Before the portfolio could be built, the organisation had to be.

An investment and financial group was entering property development at scale. I built the end-to-end delivery capability it needed: three specialised companies working to one control centre.

Tymur Tsaturov
Technical Director, Alanur Building LLC

THE MANDATE

The brief was not a building. It was the ability to run many of them at once.

An investment and financial group needed a scalable integrated delivery capability. Sequential project management would not have carried the pipeline: residential, retail, hospitality, office and healthcare, across separate sites and stages within the same portfolio.

My mandate was to build the whole development technology cycle — definition, design, permits, procurement, general contracting, production planning, construction, commissioning and portfolio reporting — together with the companies and interfaces needed to operate it.

> *So the first thing I built was not an asset.*
> *It was the organisation.*



FOUNDATION WORKS · DATED TECHNICAL REPORT, 11 APRIL 2012

THE OPERATING PLATFORM

Three companies, one control centre, one cycle.

Definition · Design · Permits · Procurement · General contracting · Production planning · Construction · Commissioning · Portfolio reporting

Alanur Building LLC	Development and project management, portfolio control, general contracting.	TECHNICAL DIRECTOR
PE Stroitel	Structural, monolithic and general construction works.	FOUNDER & CEO
Eco-Fasad LLC	Façade design, engineering and delivery.	CO-FOUNDER

Contemporaneous documents record the same function as Head of the Project Management Centre — the portfolio-control centre through which the three delivery vehicles were coordinated, holding one portfolio view of scope, time, cost, quality and risk.



STRUCTURAL DECK · DATED SITE RECORD, 16 MARCH 2013

PORTFOLIO SCALE · SNAPSHOT DATED 19 AUGUST 2013

779,706 m²

total programme area recorded in the consolidated technical-economic snapshot, attributed to the residential, retail, hospitality and office programme schedules.

7,494
apartments

2,788
parking spaces

563,822 m²
residential programme

3
retail centres

4
hospitality components

2
office centres

1 emergency hospital
Built and commissioned.

> A dated snapshot of a portfolio in motion. It contains delivered, active and development-stage projects, and is not presented as completed area.

FROM PROTOTYPE TO REPEATABLE

The value was not one launch. It was the same discipline on concurrent sites.



01 SITE PREPARATION



02 STRUCTURE



03 ENVELOPE

01 **Prototype**
A first residential asset used to establish and test the delivery model.

02 **Staged residential programme**
92,824 m² · 1,491 apartments in a phased programme.

03 **Three-building cluster**
89,548 m² · 1,167 apartments · 630 parking spaces.

04 **Pipeline**
Further urban infill and district-scale sites in preparation.

MULTI-ASSET CAPABILITY

The platform expanded beyond its original residential mandate.

Residential proved the model. Retail, hospitality, office and healthcare shared the same governance, design integration and procurement route.
The emergency hospital was built and commissioned.



RETAIL CONCEPT



HOSPITALITY CONCEPT

61,261 m²
retail programme, three developments

21,685 m²
hospitality programme · 268 rooms

29,526 m²
office programme, two centres

1 hospital
built and commissioned

Concept design and visualisation: Hembert Penaranda / Officina Architetti. Concept stage — not presented as a built asset.

DESIGN INTEGRATION

Concept ambition only survives contact with delivery.

The platform connected design integration, structural delivery and façade engineering. Eco-Fasad LLC was created to own the façade design-and-build interface, so that what was drawn could be procured, engineered and built to the same standard.



MIXED-USE CONCEPT



SECTION STUDY



EARLY STRUCTURE · JANUARY 2013

Concept design and visualisation: Hembert Penaranda / Officina Architetti. Concept stage — not presented as a built asset.

THE RECORD

I was not managing a collection of projects. I was building the organisation that made the portfolio executable.

The result was a repeatable route to delivery: one governance model, one portfolio-control centre and three specialised vehicles able to carry residential, retail, hospitality, office and healthcare across separate sites and stages.

WHAT THE PLATFORM COVERED

- Portfolio governance
- Design integration
- Procurement and tendering
- Production planning
- Development control
- Permitting strategy
- General contracting
- Commissioning and handover

SOURCES AND CREDITS

Programme figures come from the consolidated technical-economic snapshot dated 19 August 2013 and describe a portfolio in motion, not completed area.

Concept design and visualisation: Hembert Penaranda / Officina Architetti. All concept visuals are concept-stage material and are not presented as built assets.

Photographs: dated project site records and technical reports, 2012–2013.

Tymur Tsaturov

Technical Director, Alanur Building LLC · Founder & CEO, PE Stroitel · Co-founder, Eco-Fasad LLC