

## **JAS CHEEMA**

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## **SUMMARY**

Jas Cheema is a managing director in BRG's London office. He works globally providing quantum expert opinion and litigation and arbitration support services relating to the calculation of and approach to damages and valuation of construction works.

Mr. Cheema has over twenty years of construction experience (including five years based in the Middle East). He has provided expert witness testimony on a variety of construction-related quantum topics for government agencies, consulting organisations, developers, contractors and subcontractors.

Mr. Cheema has experience with many types of construction and infrastructure projects, including gas processing facilities, pipelines, tunnels, highways, sports stadia, hospitals, airports, mixed-use (commercial and residential), hospitality (hotels) and residential projects. His experience includes assessment of prolongation costs, cost escalation, disruption costs, the valuation of change orders and variations, contractor terminations, differing site conditions and measurement issues, and numerous other forms of project impacts. He also has experience of projects involving various delivery and procurement methods, such as design-build; engineering, procurement, and construction (EPC); target contracts; remeasurement, cost-plus-fixed-fee and cost-plus-percentage-fee arrangements.

Mr. Cheema has testified in mediation, litigation and arbitration proceedings (including witness conferencing) as quantum expert across Europe and the Middle East. He holds a BSc (Hons) in civil engineering commercial management and an MSc in construction law.

## **EDUCATION**

BSc (Hons) in Civil Engineering Commercial Management  
MSc in Construction Law

## **PRESENT EMPLOYMENT**

November 2020: Managing Director London Office, Berkeley Research Group

## PREVIOUS POSITIONS

September 2017 to October 2020 Partner at Accuracy UK  
May 2012 to July 2017 Senior Director at FTI Consulting (Middle East)  
October 2009 to April 2012 Managing Consultant at EC Harris LLP (UK)  
September 2004 to September 2009 Senior Consultant at Navigant Consulting (UK)  
September 1998 to August 2004 Quantity Surveyor at Sir Robert McAlpine.

## PROFESSIONAL AFFILIATIONS

Member of the Chartered Institution of Civil Engineering Surveyors  
Member of the Chartered Institute of Arbitrators

## PREVIOUS EXPERIENCE

### Work in Expert Evidence

#### **AED 1bn commercial / residential high rise**

Tribunal appointed quantum expert on a landmark mixed use high rise (90 plus floors) building in the UAE.

#### **US \$1bn major airport development in the middle east**

Appointed quantum expert on an airport development in the GCC on behalf of the designer of the project.

#### **US \$multi-bn transport project in the middle east**

Appointed quantum expert on a major ground transportation project in the middle east on behalf of the project designer.

#### **€200m LDPP plant in Eastern Europe**

Appointed quantum expert on a low-density polyethylene plant in Eastern Europe on behalf of the main contractor.

#### **US \$2bn coal fired power plant in the Caribbean**

Appointed quantum expert on behalf of a contractor to value variations and loss and expense as a result of late installation of key equipment.

#### **US \$1bn major airport development in the middle east**

Instructed to provide quantum expert services on the development of a major airport in the middle east valued in excess of US\$1bn. Duties included the assessment of late changes to design and the associated evaluation (architectural, structural and MEP changes) and adjustment to the contract price.

#### **€18m upgrade to major paper mill in northern Europe**

Appointed quantum expert on one of Europe's largest paper mills, representing the piping contractor under the rules of the Arbitration Institute of the Stockholm Chamber of Commerce.

#### **AED 2.9bn education facility in the UAE**

Appointed quantum expert on behalf of a main contractor on an AED 2.9bn education facility in the UAE (testified including witness conferencing).

**AED 400m residential towers and associated works in UAE**

Appointed quantum expert on behalf of a main contractor on an AED 400m dispute relating to the construction of a dozen residential towers and associated works in Dubai (testified in DIAC proceedings including witness conferencing).

**AED multi-million commercial project in Bahrain**

Appointed quantum expert on an AED multi-million dispute concerning the fit-out and MEP trades on a commercial project in Bahrain. Duties included undertaking investigations to assist with preparation of Statement of Claim and drafting expert reports.

