department and set how it would work: mandates and reporting lines to the owner, project stages and decision gates, and one interface to architects, engineers, authorities, consultants and contractors.

From there the department carried projects from feasibility through design, approvals and procurement — to delivery on site, or, where the market decided otherwise, to a tender package and to a sale.

I	DELIVERED	**Giorgetti Showroom — Kyiv** Approx. 255 m² premium commercial reconstruction, opened 2008.
II	TENDERED	**Mixed-use redevelopment — Odesa** 52,885 m² masterplan; first phase to accepted tender documentation.
III	SOLD	**Office-commercial development — historic centre, Odesa** Integrated predevelopment concept advanced to sale.

OUTCOME I · DELIVERED

A 255 m² premium showroom, carried from design coordination to opening.

Adaptive reconstruction of the ground floor and basement of an existing central-Kyiv building. The department ran design coordination, approvals, procurement, contractor delivery and on-site supervision through to opening in 2008.



SCALE

Approx. 255 m²
ground floor +
basement

PERIOD

2007–2008
Kyiv, Ukraine

STATUS

Opened 2008
ITIS Gallery’s second
Kyiv location

Reconstruction design: MSA-Project. Interior and display design: ITIS Gallery in-house team.



PROPOSED — FIRST-PHASE DESIGN, 2008



EXISTING COMPLEX

OUTCOME II · TENDERED

A 52,885 m² masterplan, taken to tender.

52,885 m²

total programme across three phases

12,584 m²

first phase, advanced to accepted tender documentation

A staged masterplan close to Odesa Airport combining offices, retail, hotel-residential accommodation and structured parking. I ran owner-side governance, integrated the international and local design teams, managed the approvals interface and led the tender process for the first phase.

> The development was not built. The 2008 financial crisis halted it after the tender stage.

Architecture and masterplanning: Officina Architetti / Hembert Penaranda. Local general designer: Lemma LLC.

OUTCOME III · SOLD

A historic-centre development, taken from constraints to a sale-ready concept.

One mandate combining the reconstruction of existing attic premises with a connected new office-commercial infill in the historic centre of Odesa. I set the owner-side governance and coordinated feasibility, design integration, heritage and permitting interfaces, supervising the appointed project manager.

> The concept and its project record were advanced to the point of sale. The development was sold after concept development and was not delivered under my mandate.



EXISTING — ATTIC, 2007



PROPOSED — STREET PERSPECTIVE, 2008

Architecture and concept design: Hembert Penaranda / Officina Architetti.

THE RECORD

A delivery function is judged by what it can carry to a decision — a building, a tender package, or a sale.

That is the standard I set the department against, and the standard I still work to.

MY ROLE

Head of Construction Project Management Department

Created and led the department, 2006–2008.

Owner and developer organisation; projects in Kyiv and Odesa, Ukraine.

WHAT THE FUNCTION COVERED

- Portfolio governance
- Development control
- Design integration
- Permitting strategy
- Procurement and tendering
- Delivery leadership

IDENTITIES AND CREDITS

Owner and development identities: Ya Group · Ya-Invest · Air Plus LLC · Lemma LLC.

Architecture, design and concept authorship is credited with each project on the preceding pages.