

Ali M A Ayyad FRICS, FCIQB, MCIArb, PQS
Senior Contracts / Commercial Manager



Address: Jelaiha, Doha, Qatar
Contact No: +974 55875196
Email: aliayyad@yahoo.com

CAREER OBJECTIVES:

To work with Consultants / Employers / Developers in a suitable managerial/directive position that suits my experiences and qualifications.

KEY SKILLS & COMPETENCIES:

- Contract & Commercial Management
- Construction & Project Management
- Projects Procurement and Tendering Strategies
- Cost Management (Value Engineering, Value Management
- Cost Planning /Control during pre and post contract stages)
- Construction Claims Management, drafting, responses negotiating and settlement
- Alternative Dispute Resolution ADR – Accredited Evaluative Mediator
- Experience in FIDIC Suite of Contract, as well as other form of contracts

SUMMARY OF QUALIFICATIONS:

- Degree. Attested MCIQB and UK NARIC Certificates, equivalent to British Bachelor (Hons) degree standard in the Built Environment (2003).
- Certified by MME of the State of Qatar, Grade “A” Quantity Surveying.
- MRICS, Chartered Diploma/ Member of the Royal Institution of Chartered Surveyors (2002).
- FRICS, Fellow of the Royal Institution of Chartered Surveyors.
- FCIQB, Fellow of the Chartered Institute of Building.
- MCIArb, Member of the Chartered Institute of Arbitration.
- PQS, Professional Member “Diploma” of the Canadian Institute of Quantity Surveyors.
- Professional Member of the Architecture and Surveying Institute (MASI), Corporate Construction & Quantity Surveyor (1987).
- The Royal Institution of Chartered Surveyors Accredited Evaluative Mediator.
- Higher National Diploma (HND) in Quantity Surveying and Building Technology “1976”

SUMMARY OF EXPERIENCES:

Practicing Commercial, Contracts and Project Management in Qatar since 1995.

Experience in all types of complex, fast track and prestigious projects, such as, mixed-use developments “retail, residential, high rise, education, health care “Hospitals”, hospitality “resorts and hotels”, housing, civil engineering “infrastructure, sewage, stormwater, transport “roads, aviation & ports/ marine, airports works”, industrial “oil & gas, solid waste management & sewage treatment works”, as well as major landscape projects “for Hamad International Airport”, during which worked for private developers, consultants, international contractors and governmental authorities in Kuwait, Jordan, Oman and Qatar. These included Design-Build and EPC Projects.

WORK EXPERIENCES:

During the last 25 years only, summarised as follows (experience from 1978 to 1995 can be provided upon request):

WSP/ LOUIS BERGER - Doha, Qatar

August 2017 – to date

Contracts Manager

Project: PWA Drainage / Infrastructure Project.

Currently, I am working on Al Dhakhira - Al Khor Project CP652, a major industrial/ infrastructure and building project for PWA.

The Scope of Works is to Design-Build and Operate-Maintain a sewage treatment facility, providing advanced wastewater treatment, using Sequencing Batch Reactor technology and tertiary filtration, with a design capacity of 56,200 cubic meters per day average daily flow.

The Works included 44 Sewage Treatment Works facility buildings “consisting of process and non-process buildings”, transfer pumping station, refurbishment of existing pumping station, 113 Kms 800mm D.I. pipelines & fittings for sewage and TSE rising mains, electrical-mechanical and instrumentation works, Valve Chambers, micro-tunnelling, internal road works including soft and hard landscaping.

In addition to the above, the Works included, 1.25 km of Dual Access Road to the STW facility, including internal roads, the work includes, drainage network, utilities, street lighting, traffic lights & signs, roundabout and soft and hard landscape.

My responsibility is to carry out time and cost management, evaluate the Contractor’s value engineering proposals during the development of the design and issue my recommendations to the Engineer/PWA for determination, review and recommend the Contractor’s notices of claims, review and recommend the Contractor’s applications for extension of the time for completion, manage the project commercial /contractual issues and advise the team to fulfil the obligations of the PSA Agreement in a timely manner, risk management and contractual awareness, variation/ change orders management, review the Contractor’s interim payment applications and recommend for certification. The Contract sum is QAR 1.57 Billion. The Contract Conditions are based on FIDIC Yellow Book. Acted and filled in as a Project Manager.

GLEEDS GULF ENGINEERING CONSULTANTS - Doha, Qatar

December 2015 - August 2017

Contracts/ Commercial Manager on Msheireb Downtown Project:

Returned back to Gleeds Qatar and worked on Msheireb Downtown (Mixed Used Development) Project Phases 2 & 3, as a Contracts Manager. As follows:

Projects: Msheireb Downtown Project Phases 2

Msheireb Downtown Doha Phase 2 comprises two superblocks incorporating eleven buildings and provides 145,000m² of retail, commercial, residential and hotel space. In addition, a five-level basement provides car parking and service area space linking into neighbouring phases of the development. This iconic scheme aims to transform and regenerate downtown Doha into a thriving community in which to live, work and play.