**AED 300m hotel development in UAE**

Appointed quantum expert on behalf of a main contractor on an AED 300m dispute relating to the construction of a prestigious hotel development in Dubai (testified in DIAC proceedings).

**Portfolio of domestic properties in the UK**

Appointed quantum expert (Part 35) on a dispute concerning losses (and future losses) on a portfolio of domestic properties in the UK. The losses related to renovation works, external works, landscaping works and property maintenance costs.

**£25m plus Grade II listed building in the UK**

Appointed quantum expert on a £25m plus re-development of a Grade II listed building (and new buildings) in the UK on behalf of a foreign royal dignitary. Duties included analysis and submission of an expert report in respect of terminated main contractor's final account and cost to complete (including loss and expense) of the replacement contractor (testified in ADR proceedings).

**Other selected experience**

**£200m highway resurfacing project, UK**

Expert advisor on a £200m highway resurfacing project (mediation and litigation) in Yorkshire. Jas lead a team of forensic surveyors, coordinating various analyses and drafting findings into mediation and expert reports, attending expert meetings and conferences with counsel. Analysis included assessment of contractor's direct and indirect losses as a result of alleged carriageway failures.

**US\$500m fertilizer process plant, Africa**

Advisory services on two process plants valued in excess of US\$500m in north Africa.

**Gas processing facility in North Africa**

Quantity surveyor on a gas processing facility in North Africa (arbitration). This project involved the construction of a gas processing facility and the construction of pipelines over vast distances for distribution/transportation of the processed gas. Tasks included investigation and assisting in the preparation of an independent assessment of a contractors claim (referred to arbitration) on behalf of the project shareholders.

**€45m highways and tunnelling scheme in Eastern Europe**

Expert advisor on a €45m highways and tunnelling scheme in Eastern Europe (arbitration). The claim related to losses of profit and earnings arising due to alleged wrongful contract termination.

**€80m highways project in Ireland**

Lead consultant on a €80m highways project (arbitration) in Ireland. The work undertaken was in respect of a claim for direct and indirect losses in the claim value of €120m.

**Pipelines in the Caspian Sea region**

Quantity surveyor on gas extraction and transportation pipelines in the Caspian Sea region. Jas undertook reviews, analysis and assessment of various contractors' claims for additional costs and loss and expense.

**Magnesium oxide plant, Jordan**

Quantity surveyor on a magnesium oxide plant in Jordan (arbitration). Work involved on this project included re-valuing significant variations (e.g. comparing planned against as-built drawings to ascertain increases/decreases in instruments and/or where the technologies used had been changed, re-measuring as-built pipe runs to verify claims), undertaking a sample audit on the client's cost to complete claim, and assisting in the preparation of an expert report on behalf of the engineering and construction contractor for the purposes of arbitration.

**Motorway in Kent, UK**

Quantity surveyor on upgrade of the M2 motorway (Arbitration) in Kent. Jas undertook reviews, analysis and assessment of various claims for additional costs and loss and expense.

**Pipelines in the Caspian Sea region**

Quantity surveyor on gas extraction and transportation pipelines in the Caspian Sea region. Jas undertook reviews, analysis and assessment of various contractors' claims for additional costs and loss and expense.

**AED 200m plus construction and demolition waste recycling facility in the UAE**

Instructed to provide independent quantum advice on an AED 200m plus construction and demolition waste recycling facility in the UAE. The scheme had serious issues relating to project delays, changes to plant and equipment resulting in cost overruns. Jas prepared a report outlining planned v actual expenditure setting out where the cost overruns had occurred and likely prolongation costs.

**AED 100m plus rubber recycling facility in the UAE**

Instructed to provide independent quantum advice on an AED 100m plus rubber recycling facility in the UAE. The scheme suffered serious delays due third-party intervention and approval of applications and permits. Jas prepared a report outlining planned v actual expenditure setting out where the cost overruns had occurred and likely prolongation costs.

