

CURRICULUM VITAE



Ana Almeida, Director

Centra Consult LLP

BSc (Hons), LLM (Construction Law), MBA, Chartered Civil Engineer (OE), Chartered Civil Engineer (European Federation)
anaalmeida@centra-consult.com

OTHER SKILLS

Construction Claims Consultant
Adjudication

LANGUAGES

Portuguese, English, Spanish and French

A Chartered Civil and Structural Engineer with 15 years' experience within the construction industry in Project and Commercial Management in the UK and overseas and a master's degree in Construction Law. Prior to working as a consultant experience was gained working for contractors on multi-million-pound construction projects.

Ana has extensive knowledge of complex steel structures, envelope, as well as the usual building project. Experienced working in the dispute resolution sector, preparing submissions and reports for adjudication proceedings as well as assisting Advocates and Solicitors in Court cases combining technical expertise in time, cost and construction contracts; Commercial and Contract practical advice and support throughout a project life-cycle, delivering dispute avoidance and resolution; preparation, defence, advancing, or negotiation of claims for extension of time or loss and/or expense. Ana's skills, analytical approach and experience allow her to deal with quantum and commercial matters by enhancing the commercial position, achieving early resolution of contentious matters, and/or reaching a fair settlement over disputes.

RELEVANT EXPERIENCE

Contractual Advice / Commercial Management Includes:

Where a dispute on contract liabilities or obligations has arisen, Ana can provide both contractual and practical advice on the way forward. Able to assist in contractual negotiations to limit the client's exposure to risks that may otherwise arise. The objective is to minimise the chances of the clients becoming disadvantaged or ending up in a dispute and adjudication. When a dispute becomes unavoidable, the clients will gain from in-depth construction and contractual knowledge, particularly in the area of adjudication.

Residential Developments, England

Contractual and commercial advice to envelope contractor on bespoke contract in excess of £60M. Setting up, monitoring and maintaining contract procedures and systems for major projects including a variety of envelope related projects. Bespoke, JCT and NEC 4 Forms of Contract.

Residential Developments, England

Preparation of variation and claim submissions in relation to final account. Also prepare draft adjudication papers in anticipation of adjudication to resolve account. Bespoke, JCT and NEC 4 Forms of Contract.

Residential Developments, England

Preparation of subcontracts and supply agreements. Analyse and comment the draft main contracts.

M8 M73 M74 Motorway Improvements, Scotland Windfarms, Scotland

Preparation Final Account Design Contract with sums in excess of £22M.

Preparation submission on Compensation Events and Defects under NEC3 with sums in excess of £1.5M.

Housing Development, Greenock

Technical input structural steel claim. Advise on Contractor's Damage and Loss and Expense claim. Review matters arising from Application for Payment and Payment Certificate under Minor Works Building Contract with Contractor's Design.

CURRICULUM VITAE

Petrochemical, Scotland	Provision of commercial assistance in relation to large value offshore Gas Plant. Preparation of quantum claims with sums in excess of £171M.
Power Station Site Redevelopment, London	Advise subcontractor in relation to claim made against extension of time and quantum under the Design and Build Contract.
New Street Station, Birmingham	Advise subcontractor in relation to claim made against extension of time and quantum under the Standard Building contracts.
Hydro Scheme, Fort William	Assist advising contractor in relation to claim made against compensation events NEC3.

Claim Preparation Experience Includes:

Residential and Commercial Development, Riyadh, Kingdom of Saudi Arabia	Preparation of monetary and time claims for envelope and steel contractor.
Residential Developments, London	Preparation of monetary and time claims for envelope contractor. Represent contractor in negotiations and finalise agreement on the project account.
Residential Developments, London	Preparation of submissions / position papers regarding variations for envelope contractor on major projects in London under bespoke form of contract.
Residential Developments, London	Preparation of defence in relation to damages claims for envelope contractor.
Motorway Improvements	Preparation of design claims in excess of £25M.
Petrochemical, Scotland	Preparation of claim on behalf of the contractor in relation to Design of Steel to Steel Connections, Fabrication, Supply, Delivery to Site, Installation of Structural Steel, Roof & Wall Cladding and Precast Concrete Flooring Works in excess of £14M.
Hospital, Dumfries	Preparation of chronology events for to be incorporated in delay analysis report.
Petrochemical, Scotland	Preparation of quantum response claim with sums in excess of £31M.
Housing Development, London	Preparation of claims in connection with extension of time and loss and expense with sums in excess of £5M.
Petrochemical, Scotland	Preparation of claim response in connection with mechanical and electrical with sums in excess of £6M.
Petrochemical, Scotland	Preparation of claim response in connection with structural steel – sums in excess of £10M.
Refurbishment/ Development, Edinburgh	Assist with the preparation of quantum claim for local contractor in excess of £2M
Housing Development, Aberdeen	Assist with the preparation of claim for liability for delays in terms of legitimacy of the events, their possible impact on the completion of the works and entitlement to extensions of time under the contract in connection with structural steel frame and metal decking elements.
The Hydro, Glasgow	Preparation of narratives in quantum in connection with structural steel framework and cladding with sums in excess of £12M in relation to variations under the Contract.
New Street Station, Birmingham	Preparation of quantum claim for subcontractor with sums in excess of £5M.
Power Station Redevelopment, London	Preparation of extension of time and quantum claim for subcontractor under JCT Design and Build Sub-Contract.
Local Authority Housing Development, Aberdeen	Assistance with preparation of chronology events for to be incorporated in delay analysis report.

