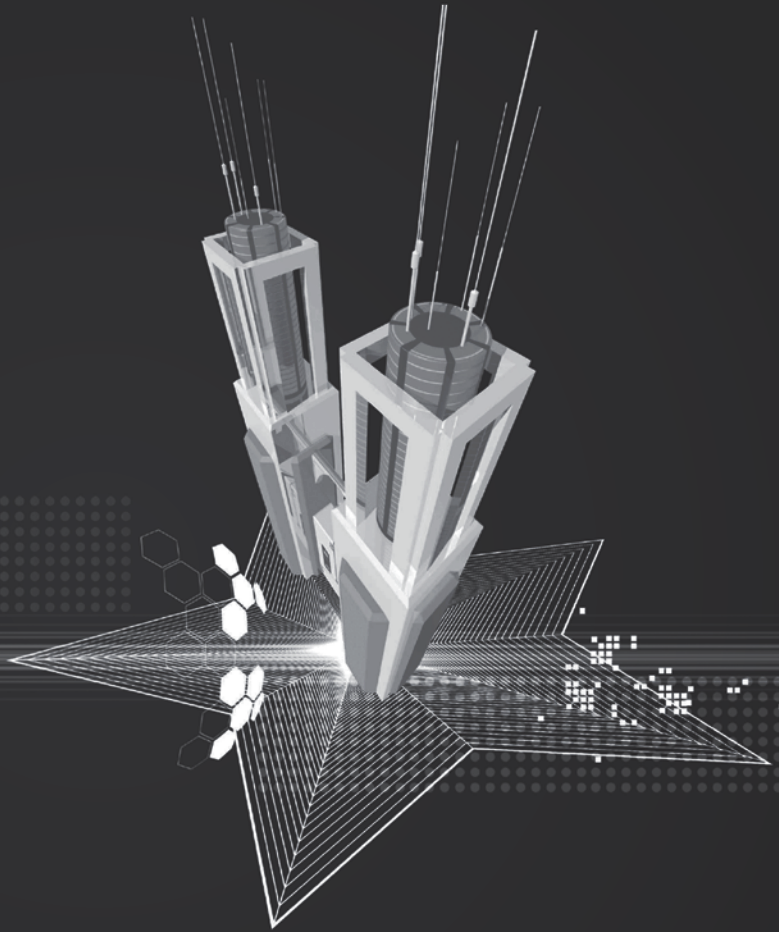
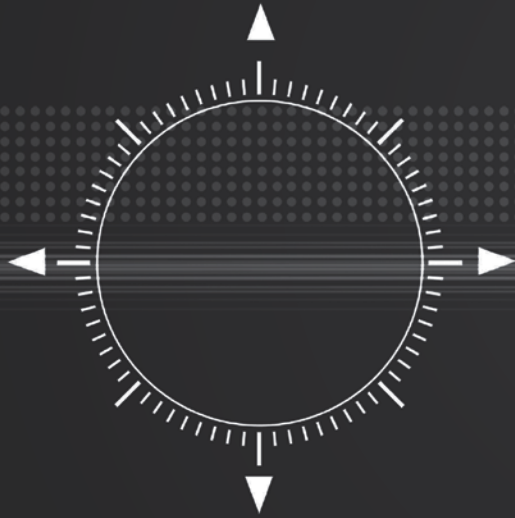


TIMELINE

CONSULTANTS
Project Management Group



TURNING IDEAS INTO REALITY
Our project management team helps you
get the most from your project.

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ABOUT US →

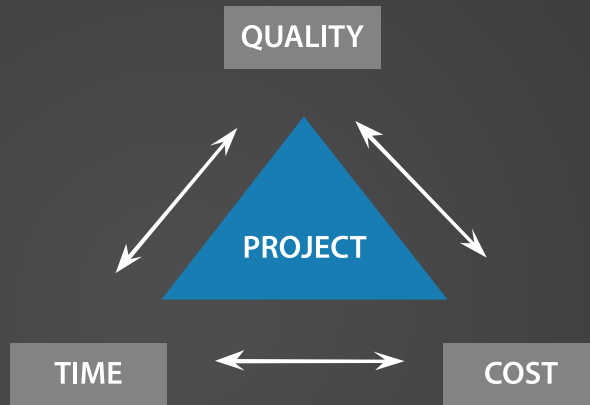
Timeline Consultants was founded by Mr. Qazi Mohammad Mohsin after a 25 year career as a Project Manager, spanning construction projects all over Pakistan and abroad. Timeline Consultants was formed in 2005 with a team of high caliber individuals having well versed experience in construction industry.

