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Ian Bramley

MSc, C.Eng, MICE, MCIQB, MHKIE

Senior Consultant

KEY EXPERIENCE

Ian is a contracts management and claims specialist with over 40 years of experience in the design, contract, project and construction management of major civil engineering and building projects including bridges, highways, foundations, structures and infrastructures. A UK-qualified chartered civil engineer and chartered builder, he has a strong understanding of the technical and contractual issues involved in complex civil engineering claims, especially those relating to design and design intent. Having formerly occupied roles as project director and manager on active projects with values up to US\$5bn, Ian now focusses on the successful resolution of disputes on civil engineering and building projects worldwide.

CAREER SUMMARY

2017 to present – Senior Consultant, Contract Dispute Consultants HK Ltd., Hong Kong

Ian is responsible for researching and drafting technical and engineering claims for various clients. His current assignments include:

- Claim strategy advice to a design builder on a major PPP light rail scheme in North America;
- Advising a contractor and drafting claims related to the construction of an access shaft and spoil disposal on a large urban road tunnel project in Hong Kong;
- Providing contractual advice to a main contractor involved in the construction of the basement of a major cultural development, drafting claims and supporting the management team in negotiations and mediation proceedings with the client; and
- Drafting a delay and acceleration claim for a contractor in relation to fit out of a large sub-sea road tunnel.

His previous assignments include:

- Undertaking a contractual tender risk and opportunity review for a contractor on the successful tender for a large airport terminal expansion project;
- Undertaking a claim and commercial strategy review on a large road and bridge PPP project in North America;
- Advising a contractor in the preparation of claims and responses to the employer's position in a mediation on an airport terminal dispute; and
- Assisting an international joint venture constructing a cable stayed bridge in North America. He was responsible for technical claims research, claim drafting and dispute advice to the site management and legal teams in preparation for DRB and mediation hearings.

2011 to 2017 – Owner, Ian Bramley Construction Services

Ian participated in the following cases:

- **2014 to 2017 – Consultant Engineering Advisor, Bill Palmer Contract Services, Hong Kong**

Ian prepared a claim against the contractor's designer on a major design build bridge project currently under construction in Hong Kong. Ian was also involved with the management of tendering teams bidding for government infrastructure projects in Hong Kong and Kuala Lumpur, Malaysia.

- **2012 to 2014 – Tender Manager, Sembawang Engineers & Constructors, Hong Kong and Singapore**

Ian acted as a consultant engineering advisor and claim writer for a number of claims and contractual investigations on behalf of main contractors in Hong Kong.



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• **2011 to 2012 – Engineering Advisor to Arbitration Proceedings, Acciona Hong Kong**

Acciona Infraestructuras vs. Highways Department, Government of the Hong Kong SAR, Route 8 Viaduct, Lai Chi Kok, Hong Kong

Having formerly been employed as engineering manager on the project during construction, Ian acted as engineering consultant advisor (and witness of fact) on a major (and successful) arbitration against the Hong Kong government on behalf of the contractor, relating to construction of an urban viaduct.

2007 to 2011 – Project Executive, Hill International (Middle East) Ltd., Dubai and Abu Dhabi, UAE

Ian provided executive support for business development activities and management overview for projects operated from Hill's main office, including periods spent directly managing site operations. Key projects that Ian was involved with included:

- **Abu Dhabi General Services Company (Musanada)** - Existing project status review and audit for a newly acquired program of over 70 developments (project value in excess of AED20bn) at all stages, ranging from master planning to defects notification.
- **AMMROC Military Aircraft Repair & Overhaul Centre at Al Ain Airport** - An AED1.5bn EPC project forming part of the Mubadala Al Ain aerospace cluster program. Provision of pre-construction services including design management, planning, procurement strategy, contracts and tendering.
- **Park Hyatt beach hotel and resort, Saadiyat Island, Abu Dhabi** - Completion and handover of this LEED certified 5-star resort hotel for Abu Dhabi National Hotels group (ADNH); finalization of claims and final account for this AED700m project, which opened on 1st November 2011.
- **Hill International business development** - Preparation and presentations for project management proposals for developments in the United Arab Emirates, Qatar, Bahrain, Egypt and Syria.