CURRICULUM VITAE

Adjudication Experience Includes:

Housing, Scotland	Prepare Referral and act as Referring Party's representative in relation to payment applications submitted post termination JCT SBCC Homeowner Contract.
Housing, Scotland	Prepare Referral and act as Referring Party's representative in relation to payment applications and Formation of Sub-Contract.
Petrochemical, Scotland	Assistance to Responding Party in a dispute arising from a Subcontract for certain civil and engineering and building works required for the construction of a gas processing plant, carried out on a Sub-Contract for the mechanical and electrical engineering element bespoke form of contract.
Petrochemical, Scotland	Assistance to Responding Party in relation to design of steel to steel connections, fabrication, supply, delivery to site, installation of structural steel, roof and wall cladding and precast concrete flooring works in excess of £30M.
Windfarms Cable Installation, Scotland	Adjudication on behalf of the Sub-Contractor for the recovery of sums against Contractor on a FIDIC Conditions of Contract for Electrical and Mechanical Works.
Duct and Cable Installation, Edinburgh	Adjudication on behalf of the Sub-Contractor for the recovery of sums against Contractor on NEC3 form of Contract.
Student Accommodation, Edinburgh	Act as Referring Party's representative in relation to Non-Compliant Items under the Payment Certificate in excess of £500k.
Petrochemical, Scotland	Adjudication on behalf of the Responding Party in relation to mechanical and electrical package with sums in excess of £6M.
Petrochemical, Scotland	Adjudication on behalf of the Referring Party in relation to damages in excess of £2M.
Student Accommodation, Glasgow	Act as Referring Party's representative in relation to a final account dispute.
Windfarm, Scotland	Act as Referring Party's representative in relation to outstanding payments and extension of time.
Housing Development, Edinburgh	Act as Referring Party's representative in relation to payment dispute under the Standard Building Contract in Scotland.
Housing Development, Scotland	Act as Referring Party's representative in relation to Final Account under the Scottish Building Sub-Contract DOM/2/Scot.
Various	Adjudication submissions relating to payment for sub-contractors.

Court Action Experience Includes:

Concert Venue, Glasgow	Assist Advocates and Solicitors with the preparation of narratives to support client's position on quantum in relation to various disputed variations arising under the Contract.
-------------------------------	---

Assistance in Preparation of Expert Reports Includes:

Hospital Project, Belfast	Assist in preparation of quantum reports in relation to damages claims in connection with rectification works required to hospital project
Flood Prevention Scheme, Inverness	Assist in preparation of quantum reports in relation to in relation to compensation event disputes under NEC3 form of Contract
Housing Association, Edinburgh	Assist in preparation of quantum report in relation to damages claims in relation to alleged failings in the structural design of a building refurbishment project.
Windfarm Project, Scotland	Assist in preparation of quantum in relation to disputed final account on windfarm BoP contract.

CURRICULUM VITAE

Training Sessions / Seminars:

London

Training Contractors on Extension of Time, Loss and Expense, Notices and conditions precedents, design responsibility, valuation and liquidated and ascertained damages.

London

Preparation of Seminar and notes to subcontractors “*Introduction to Contracts*”.

Kilmarnock

Preparation of slides to subcontractors “*The Construction Act, Payment Provisions & Commercial Guidance*”.

EMPLOYMENT HISTORY

2020 – to date

Centra Consult LLP

Director

Involved in full company service provision, including preparation of adjudication documentation; preparation of final account documentation; contractual advice and preparation of claim submissions; claims avoidance and dispute management consultancy services, in the various sectors of the construction industry.

2019 – 2020

Centra Consult LLP

Senior Consultant

Involved in full company service provision, including in relation to preparation of adjudication documentation; preparation of final account documentation; contractual advice and preparation of claim submissions.

2014 – 2019

Centra Consult LLP

Consultant

Joined new practice as Consultant. Involved in full company service provision, including in relation to preparation of adjudication documentation; preparation of final account documentation; contractual advice and preparation of claim submissions.

During tenure with Centra Consult LLP obtained a master’s degree in Construction Law (with Merit), a Master of Business Administration and an RICS Expert Witness Evidence Legal Training.

2010 - 2013

Martifer Limited

Project Manager / Commercial Manager

Site based in Africa and UK. The role involved the full range of commercial management responsibilities of the business’s construction activities. Summary of projects involved with included:

- *Scottish National Arena “The Hydro”, Glasgow, Scotland with sums in excess £20M (5,000tons metallic superstructure, 15,000m2 Roofing and 15,000m2 Cladding).*
- *Renault Factory Tangier Morocco – sums in excess £43M (13,000tons metallic superstructure, 250,000m2 cladding and 150,000m2 roofing). Client Renault*

2006 – 2010

Seculorum Construcoes Limited

Project Manager

Involved in all aspects of the projects, including management, coordination and implementation of structural rehabilitation, refurbishment and correction of building pathologies. Overall responsibility for the execution of the scope of works from the design stage to final completion and handover to the client. Involved in the various stages of the project including tender submission, contract reviews, risk management, cost/value forecasting, commercially leading and managing subcontractors.

Summary of projects involved with included:

- *Estate and Retail Developments*
- *Construction of Luxury Housing*
- *Estates and Execution of Retail Shopping complexes*

CURRICULUM VITAE

PROFESSIONAL MEMBERSHIPS

Chartered Civil and Structural Engineer (Ordem dos Engenheiros)

Chartered Civil and Structural Engineer (European Federation of National Engineering Associations)