Due to the growing demand in project management field; Timeline specializes in providing affordable, innovative and practical engineering , project management solutions aimed at saving the client's time and money. With team of premier professionals, Timeline is determined to produce high-quality, clear and accurate plans that enable projects to be completed with certainty, efficiency, minimizing the cost on-site delays and contract variations.

Timeline consultants have the capability to handle the project management of high rise and extensive building projects and detailed supervision of their construction.

MISSION →

“To provide our clients with innovative, affordable and practical solutions for their investment objectives, through a dedicated team who ensures high quality standard of work is delivered within the given finances and on time”.



VISION →

We are dedicated to move forward as one of the leading project management company of Pakistan that not only support our clients dream to become reality, but also promote growth and development for our community that consistently meet the international standards.

VANTAGES →

As a business partner Timeline will provide the engineering expertise and dedication to build your project from inception to completion. Timeline forte is quality. The work is ensured according to international standards and compliance is ensured through quality assurance systems. Through careful planning and detailed project execution, our pool of experience and qualified professionals ensure to provide customized solutions as per client's requirement.

As a professional project management consultant our main objective is to keep the owner well informed and advise them to make the best decisions possible. We accumulate a professional team of people whose job is to maximize the productivity of work and minimize its cost effect where possible. Our capability to calculate accurate budgets, creating realistic schedules, obtaining agency entitlements and coordination between the project team has helped save our clients substantial amount of capital.

With a professional understanding of design, construction ,legal obligations and attention to details, our goal is to provide satisfaction to our clients with in the given budget and time, but above their expectation.

PROCESS →

Initiation

The initiation processes will determine the nature and scope of the project. The key project controls needed here are an understanding of the business environment and making sure that all necessary controls are incorporated into the project. This stage will include analyzing the business requirements, financial analysis for costs and benefits, project deliverables and stake holder analysis.

Planning And Design

After the initiation stage, the project will be planned to an appropriate level of detail. The main purpose is to plan time, cost and resources adequately to estimate the work needed and to effectively manage risk during project execution.

Execution

Executing will consists of the processes used to complete the work defined in the project management plan to accomplish the project's requirements. Execution process will involve coordinating people and resources.

Monitoring And Controlling

Monitoring and controlling will consist of those processes performed to observe project execution so that potential problems can be identified in a timely manner and corrective action can be taken, when necessary, to control the execution of the project. The key benefit will be that project performance is observed and measured regularly to identify variances from the project management plan.

Closing

Closing will include the formal acceptance of the project and the ending thereof. Administrative activities will include the archiving of the files and documenting.

SERVICES →

Project Initiation

- Determination of clients needs & requirement.
- Project goals and project charter is written.
- Hiring of Architect Firms
- Hiring of Structural Consultant Firms
- Hiring of MEP (Mechanical Electrical Plumbing) Consultants.
- Contract Negotiation of all consultants
- Co-ordination of professional contracts & contract documents.
- Management of Soil Testing & Investigations
- Management of Design.

Project Planning

Documentation Co-ordination

- Consultants Planning Schedule.
- Budget Planning.
- Coordination of space, area, requirement Planning.
- Coordination of Conceptual & Schematic Drawings.
- Coordination of Tender Drawings
- Coordination of B.O.Q's.
- Coordination of Specifications.
- Coordination of Tender Documents.
- Management of Overall Design.
- Developing Overall Strategy for Award of Contracts.
- Dealing with Authorities on behalf of client for Building
- Permits Services and Required Approvals

Construction Contracts

- Issuance of Contracts.
- Managing Bidding/Tender Process.
- Scrutiny of Contractors and short listing of contractors.
- Contracts Negotiations.
- Finalization of Contracts and Award of Contracts.
- Completion of documents as per contract.

