

Melissa De Oliveira, MSc, BA (Hons), MRICS

Associate Director, Quantum

5th Floor, 40 Lime Street,
London, EC3M 7AW



+44 7776 841 543

ExpertWitness@rimkus.com

Background

Melissa is a Chartered Quantity Surveyor with over 10 years of experience providing quantum professional services to the oil and gas, energy, and construction industries.

Melissa's experience spans APAC, the Middle East, the United Kingdom (UK), Europe, and Latin America, encompassing buildings, infrastructure, and energy sectors. This work has included valuation of quantum entitlement, claim submissions, variation orders, terminations, prolongation, and acceleration on multi-claim disputes, as well as for major insurance groups.

She has extensive experience working on medium- and high-value disputes, assisting senior experts in the preparation of independent quantum reports for adjudication, arbitration, and litigation. In addition to supporting senior experts, she has been appointed as an expert witness to produce expert reports for the purposes of defending in adjudication and arbitration proceedings.

Melissa's project experience spans energy, commercial, residential, and infrastructure developments, with a particular focus on complex remediation works. She has also acted as a project monitor surveyor for large-scale office fit outs and luxury residentials, in the UK and Europe, ensuring financial oversight and contractual compliance.

Melissa has JCT and FIDIC contracts experience.

Melissa is a Portuguese native speaker and is proficient in Spanish and English. She also has conversational proficiency in Italian and Japanese.

Education and Certifications

- **International Business, BA (Hons):** Kingston University (2011)
- **Quantity Surveying, MSc:** Kingston University (2014)
- **Construction Law and Arbitration, LLM/MSc:** Robert Gordon University (Ongoing)

Professional Memberships

- **Member:** Royal Institution of Chartered Surveyors (MRICS)
- **Member:** Brazilian Institute of Contract Management (IBRACONT)

Geographies

- APAC
- Middle East
- UK and Europe
- Latin America

Sectors

- Buildings
- Industrial and Manufacturing
- Infrastructure
- Oil and Gas
- Energy

Expert Witness Experience

Buildings

Residential

Residential Development, Kent, UK

Appointed on behalf of the main contractor/developer to produce an expert report for the purposes of defending an adjudication. Action brought by the subcontractor following a 'payless notice' issued by the main contractor. Instructions included providing an expert opinion on the measured works completed, variation account, and main contractor's counterclaims.

Residential (Cladding System), London, UK

Provided quantum assistance for 'Independent Expert Review' of cladding remedial costs in occupied residential buildings in London. Remedial scope included the replacement of existing unsafe cladding system and associated external works.

Residential, London, UK

Provided quantum assistance for 'Independent Expert Review' of remedial costs in an occupied residential building in London. The construction of a basement resulted in structural damages in the neighbouring building.

Commercial

Commercial Use, Glasgow, Scotland

Provided quantum assistance to the expert appointed by the Employer to prepare an independent expert report, assessing the reasonableness of costs claimed by the main contractor for beam encasement works.

Hotel, Netherlands

Provided quantum assistance to the expert appointed by the Employer to produce an expert assessment of time-related costs claimed by the main contractor.

Hotel, East Sussex, UK

Provided quantum assistance to the expert appointed by the Employer to produce an expert assessment of the 'true value' of various valuations following the insolvency of the main contractor.

Hotel, Scotland, UK

Provided quantum assistance to the expert appointed by the Employer to produce an expert assessment of time-related costs claimed by the main contractor.

Institutional

Medical Facility, Oxfordshire, UK

Provided quantum assistance to the expert appointed by the Employer to provide 'Independent Expert Review' of cladding remedial costs in an operating medical facility in Southeast England. Remedial scope included the replacement of the existing cladding system and associated works.

Energy

Wind Farm, Chile

Appointed on behalf of the Client to produce an expert report in support of a challenge to an arbitration award. Instructions included providing an expert opinion on the amounts awarded and reviewing the methodology applied by the tribunal and its expert witness in assessing the sums due.

Wind Farm, Portugal

Provided quantum assistance to the expert appointed by the Employer to provide 'Independent Expert Review'. Services included the assessment of various cost claims (variations and prolongation), translation, presentation of findings to the client's team, and drafting of sections of the expert witness report.

Industrial and Manufacturing

Central Processing Facility, Tunisia

Provided quantum assistance to the expert appointed by the Employer to provide 'Independent Expert Review'. Services included the assessment of disputed variations and assisting with the drafting of appendices of the expert witness report.

