



# Anil Ipekci

## Associate Director

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### Areas of Expertise

Project Planning & Scheduling, Project Controls & Monitoring, Project & Programme Management, Forensic Schedule Analysis, Resource Planning, Cost Controlling, Avoidance, Claims & Dispute Resolution

### Industries

Building and Construction, Mixed Use Developments, Retail, High-Rise, Road & Infrastructure, Industrial Plants

### Qualification

Chartered Institute of Arbitrators (CI Arb)  
Society of Construction Law (SCL)  
American Association of Cost Engineers (AACE)  
Project Management Institute (PMI)

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## Key Experience

### Overview

With 15 years' experience working on a wide range of large-scale construction projects in Turkey, Qatar and the UAE, Anil is a senior Planning, Project Controls and Forensic Schedule Analysis professional with a Civil Engineering degree.

He has extensive knowledge and experience in project and programme management processes including, planning and scheduling, monitoring and controlling, resource planning, forensic schedule analysis, integrated project controls and project management information systems.

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Armed with strong analytical and persuasive skills, along with the ability to simplify construction schedules and complex issues. Anil has worked within organisations of developers, contractors, and consultant parties in mixed-use residential and commercial building projects, including 60+ story high-rise towers, and road and infrastructure projects.

Anil has an extensive background in developing, monitoring and controlling of master programmes to varying levels of details for use by both builders and developers. He is proficient in the use of project management and planning software such as MS Project, Primavera (P6), Asta Power Project and Synchro 4D Scheduling.

He has hands on experience in claims preparation and advice, delay analysis using prospective and retrospective methods in-line with market standards and administering and assessing contractor's claims for extension of time.

Offering strong stakeholder management with his communication skills, facilitating effective liaison with contractors, designers, vendors, and clients.

He has also worked as President of the Association for the Advancement of Cost Engineering (AACE) Qatar Section, and as a committee member in the Chartered Institute of Arbitrators (CI Arb) Qatar Board.

**Major projects that Anil has been involved on include:**

- Majid Al Futtaim Properties – portfolio of projects (~AED 3BN), UAE
- Doha Festival City – shopping mall / entertainment centre (USD 850 M), Qatar
- Construction and upgrade of Rayyan Road and Infrastructure (USD 950 M), Qatar
- Metropol Istanbul Project – mixed-use development (USD 500 M), Turkey

**Experience with TBH (2022 – Present)**

**Associate Director**

Specialising in high-risk, large-scale and challenging projects, working as an Associate Director at TBH assisting clients in both public and private sector to provide simple solutions to their most complex problems.

Client: Majid Al Futtaim Properties

Working within the client's organisation as a long-term secondment in the capacity of Planning Director and assisting on a portfolio of projects with total value of AED 3BN in planning, project controls, risk management and information systems. Projects within the portfolio include shopping malls, hotels, mixed-use/close-gate community developments and CAPEX projects.

## **Experience with Gulf Contracting Company / Interserve (2017 – 2022)**

### **Group Planning & Technical Manager**

Worked as Group Planning & Technical Manager for Gulf Contracting Company, a construction company specialized in building and engineering projects, owned by Darwish Holding and Interserve Group.

Responsible for the management of the planning team and the processes of Planning, Project Controls and Claims preparation for the whole company and subsidiary companies' projects.

Experience in the company included work on various construction projects, such as:

- Residential and commercial developments
- Mixed-use developments
- Central power plants and substations
- Sewage treatment plants
- Desalination plants
- Aviation facilities
- Hospitality projects

Along with the Technical Manager role, assigned with the responsibility of improving the technical capabilities of the company in terms of quality management system, document control system, tender's technical submittals, information management system and integrated project management systems.

Gulf Contracting, Interspace (fit-out division), Spacemaker (prefabricated and LGS office and accommodation solutions) and Al Manjara Joinery were the group of companies under Anil's responsibility for the planning function. This involved:

- Supervising all requirement of company's planning function
- Overseeing and advising on projects' planning deliverables
- Attending monthly Contract Performance Review and Cost Value Reconciliation meetings with senior management to review and advice on project and project team's performance
- Supporting estimation team for tender programmes
- Offering employee trainings and development
- Performing delay analysis for Extension of Time claims, and following up with clients until an amicable settlement is reached
- Working in close coordination with contract administration to support for preparation of loss and expense claims.