Project Execution

- Deployment of Site Project Team.
- Application of Project Management Procedures.
- Application of Project Management Tools.
- Establishing Reporting & Communication Systems
- Detail Supervision of all construction works
- Consultant's ,Contractors and Client Coordination.
- Conducting regular progress review meetings.
- Monitoring & Reporting Project Progress.
- Project Expediting
- Inspections & exercise of Authority
- Quality Control.
- Material Testing & Reporting
- Drawing Management
- Health, Safety, Security and Fire Prevention
- IPC's (Bills) Payments and Final Payments
- Site Procedures for Storage of Materials
- Labor Relations
- Shop Drawings, Samples, Materials and Supplies
- Conformity of Work to All Plans and Laws
- Cost Control and Reporting System
- Value of Work in Place
- Changes in the Work and Variations in Professional Service
- Value Engineering
- Liaison with Specialized Consultants
- Contract Administration
- Procurement of Specialized Material on behalf of client.

Project Closure

- As-Built Materials
- Maintenance and Operating Manual
- Defect Liability Period

METHODOLOGY →

TIMELINE CONSULTANT GROUP PROJECT MANAGEMENT METHODOLOGY

INITIATION PHASE

1. Determine major goal of the project
2. Project charter is written
3. Project scope analysis
4. Document signing

PLANNING PHASE

1. Project deliverables and scope are documented
2. Project budget is established
3. Pre-construction activities planned
4. Construction plan for contractors

DOCUMENTATION PHASE

1. Schematic drawings and development drawings
2. Design implementation study for execution
3. BOQ submission
4. Tender document preparation

CONTROLLING PHASE

CONTRACT PHASE

1. Floating tender
2. Selection of contractor
3. Site management

EXECUTING PHASE

1. Project execution is monitored and reported to client
2. Quality assurance
3. Approval from authorities on client behalf
4. Field review performance
5. Co-ordination between contractor and design consultants

DEFECT LIABILITY PHASE

1. Punch list
2. Project handover

INTERCONTINENTAL HOTEL

Project Detail

Location: **ISLAMABAD**

Covered area: **600,000 SQ FT**

Project Cost: **3500 MILLION**

Standing in the heart of Islamabad, 'Essem Intercontinental Hotel' shall be one of the most prestigious 5 star hotel building of Pakistan. This world class hospitality project has a remarkable structure with a rich & crisp execution on its interior finishes. With its details and complexity better known by us as 'Project Marathon Structure', It covers an area of approximately 600,000 Sft area which was completed in 2009. The project finishing is expected to start 2013 and its completion in the coming years



FAUJI FERTILIZER BUILDING

Project Detail

Location: **RAWALPINDI**

Land Area: **311,000 SQ FT**

Cost: **1300 MILLION**

FFC is a 12-storey head office building in Rawalpindi for one of the country's leading company. The aim of the building was to bring tangible change in the working conditions, improve efficiency of work and enhance the corporate outlook for the client. Timeline intervention was to work as Project Analyst in construction of this 2 billion worth highly complex "Intelligent building", through its detailed project planning and valued engineering.



CRESCENT BAHUMAN SEWING & DYEING UNIT

Project Detail

Crescent Bahuman Pakistan is the largest Denim manufacturing unit in Asia, exporting Levi's to US & Europe having more than 7,000 employees.

The Sewing unit was built ahead of schedule time in the record of 8 months. Under this complex textile project, timeline contribution involved Structural, Architectural, and HVAC, Fire Safety, Air Suppression and various other mechanical systems.



JK GROUP VILLAS

Project Detail

Location: **FAISALABAD**
covered area: **approx 60,000 Sft.**

Residential villas for JK group is located in Faisalabad having covered area of approx 60,000 Sft. high end project with rich Interior works, centralized heating /cooling systems, lighting controls.



F-8 VILLA

Project Detail

Location: ISLAMABAD
Covered area: 15000 SQ FT
cost: 80M

A Residential project in F8 Islamabad is built under arabesque design with high end finishes. Having centralized cooling and heating system, lighting control system , steam , sauna with detailed interior and façade works the built cost of this project was Rs.6000/Sft.



STAR MALL & AVARI HOTEL

Project Detail

Location: GUJRANWALA
Covered area: 350,000 sq ft
Cost: 1.5 BILLION

Star mall is located strategically at the buzzing centre of Gujranwala on the main GT road. With 2 cinemas, food courts, modern shopping mall, parking space, unique style, finesse structure and imminent design the project is likely to be the most prominent building of the city. The mammoth structure has been ongoing since Jan 2012 and likely to finish by June 2014.



