

Nihat Kalfazade
Architect (M. Arch., B. Arch)
Project and Leasing Manager

Qualifications

Employment

November 2012 – Present

Rönesans, *Project Manager / Leasing Manager.*

March 2011 – September 2012

AECOM, *Project Manager / Design Manager.*

November 2009 – March 2011

Kreatif, *Project Manager.*

September 2008 – November 2009

DCL, *Dpt. Project Manager.*

September 2007 – September 2008

NKA, *Owner.*

June 2005 – September 2007

Prodesign, *Architect.*

July 2000 -April 2001

Mesa Mesken, *Finishing Works Site Supervisor.*

Professional

Excellent in spoken and written English, native in Turkish
Excellent understanding of information technologies and software usage

Excellent understanding of environment protection and sustainability

Excellent project management skills

Excellent understanding of legal aspects of lease contracts

Very good in contract negotiations

Education

Graduated from Middle East Technical University, Department of Architecture, 2004, (M.ARCH)

Graduated from Istanbul Technical University, Department of Architecture, 2000, (B.ARCH)

Publications

Diagrammatic Potency of the "Nine Square Grid" in Architecture, Yayınevi: VDM Verlag Dr. Müller Aktiengesellschaft & Co. KG, Germany, ISBN: 978-3-639-13659-3, 2009.

Personal

Born in April 1979, he is married and father to a single child.

Finds himself to be a good craftsman and a good reader.

In his own time, he enjoys fixing / mending and sculpting. He likes early morning jogs and commuting with his bicycle. He often camps in the countryside with his family on weekends.

Has interest in psychology.

Career Summary

Nihat is an architect by degree and a project and leasing manager who in his early professional years has had the opportunity to work in various fields of architecture. Recently, being employed by one of the leading office development companies in Turkey, he has achieved a good knowledge in the entire process of office development from site selection to turnkey leasing and property management.

In his initial years, Nihat worked on hotel and resort projects including The Mandarin Oriental Hotels, on Dells Cay Island Resort in the Turks and Caicos Islands, a university campus project in Istanbul, several housing projects in Ankara and Marmaris, several office fit-out projects and A-Grade office developments in Istanbul.

He has past achieved certification as a LEED Green Associate for sustainable building design and has fully completed the design of a 60'000 sqm university campus achieving BREEAM Vey Good certification.

His master's thesis has been published by German Publisher Verlag Dr. Müller Publications under the title "Diagrammatic Potency of the "Nine Square Grid" in Architecture."

Nihat is currently employed by Rönesans, a company with over 30'000 employees around the globe. Reporting directly to the CEO, Nihat is responsible for handling all works associated with its Office Development business line.

With over 8 years of experience on the field, he has accumulated good experience and knowledge in office developments including but not limited to management, development, leasing, fit-out works and building operations.

Experience

In chronological order

RÖNESANS

November 2012 – Present

Rönesans is amongst the top 40 ENR listed companies. Rönesans Real Estate Investment (RGY) is the commercial real estate development and investment company of the Rönesans Group. Having developed over 150.000 sqm of Grade A office space in Turkey since 2013, RGY is a major player in the market.

Responsible of all office developments, and reporting directly to the CEO, Nihat undertook various roles to fulfill needs regarding but not limited to; development feasibility and analysis, development design peer-review, construction snagging, leasing and marketing, managing tenant fit-out works, sustaining good tenant relationships, remediation & re-development and building management.

Projects Nihat has been involved in are listed below:

Mecidiyeköy Office Project, Istanbul

Completed and operational since 2013
Total GLA: 15'000 sqm

Küçükyalı Office Project, Istanbul

Completed and operational since 2014
Total GLA: 52'000 sqm

Rönesans Tower (Currently Allianz Tower), Istanbul

Completed and operational since 2015
Total GLA: 45'000 sqm

Hilltown Offices, Istanbul

Completed and operational since 2018
Total GLA: 9'500 sqm

Maltepe Mixed-Use Development, Istanbul

Completed in 2019
Total GLA: 34'000 sqm

Leasing / Business Development

As Leasing Manager

- Reporting all office related activities to CEO
- Assigning company targets regarding annual rent income and gross lettable areas.
- Negotiation, cooperation with and coordination with/of agents to provide future client opportunities.
- New lease contract and contract renewal negotiations with clients.
- Management and follow-up of tenant transactions and relations.
- Successfully completed and/or renewed below lease / sales contracts (contracts each listed here over 1'000 sqm GLA, total contacts ~120'000 sqm GLA):

Turkcell / BOSCH / Societe Generale / Continental / Daikin / Allianz / Kansai / Arkema / Nexans / Adidas / George (ASDA) / Conectys

Operations

As Project Manager

- Acting Building Manager for the Mecidiyeköy Office Building.
- Architectural and operational peer review and in-house consultancy to design groups for pipeline developments.