2009 to 2010 – Project Director, Dubai Marina Mall, hotel & apartments

Ian was brought in to troubleshoot and deliver this AED2.2bn mall, 5-star hotel and serviced apartment complex by Emaar Projects PJSC, forming part of the Dubai Marina development. This hands-on role involved taking over direction and project management of a project close to completion, but which was at a standstill; brokering a supplementary agreement to enable site works to recommence, and re-establishing positive relationships between stakeholders at site.

In addition, Hill provided time management support to the contractor to prevent/mitigate further delays; management and support of the supervision and cost consultants; proactive delay and dispute avoidance; determination of over 900 unresolved cost claims; and change management of over 1,000 outstanding variation orders.

Hill also provided determination of extensive extension of time claims – the project was delivered 17 months late – including time-related costs. Ian personally managed the statutory approval and formal handover processes to Emaar's hotel operator (The Address), including the snagging/desnagging, and handover to the apartment end-users. The Address Dubai Marina opened to the public in December 2009.

2008 to 2009 – Project Director, City of Arabia, Dubailand

Ian was responsible for the overall management and direction of a team of 35 project managers and specialist professionals on this AED19bn development with a built up area of over 20 million m² on a 185 ha site, including 34 high rise towers (30-60 storey), the Mall of Arabia, high rise 5-star hotel and office buildings, low-rise residential development (B+G+5), leisure facilities, infrastructure and utilities including services, roads and bridges, district cooling, six 132kV substations, canals and monorail system.

His remit also included:

- Initiating project methodologies and procedures, protocols and controls for all project and construction management activities.
- Working closely with the employer's projects and financial teams to help develop finance driven project realization strategy. Monitoring and managing the specification, procurement and delivery of design and supervision services.
- Working with statutory authorities to facilitate delivery of infrastructure and services.



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- Coordination of infrastructure construction works, especially roads and utilities, with delayed district cooling network and plant procurement. Monitoring and managing the services of the supervision consultant.
- Monitoring the construction schedules and mitigating the impact of delay to the project. Working with contractors to maintain harmony and progress and to implement dispute avoidance strategies.

2007 to 2009 – Construction Director, Mall of Arabia, City of Arabia, Dubailand, UAE

Ian's involvement included:

- Overall leadership of the construction management team for the Mall of Arabia featuring 1,600 retail units on two levels, with two further levels of car parking.
- Management of the evolving design for this 465,000m² development including a hotel and office block, prepared by the lead consultant, its sub-consultants and a number of directly appointed consultants. Coordinating the design outputs, validating the completeness of the design deliverables, value engineering.
- Developing the procurement strategy and defining package scope to suit the employer's chosen construction management methodology.
- Project and construction management of the construction of piled foundations under a cost-plus arrangement.

2007 – Operations Manager, Projexasia (Macau) Ltd., Macau SAR, China

Ian's involvement included:

- Overall control of site operations for Hong Kong based theming and fit-out contractor simultaneously delivering a number of ABWF and highly themed fit-out packages to tight budget and deadlines for the US\$3.7bn Venetian Casino in Macau, Peoples Republic of China. (Short-term assignment).
- Management of site teams involving project, procurement and construction management, local and mainland Chinese subcontractors and artwork suppliers.

2005 to 2007 - General Manager & Company Director, Unison Projects, Steel Building Specialists, Hong Kong

Ian's was appointed as General Manager for this dynamic young specialist subcontractor providing high quality structural steelwork and cladding solutions for a number of large main contractors and developers. He was responsible for all elements of the tendering, contracts, design, procurement, mainland China fabrication, erection and invoicing/ credit control. He was also responsible for managing the operations of a team of project and construction managers, on projects ranging in size from small structural contracts to the 400,000sqm north light roof for the HK\$2bn T2 (Skyplaza) at Hong Kong International Airport.