AMANAH MALL

Project Detail

Location: LAHORE

Covered area: APPX 300,000 SFT

Cost: 1.3 BILLION

Home to many stores and shops, Amnah Mall is situated at Model Town Lahore. The looming Mall of the city will include features such as, an inward view, 3 basements for parking including top floor parking for vehicles through lifts, cinemas, food court and restaurants etc. Timeline has been involved right from the initiation phase of the project to its handover. The project started in July 2012 and likely to finish by July 2014



TIVOLI TOWER

Project Detail

Location: LAHORE

Land area: 232,000 SQFT

Cost: 25 MILLION

Timeline intervention for Tivoli tower has started from its initiation phase to its completion and closure. Timeline has been involved dynamically in determining the requirements and objectives of the client, along with assigning and negotiating with the right consultants for the job.

Currently the office building is in planning and documentation phase. Tivoli Tower will be situated at Upper mall Lahore and its construction will commence from 2013.



101 TOWER

Project Detail

Location: **GUJRANWALA**

Covered area: **APPROX. 80,000 SFT,**

Adjacent to Star Mall & Avari hotel, 101 building is an office tower of 9 floors situated at the business hub of Gujranwala. Timeline is involved from the project initiation to its closure. Having covered an area of approx. 80,000 Sft, the project is likely to complete by the end of the year 2014.



MARGALA HOTEL

Project Detail

Location: **ISLAMABAD**

Land Area: **50,000 SQ FT**

Cost: **300MILLION**

The extension of Margalla hotel is to be carried out in 4 phases. Ensuring that the smooth running of the hotel is taking place whilst its construction management is being carried out has been the most challenging part. Timeline has successfully accomplished the completion of phase 1 with the above on time & quality of work with the client. Our involvement in the project has been right from the scratch of the construction phase to its final finishing, intricate details. We are now able to proceed to the next phases of the extensions which all are likely to finish by June 2014.



CBL HEAD OFFICE

Project Detail

Location: ZAFAR ALI RD LAHORE

Covered Area: 18530 SQ FT

Cost: 100M

The "Crescent Group" has ascertained an outstanding reputation and image in Pakistan business community. The head office of CBL also reflects with their strong co-corporate values. This has been incorporated in the project through our valued engineering which include centralized air conditioning, heating system, lighting control system and rich interior finishes.



HOMIE KAKAR CHAMBER

Proposed Project



AZARBAIJAN APARTMENTS

Project Detail

Location: **GUJRANWALA**
Covered area: **APPROX. 80,000 SFT,**

Adjacent to Star Mall & Avari hotel, 101 building is an office tower of 9 floors situated at the business hub of Gujranwala. Timeline is involved from the project initiation to its closure. Having covered an area of approx. 80,000 Sft, the project is likely to complete by the end of the year 2014.



AML-E-DANISH SCHOOL

Project Detail

Timeline is highly proactive in the support and development of our community. AML-E-DANISH has been our humble contribution as a charitable school project in the outskirts of Lahore. The main challenge was to keep the construction cost low, whilst not compromising on the quality of construction and building materials used. With our best efforts, we were able to bring this building to life which we believe will have a substantial effect on the lives of children for many years to come.



Team / Associates

nayyar ali dada + associates

Architecture . Planning . Interiors . Landscape Design

<http://www.nayyaralidada.net/>



<http://srdw.net/srdw/>

RAEES FAHEEM ASSOCIATES
CONSULTING ARCHITECTS

<http://raeesfaheem.com/>



<http://amintariq.com/>

HABIB FIDA ALI

<http://www.habibfidaali.com/>

Halcrow

<http://www.halcrow.com/Where-we-work/Pakistan/>



<http://www.citearchitecture.com/>

N. A. J. M. I. B. I. L. G. R. A. M. I.
ENGINEERS

<http://najmibilgrami.com/>



<http://www.semengineers.com/>

ElekEn Associates
MEP & IT Consultants - Project Managers

<http://eleken.com/>



<http://www.smcgroup.pk/index.htm>

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