Msheireb Downtown Project Phases 3

Msheireb Downtown Doha Phase 3 comprises of three superblocks incorporating sixteen buildings and provides 152,000m² of retail, commercial, **residential and hotels space**. In addition, a four-level basement provides car parking and service area space linking into neighbouring phases of the

development. This iconic scheme aims to transform and regenerate downtown Doha into a thriving community in which to live, work and play.

My duty is to respond to the Contractor's notice of claims and advise the Project Manager "PMCM" if the contractor's notices are legitimate and in line with the Contract or otherwise. Moreover, review the Contractor's applications for extension of the time for completion and issue my recommendation to the Project Manager PMCM for his determination.

As well as, advice the Project Manager "PMCM" regarding all matters related to the interpretation of the Contract and provide risk management and contractual awareness.

The Contract price for the two Phases was, for Phase "2" QAR 2.42 Billion, and for Phase "3" QAR 2.95 Billion.

KEO INTERNATIONAL CONSULTANTS - Doha, Qatar
October 2014 - December 2015
Contracts/ Commercial Manager

Design-Build of Doha South Sewage Treatment Works "STW". Worked until the completion of the whole of the Works. The capacity of the STW 200,000m³/ day of Treated Sewage Effluent. The Contract Price equals US \$ 233 Million. The Conditions of Contract are based on FIDIC Yellow Book. Acted and filled in as Project Manager.

GLEEDS GULF ENGINEERING CONSULTANTS - Doha, Qatar
April 2013 - to October 2014
Executive Quantity Surveyor

I was seconded by Gleeds to Aspire Logistics to perform as Contracts Administrator on their projects, then seconded to Engineering Consultants Group "ECG", to work as Post Contract Chartered QS, on three packages consisting of 10 schools project, for PWA to provide contracts administration and quantity surveying duties. Contract price US \$ 152 Million.

NORTHCROFT MIDDLE EAST - Doha, Qatar
September 2005 - April 2013
Contracts / Commercial Manager

Worked on pre-contract and post-contract projects (high rise buildings 'commercial, residential mixed-use', infrastructure drainage works, ports marine works and major landscaping), as follows:

Pre-Contract Projects:

- Qatar Navigation Tower, comprising 1 Basement, GF, 50 Floors and 2 Technical Floors on top of the tower, and Multi-storey Car Park - West Bay, Doha, Qatar – worked closely with the Project Managers, Prime Consultants and the Employer during the pre-contract stage, in order to advise on the project cost in various design stages, advise on procurement strategies, preparation of Tender Documents, tender invitation letter, Tender Financial Report, Letter of Award of Contract and Contract Documents for the Parties signatures. Contract Price US \$ 107 Million.
- Umm Bab Residential Tower (Commercial Bank Residence), Residential tower, comprising 2 Basement Level + GF + Mezzanine and 30 Floors at West Bay, Doha – Preparation of Contract Documents. Contract Price US \$ 43 Million.
- Domestic Solid Waste Management Facilities, Doha, Qatar – Preparation of Post Contract Consultancy and Quantity Surveying Services Tender Documents, Preparation of Tender Report

(technical and financial), and Preparation of Post Contract Consultancy and Quantity Surveying Services Contract Agreement. Contract Price US \$ 1.2 Billion.

- The Gate Development Bid Package 1, comprising Piling, Excavation, and Dewatering - Preparation of Tender Documents, Tender Report and Contract Documents.
- The Gate Development - Preparation of Post Contract Consultancy Services Contract Agreement.

Post Contract Projects

(on Part-Time /Full-Time Basis with Consultants & Clients on the following projects):

- Al Handasha Complex Phases 1 and 2, Comprising Commercial Building, Multi-Storey Car Park and 4 Apartment Buildings. Contract Price US \$ 66 Million.
- Umm Bab Residential Tower (Commercial Bank Residence), 2 basement + GF + 30 floors. Contract Price US \$ 43 Million.
- Development of Al Khor Port and Channel for PWA. Comprising Dredging, Quay Walls, Pontoons, Navigation Aids and External Site Works. Contract Price US \$ 30 Million.
- The Gate Development BP1, enabling works package, Piling, Excavation, and Dewatering. Contract Price US \$ 16.5 Million.
- Gharrafa Sewerage Work Phases 2 & 3 for PWA, comprising 30 Kms of Sewage Pipelines, GPS pumping Station, Micro-Tunnelling and House Connections. Contract Price US \$ 21 Million
- The Gate Development, Main Works, comprising 3 levels Basement as a Car Park, 4 levels Podium as a Shopping Mall, 3 Commercial Towers A1, A2 & B on top of the Basements and the Podium, and the Gate (towers A1 & A2 join at levels 14, 15 & 16 to form the Gate). The total built-up area of the Development is 165,000 m². Contract Price US \$ 200 Million.
- Doha International Airport, US \$ 100 Million Contract. CP 67, Street Lighting Installation and major landscaping work. Seconded to a contractor.
- Government Confidential Project, the Contract Price US \$ 135 Million, Special Building Works Project. Seconded to a contractor.