**AED 1bn large development of residential and commercial units in the UAE**

Instructed to provide quantum expert services on AED 1 billion dispute in regards to a large development consisting of residential and commercial units in the UAE. The losses alleged to have arisen following the omission of work and termination of the Contractor's employment. Jas undertook a thorough forensic review of the Contractor's claims and drafting expert and joint reports for submission.

#### **Dispute between a residential housing company and large contractor, UK**

Appointed to advise on dispute between a residential housing company and large contractor (expert determination). His role included reviewing and evaluating the quantum of the claims as argued by the party's respective expert witnesses.

#### **Major dam project in Africa**

Assisted the quantum expert in a dispute relating to a major dam project in Africa. Jas reviewed and advised on appropriate mechanisms for price adjustment (mechanism and application) under a FIDIC contract.

#### **Major dam project in South America**

Assisted the quantum expert in a dispute relating to a major dam project in South America. The dispute centred on the price adjustment mechanism under the contract. Jas' role included reviewing applicable indices and appropriate methods for price adjustments.

#### **Multi-£m refurbishment of a park visitor centre, UK**

Advisor on a multi-£m refurbishment of a park visitor centre (independent claim review). His role included considering claims submitted by the sub-contractor and advising the client as to validity and risk exposure.

#### **Mixed used development (residential and commercial) scheme in Birmingham, UK**

Lead consultant on mixed used development (residential and commercial) scheme in Birmingham (litigation). His role included the investigation and preparation of an expert report on behalf of the project engineer for litigation purposes and included attending expert meetings, conferences with counsel and preparing cross examination questions for trial.

#### **Data management centre, UK**

Quantity surveyor on a data management centre constructed on behalf of a large international bank. The scheme involved a significant number of variations, claims for prolongation and loss and expense arising from the termination of one contractor and the appointment of another to complete the works.

#### **Major UK stadium in north London, UK**

Quantity surveyor on a major UK stadium in north London (adjudication, mediation and litigation): spanning over a period of 2 years. His role on this project was expansive and involved the detailed investigation of subcontractor claims and main contractor counterclaims (specifically in respect of concrete works and communications packages). Duties included interim valuations, investigation and advice on adjudication referrals, loss and expense claims, preparation of mediation statements and the preparation of expert witness reports for litigation.

#### **Energy framework project, UK**

Advisor on an energy framework project (adjudication) on behalf of the energy provider. The adjudication revolved around NEC3 form of contract and the relevant provisions for payment.

#### **Off-shore meteorological masts in the Irish Sea**

Quantity surveyor on the construction of off-shore meteorological masts in the Irish Sea (mediation): This scheme involved the construction of off-shore masts in various locations in the Irish Sea. Duties included drafting a claim on behalf of the contractor for mediation purposes.

#### **Repair and renewal work to stations and depots in the UK**

Advisor in a dispute between a London rail authority and the employer's representative in relation a programme of repair and renewal work to stations and depots. His role included evaluating the performance and obligations of the employer's representative and an independent review on the quantum of the allegations made by the rail authority.

#### **Rail extension in the far-east**

Quantity surveyor on a rail extension in the far-east on behalf of the joint venture contractors (mediation, arbitration). This project was the construction of east rail extensions – Ma On Shan Rail. Jas' involvement on this project involved drafting a report (for the purposes of mediation) on measurement principles (excavation and piling) in accordance with CESMM3.

#### **£multi-million hospital outpatients centre, UK**

Project surveyor / commercial manager, Guest Hospital - new build (PFI). Full responsibility for quantity surveying services from tender to final accounts on the construction of £multi-million outpatients centre.

#### **Hospital in the West Midlands, UK**

Quantity surveyor, Corbett Hospital – new build (PFI). Jas was part of a team involved in the new build of a hospital in the West Midlands.

#### **New build and refurbishment of a major hospital in the West Midlands, UK**

Quantity surveyor, Russell's Hall Hospital - new build and refurbishment (PFI). Jas was part of a team involved in the new build and refurbishment of a major hospital in the West Midlands. This was a complex project involving construction works while maintaining full functionality of a 'live' major hospital.