Construction & Remediation

As Project Manager

In addition to his responsibilities as Leasing Manager, Nihat is also the lead Project Manager for all remediation and re-development in the business line. Below, a few of the typical works undergone through years contracted with Rönesans. Other works can further be provided.

Mecidiyeköy Office Project

- Remediation works regarding upgrading building fire-proofing
- Remediation works regarding the improvement of building foul-water discharge systems.
- Remediation to providing dedicated and independent tenant IT cooling infrastructure.
- Acoustic insulation works and fire-proofing of building back-up generators.
- Coordination and installation of building GSM repeater systems.
- Successfully completed design, tender, contract and project and cost management of Martin&Martin Headquarters (450'000 € contract value) at the Mecidiyeköy Office Project, Istanbul. In the process, Nihat also developed a financial lease model transforming the tenant's hard construction related CAPEX into OPEX.

Rönesans Tower

- Project management, tender and cost control for the addition of cafeteria and prayer rooms in the Rönesans Tower (500'000 € contract value).

Office Fit-Out

As Project Manager

- Preparation of Tenant Design Guidelines for all Office Developments
- Project Manager on behalf of the Developer (RGY) with responsibilities that include:
 - Project opening and briefing of tenant's consultants.
 - Tenant design review and approval in respect to regulations and design guidelines.
 - Ensure contractor capability compliance with design guidelines.
 - Chair Kick-Off meetings.
 - Coordination between building management & tenant / tenant's contractor.
 - Organize and lead weekly site visits and meetings to confirm construction / design compliance.
 - Ensure necessary testing and commissioning for works related to building core services are done.
 - Coordination of documentation (MoM, checklist, forms etc.) for all above.
 - Provide opening approval once tenant guideline criteria have been met.
- Project Manager on behalf of the Developer for the following office fit-out works (*total ~80'000 sqm GLA*):

George (ASDA) / Axa / Arkema / Nexans / Adidas / Manpower / Societe Generale / UltraRPM / BOSCH / Turkcell / Continental / Daikin / Trelleborg / Conectys / DAF / Kansai

Experience

In chronological order

AECOM

March 2011 – September 2012

AECOM is a premier, fully integrated professional and technical services firm positioned to design, build, finance and operate infrastructure assets around the world for public and private-sector clients. With over 45'000 employees in over 400 offices around the globe, Nihat was responsible for handling works associated with its Project Management and Cost Management Business Line.

Project Manager

- DO&CO Fehime and Hatice Sultan Residences Acoustic Design Consultancy, Istanbul
- SMBC Istanbul Representative Office, Fit-Out, Istanbul

For the above projects;

- Review of client brief,
- Project opening,
- Liaison with landlord and reporting to client as necessary,
- Chairing and coordinating regular meetings with project and contractor teams,
- Ensuring that proper coordination and integrity is maintained within and throughout design and construction
- Undertaking risk review and value engineering opportunities,
- Preparation of tender documents, tender and awarding
- Preparation of contractor prequalification,
- Short listing of contractors,
- Ensuring proper documentation is maintained between contractor, PM and design team,
- Managing variations.

Design Manager

- AECOM HQ, Fit-Out, Istanbul, 400 sqm
- GE HealthCare HQ, Fit-Out, Istanbul, 3.000 sqm
- Hewlett-Packard HQ, Fit-Out, Istanbul, 5'000 sqm
- Pfizer District Offices, Fit-Out, Istanbul, Antalya

For the above projects;

- Preparation of full design package from conceptual design to construction drawings.
- BOQ and specification preparation.
- Initial budget estimation
- Contract preparation
- Tender and award of designers.
- Contractor assignments
- Value engineering
- Cost control.
- On-site supervision,
- Coordinating testing and commissioning,
- Completing snagging, substantial take-over and final acceptance.

KREATIF

November 2009 – March 2011

An Istanbul based architectural company with expertise in urban planning, architectural and interior design, Kreatif is one of the top league players in the country. Nihat was specifically employed in leading a team of designers and engineers to complete from scratch to contractor selection of the Piri Reis Maritime University Project.

Piri Reis Maritime University, Istanbul

A maritime university campus spreading over 25'000 m² of land with a construction area of over 65'000 m², the Piri Reis University is one of 25 similar campuses around the world. Along with housing all necessary educational, administrative, retail, recreational spaces, the project was special for its simulated swimming pools (that generated waves, and lighting for storm simulations), various sized ship simulators for training students on all aspects of seamanship, classes for on-land courses, dock for in-sea training, library, conference and concert hall for 650 people, multiple seminar rooms, laboratories, food court and services. The project currently holds a BREEAM Very Good Certificate.