KHATIB & ALAMI, Doha, Qatar

May 2003 - August 2005

Project (s) Managing Quantity Surveying Section

Managing the Commercial and QS Section, and worked on pre-contract and post-contract projects (high rise buildings, environment engineering, and road works) as follows:

Pre-contract Projects:

Procurement and tendering until the signature of the contract agreements, duties included, preparation of cost estimates & value engineering to keep the cost within the employer's budget, preparation and compiling the tender documents, letter of invitation to tenders, answer tenderers queries, issue tender circulars, tender reports and letter of award of contracts, worked on the following projects:

- Al Mana Tower Complex, comprising twin 21 storey towers with podium, one office tower and one residential tower.
- PS 32A Doha and Rayyan Sewage Pumping Station - Main Forwarding Building and associated works.
- La Cigale Hotel, Doha, Qatar.
- Abu Hamour PS Outfall for PWA,
- Diplomatic Area Drainage Network for PWA- Phase 1, and
- 17 Packages of Road Works in different areas of Qatar for PWA.

Post-contract Projects:

Worked on three major environmental engineering projects for PWA namely:

- Civil Project C675 – New Industrial Area Sewerage Network
- Civil Project C393 – Industrial Area Sewage Treatment Plant Works, the capacity of which 12000 M3/day of TSE.
- Civil Project C621 – Diplomatic Area P.S. and Outfall

DAR AL-HANDASAH CONSULTANTS - Doha, Qatar**June 2000 - May 2004****Senior Quantity Surveyor****Project: Al Ahli Hospital**

Involved from commencement until settlement of the final account for the Al Ahli Hospital Project, which comprised a four-story main hospital building, two-level car park building and one level intermediate care department on top of the second level of the car park, five-story building nurses' residence, including infrastructure works and many other ancillary buildings.

The total built-up area was approximately 44,000 m² and the total area of the soft and hard landscaping was approximately 37,000 m².

Acted and filled in as a Project Manager.

Doha International Airport

Pre & Post Contract for various packages in order to upgrade Doha International Airport, such as, arrival and departure areas, Free duty, catering, Cargo, arrivals / departures car park area and VIP lounge.

MIDMAC CONTRACTING - Doha, Qatar**September 1998 - June 2000****Contracts Engineer**

Worked from the commencement of the Works until the settlement of the claims and the final account for the construction of Oil & Gas Project "Dukhan Consolidated Upgrade Facilities Project" located in Dukhan area.

The scope of work included all civil and building works which comprised roads, fences, bridges, culverts, crossovers, bund walls, equipment foundations, cable and pipe trenches, pipe sleepers, pipe supports, pipe racks, substation buildings and structural steel buildings.

The EPC main contractor on this project was Petrofac International and the employer was Qatar Petroleum. The Contract civil works were based on remeasured, but the buildings were based on Lump Sum, and the final account value reached approximately US\$24 million over a period of 16 months.

Acted and filled in as a Project Manager.

QATAR BUILDING ENGINEERING CO. (QBEC) - Doha, Qatar**July 1995 - August 1998****Senior Quantity Surveyor**

Worked as pre and post contract Senior Quantity Surveyor on major projects such as Al Salam Towers, Al-Beda Tower Building and Doha City Centre.

Duties included:

- Preparation of estimates/tenders for major projects.
- Participation in the pre-construction meetings.
- Procurement of special construction and finishing materials.

- Drafting contract and subcontract agreements, as well as particular specifications for various projects.
- Preparing interim payment certificates and variation orders.

NABIH AZZAM & PARTNERS “CHARTERED QUANTITY SURVEYORS”, Jordan
Oct. 1994 - July 1995
Senior Quantity Surveyor

Worked as pre and post contract Senior Quantity Surveyor on three major projects (Astra Plaza Building, Jordan Hospital, and Jordan International Cigarettes Co.).

Duties included:

- Preparation of contract documents (BOQ's, specifications and conditions of particular applications, etc.)
- Post contract Quantity Surveying.
- Scrutinizing and responding to the contractors' claims.
- Preparation of expert reports on dispute cases.

PERSONAL INFORMATION:

Social Status: Married
Health condition: Fit to work under difficult conditions
Birthdate: January 15, 1957
Nationality: Jordanian
Visa Status: (Qatar RP, transferable with NOC)
Visa Validity: 15 July 2021

Hobbies:

Sports, travelling and reading.