- Creating templates and tools for use of various teams to increase efficiency and to ensure proper records are kept at site level
- Setting goals, policies and procedures for the planning department

## Experience with CTBH (TBH’s Alliance with Faithful+Gould), Qatar (2015 – 2017)

### Senior Consultant

Responsible for leading the delivery of specialist project planning, time management and claims / dispute resolution engagements for clients throughout the Middle East. Allocated to the following projects to provide establishment of systems and tools to improve the client’s planning and project controls systems:

Project Name	Role
<b>Career Highlights</b>	
Doha Festival City	<p>Doha Festival City is a USD 850M mixed-use development offering more than 245,000sqm of gross leasable area on 433,847 sqm of land with 550 shops, 8500 parking space, family entertainment centre with Snowpark, Angry Birds, &amp; Juniverse theme parks.</p> <p>Employer: Bawabat Al Shamal Real Estate Company</p> <p>Engineer/PMC: MACE International</p> <p>Main contractor: GCC-ALEC JV</p>
Ashghal	Development of a suite standard forms of contract

## Experience with Dogus Construction LLC, Qatar (2014 – 2015)

### Lead Planner

Project Name	Role
<b>Career Highlights</b>	
Construction and upgrade of Rayyan Road	<p>Lead Planner of the main contractor on Ashghal’s USD 950M project under Expressway Programme (Project:7 Contract:2).</p> <p>The project scope included construction of two underpasses, one tunnel, two flyover bridges, 19 cable tunnels and 21 substations. Including temporary traffic and utility diversions, proposed utility works as stormwater, wastewater, potable water, TSE, Ooredoo, Vodafone, QNBN, QAF and SSD Lines.</p> <ul style="list-style-type: none"> <li>• Leading and coordinating a team of planners</li> </ul>

## Project Name

## Role

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- Developing and maintaining the baseline schedule of the project
  - Preparing project master construction schedule with resource loading
  - Organizing planning department's submissions with regards to client's reporting system. Weekly and monthly progress reports, commodity curves and cash flow preparation
  - Progress measurement system and earn value management
  - Preparation and tracking of procurement schedule and design schedule
  - Critical path analysis and delay analysis

### Experience with Varyap – Gap Construction JV, Turkey (2012 – 2014)

#### Planning Engineer

## Project Name

## Role

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### Career Highlights

Project Metropal Istanbul

Planning Engineer for the developer on the iconic mixed-use USD 500M revenue sharing project, Metropal Istanbul.

The project covered construction of 140m high office and home-office towers, 300m high residential tower and a 468.000m<sup>2</sup> shopping mall/car Park in 100.000m<sup>2</sup> land plot area. 1500 office-residential units in total and a shopping mall with 300.000m<sup>2</sup> GLA.

Experienced various phases of this prestigious project from day one and involved in the project management stages with well-known international designers, consultants and contractors. Responsibilities within the project included:

- Overall planning, scheduling, monitoring and management of project ensure timely completion without any cost and time overrun.
- Establishing the integrated ERP system for overall time, cost, and resource planning and monitoring.

## Project Name

## Role

- Setting up overall reporting system and reporting directly to executive board management. Reporting by use of key performance indicators and visual presentation techniques.
- Supporting sales team for overall cash-flow management and preparation of a master tracker and an early flag system for the integration of construction progress, CRM and handover commitments/penalty risks of each leasable unit.

### Experience with Trabzon Chamber of Commerce and Industry, Turkey (2010 – 2012)

#### Project Coordination Office, Project Expert

Worked within Project Coordination Office, a part of Chamber of Commerce and Industry, and involved in preparation and coordination of projects for Chambers, universities, public and private institutions within applicable European Union Funded portfolios/programmes.

Responsibilities included all processes from creating the business case to initiating, executing, and closing of the projects. Feasibility studies, preparation of budget, tendering documents, getting quotations, and preparing project's master schedule. Monitoring budget and actual cost, reporting entire work to relevant European Union units during projects execution, and monitoring and controlling phase.

## Project Name

## Role

### Career Highlights

EU, Cross Border Co., Blacksea Tradenet Project      Project Coordinator

AB, LLL Programme, CAD/CAM Computer Aided Design Training Project      Project Coordinator

Ministry of Industry, Whey Powder Production Plant      Project Coordinator

Ministry of Industry, Yeniçam Shipyard, Ship Building      Project Coordinator

Industry Support Centre Project

## Experience with IMC Project Consultancy, Turkey (2009-2010)

### Project Engineer

Project Engineer within the IMC Project Consultancy group which provides, structural, architectural project and supervision consultancy services.

#### Project Name

#### Role

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#### Career Highlights

Wardak/Afghanistan, U.S. Army Corps of Engineers, USA FOB Airborne Re-Locatable Buildings

Structural Project Services

Çanakkale Airport ILS Substructure, Ring Road, Ring Road Security Fence, Lighting System

Structural Project Services

Antalya Airport Tank Discharge Station

Structural Project Services

Kandaghar/Afghanistan, U.S. Army Corps of Engineers, Integrated Perimeter Force Protection Project

Structural Project Services