The project services include natural gas co-generation, sea-water heat pumps, air heat pumps, solar heating, reverse osmosis, BMS and all required for obtaining an energy efficient design.

Project Manager

Nihat led a team of architects and engineers for:

- Preparation of concept design.
- Completion of design development.
- Completion of detailed design.
- Preparation of building permit drawings.
- Preparation of detailed construction drawings.
- Preparation of documentation required by BREEAM.
- Initial budget estimation.
- Preparation of BOQ and material specifications.
- Tender preparation, tender and award.

Experience

In chronological order

DCL

September 2008 – November 2009

Dellis Construction Limited (DCL) was a contracting company with a sole and specific purpose of realizing the Mandarin Oriental Hotel, Dellis Cay Island Resort Project in the Turks & Caicos Islands, BWI.

Mandarin Oriental Hotel, Dellis Cay Island Resort Project in the Turks & Caicos Islands, BWI.

Dellis Cay, a private island located amongst the Turks and Caicos Islands in the Caribbean, houses various villas designed by a scope of famous architects from around the world (Zaha Hadid, Pierro Lissoni, Shigeru Ban, David Chipperfield, Carl Ettensperger, Kengo Kuma).

Amongst these private residential units, the island also houses a hotel with all its facilities managed by the luxurious Mandarin Oriental Hotel Group and the largest SPA within the Caribbean. With all necessary sub-structural requirements to accomplish an autonomous stance in line with high performance EU and US fire and hurricane regulations, the island holds a unique position distinct from any project around the world.

Dpt. Project Manager

In this project, Nihat was on site leading a team of architects to provide and coordinate necessary information for the designing architects, engineers, procurement teams, site teams and the local planning department. When necessary he took role on site supervision whilst maintaining proper documentation and control for all progress, use of material, manpower and logistics within the island. When necessary he assisted in subcontractor payments and claims for the procurement department.

MESA MESKEN

July 2000 – April 2001

Established in the late 60's, Mesa Mesken is one of Turkey's leading contracting companies specialized in mass residential projects.

Geçak Project, Ankara

Located on Koza Street at the hill of Gaziosmanpaşa, Ankara, the Geçak Project is an urban transformation project aiming to renovate and revitalize the existing neighborhood. Consisting of 620 housing units on a total construction area of 150'000 sqm, the project took 4 years for completion.

Finishing Works Site Supervisor

Nihat was responsible on site within a group of site supervisors for the following:

- Quantity surveying.
- Quality control.
- Reviewing sub-contractor payment requests.
- Site coordination.

NKA

September 2007 – September 2008

NKA was an architectural design and contracting company established by Nihat himself in late 2007. After successfully completing the Park Onat Apartments project in Ankara, Nihat terminated the company moving to Dellis Cay under DCL employment.

Park Onat Apartments, Ankara

Located in the urban district of Ankara (Eskişehir Road), and between satellite developments as Mesa Housings, the Park Onat Apartment is a B+/A class building. Located on a plot of just over 4'000 sqm, the building houses 13 flats, car parking for 25, landscaping, and all necessary infrastructures (generator, accessible sewer systems, potable water supply etc.) for a comfortable life style.

Owner

In this project, Nihat was responsible from the very beginning of the process where plot selection was made, to the very end including design, preparation of BOQs, design management, coordination of other disciplines, selection of other design companies, tender for design companies and sub-contractors, interim payments for all disciplines and sub-contractors, cost control, initial budget preparation, site supervision, sales and marketing, receiving necessary permits from municipality, testing and commissioning, preparation of building user manual, snagging, substantial take-over and handover.

PRODESIGN

June 2005 – September 2007

Prodesign is an architectural design and project management company established in the early 90's in Marmaris, Turkey. Having been located over a decade before its establishment, the founding partners have been deeply involved in the built environment of the town with projects and developments as the Martı Resort and a majority of other hotels in the area.

Architect

- Kadriye Güner House, Marmaris
- Dalyan Shopping Mall, Dalyan
- Martı Resort Renovation Project, Marmaris
- Blue Bay's Hotel Façade Renovation, Marmaris
- Tuge Gunes – Ersel Düzenli House, Marmaris
- Club Alize Select Hotels, Marmaris

For all the above projects, Nihat was responsible for:

- Design and coordination of disciplines.
- Preparation of BOQs.
- Obtaining construction permits.
- Site supervision.