2004 to 2005 - Technical Services Manager & Deputy Project Director, Route 8 Viaduct, Lai Chi Kok, Hong Kong, Acciona Infraestructuras, (formerly NECSO Entrecanales Cubiertas SA), Hong Kong

Ian's involvement included:

- Management of technical services team of 30 specialist engineers, planners and draftsmen, along with technical team of bridge erection specialist contractor (VSL) under an alliancing agreement.
- Management of permanent and complex temporary works design for this HK\$1.5bn project involving 1.5km of prestressed, match cast, balanced cantilever precast concrete post-tensioned box girder viaduct through heavily trafficked areas of urban Kowloon. This involved bridge balancing, extensive geotechnical works and logistics for delivery and placing of 100 tonne bridge segments. Technical support to legal and claims team throughout.

2000 to 2004 - QA & Survey Manager, KCRC West Rail, Tuen Mun and Sui Hong Stations and Viaducts, HKACE JV, Hong Kong

Ian's involvement included:

- Responsibility for all engineering services and ABWF shop drawing production for two railway stations, a cut and fill tunnel section and 2km of elevated viaduct, on this HK\$4bn KCRC development. Management of extensive design change and management of design and installation of over 6,000 tonnes of structural steelwork from mainland Chinese fabricator.
- Dealing with all QA issues, and management and operation of site quality control systems, as-built survey and operations and maintenance submissions. Extensive technical input to claims during post-contract period.



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1998 to 2000 - Quality Assurance Manager & Structural Designer, SMEC Asia Ltd., Hong Kong

lan's involvement included:

- Introduction and implementation of ISO9001 QA system through to successful certification audit. QA training and audit, drafting of procedures, work instructions and protocols.
- Structural steelwork design including complex connection design (moment connections and cast-ins) for a 42 storey IFC-1 tower over Hong Kong Station, and extensive contractor temporary works design for various local contractors.

1996 to 1998 - CADD team leader, Assistant Project Manager, Meinhardt C&S, Consulting Engineers, Hong Kong

lan's involvement included:

- Design and management of drafting services for various Hong Kong International Airport design-build core projects (HAECO hangar, Lufthansa LSG building), and various MTRC projects.

1977 to 1996 - Freelance design & construction services for various employers, UK & Western Europe

lan's responsibilities included:

- Design, drafting, surveying, construction management and supervision services for numerous architects, contractors and subcontractors, civil and structural engineers and building owners throughout the north of England and Western Europe. Civil, building, structural and offshore/petrochemical (including projects in the Netherlands), on a contract basis. Three years spent operating a subcontract design office with various full time and freelance staff.
- Site supervision and management of direct labour teams and subcontractors, buying and procurement of construction plant. Design and drafting works in reinforced, precast and prestressed concrete, fabrication detailing of structural steelwork including cold rolled systems and cladding. Operating principally on a self-employed basis, with full responsibility for all work.

1974 to 1977 - Structural Engineering Technician, Hutter, Jennings & Titchmarsh, Consulting Engineers, Leeds, UK

lan's experience included:

- Assisting project engineers with design, drafting and survey for various local construction projects. Acquisition of design skills and training to take up a technician role in this small dynamic consultancy.

1972 to 1974 - Assistant Engineer/Draftsman, BRC Engineering Co. Ltd., Leeds, UK

lan's experience included:

- Reinforced concrete detailing and preparation of bar bending schedules for this reinforcement design-and-supply company, and general office duties.

ACADEMIC QUALIFICATIONS

Construction Project Management – Greenwich University, London (MSc) (2004)

PROFESSIONAL QUALIFICATIONS

Chartered Engineer, Engineering Council, UK (C.Eng.)
Member of the Institution of Civil Engineers, UK (MICE)
Member of the Chartered Institute of Building, UK (MCIQB)
Member of the Hong Kong Institution of Engineers (Civil Division) (MHKIE)

OTHERS

Fluent in English.



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CONTACT DETAILS

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