Infrastructure

Rail

Rail Infrastructure Project, Qatar

Provided quantum assistance to the expert appointed by the Employer to provide 'Independent Expert Review'. Services included the assessment of various cost claims (variations, disruption, and acceleration) and drafting of preliminary notes and reports.

Flood Protection Scheme, Scotland

Provided quantum assistance to the expert appointed by the Employer to provide 'Independent Expert Review'. Services included the assessment of various cost claims (variations, remedial works, and prolongation).

Insurance

Buildings

Mix Use, London, UK

Provided quantum assistance to the expert appointed on behalf of the insurance company to assist in the assessment of the reasonableness of claimed amounts by the contractor and to prepare a corresponding report. Claimed costs assessed included the clean-up and damage rectification works following a leak due to unsoldered fittings in the toilets.

Mix Use, London, UK

Provided quantum assistance to the expert appointed on behalf of the insurance company in assessing the reasonableness of claimed amounts by the contractor and preparing a corresponding report. The assessed claimed costs included labor, plant, and material costs, subcontractor costs, as well as the main contractor's costs, including overhead recovery, associated with damage rectification works on adjacent buildings following the demolition of a pedestrian bridge.

Commercial Use, Glasgow, Scotland

Provided quantum assistance to the expert appointed by the insurance company in assessing the reasonableness of the landlord's claimed costs for the remedial works required at an office building.

Residential, Hertfordshire, UK

Provided quantum assistance to the expert appointed on behalf of the insurance company to assist in the quantum assessment of remedial costs to permanent works following the collapse of erected scaffolding due to defective design and workmanship.

Industrial and Manufacturing**Coffee Processing Facility, UK**

Provided quantum assistance to the expert appointed on behalf of the insurance company to assist in the assessment of reasonableness of costs claimed for the reinstatement of machinery following fire damage.

Pet Food Processing Facility, UK

Provided quantum assistance to the expert appointed on behalf of the insurance company to provide cost-effective options for the reinstatement of the building following the end of a tenancy contract that significantly altered the internal layout of the building and caused damages to the screed. The options included demolition and rebuilt or industrial cleaning of the interior and renewal of the screed.

Infrastructure**Rail Infrastructure Project, London, UK**

Provided quantum assistance to the expert appointed on behalf of the insurance company to assist in the quantum assessment of remedial costs to the basement and windows of a central London train station complex due to water ingress.

Project Experience**Buildings****Educational Buildings****University, Hampshire, UK**

Appointed by the university as a Quantity Surveyor (QS) to provide a full set of pre- and post-contract services for refurbishment works, including estimation of costs, management of the tender process, valuations, and final account.

University, Hampshire, UK

Appointed by the university as a QS to provide pre-contract services for the refurbishment and relocation of the arts department.

Secondary School, East Sussex, UK

Appointed by the school as a QS to provide post-contract services for the construction of a new two-storey extension within the existing school courtyard to provide new science lab, classroom, and office accommodation.

College, West Sussex, UK

Appointed by the college as a QS to provide post-contract services for the redevelopment of one of the college campuses, comprising the construction of two- and three-storey new build extensions and associated external works and demolition.

Commercial and Residential Buildings**Residence, East Sussex, UK**

Appointed by the employer as a QS to provide post-contract services for the construction of a contemporary residential new build.

Residential Development, East Sussex, UK

Appointed by the lender as a Monitor Surveyor for phase I of the construction of 34 townhouses and associated landscaping and civils.

Residential Development, Surrey, UK

Appointed by the lender as a Monitor Surveyor for the demolition of existing buildings and construction of five dwellings.

Residential Development, West Sussex, UK

Appointed by the lender as a Monitor Surveyor for the demolition of existing agricultural buildings and the erection of three residential dwellings and associated external works.

Residential Development, Hampshire, UK

Appointed by the lender as a Monitor Surveyor for the conversion of an existing office building into dwellings.

Residential Development, East Sussex, UK

Appointed by the lender as a Monitor Surveyor for the new build construction of three high-end houses.

Residential Development, East Sussex, UK

Appointed by the developer as a QS to provide cost planning for the construction of 26 affordable flats.

Commercial / Residential Development, East Sussex, UK

Appointed by the developer as a QS to provide pre- and post-contract services for the construction of a new ground floor commercial space with a three-storey residential above consisting of 9 apartments.

Commercial / Residential Development, London, UK

Appointed by the developer as a QS to provide cost planning for the demolition of existing building and construction of retailer at ground level and 34 flats over 5 floors.

Commercial, Hampshire, UK

Appointed by the developer as a QS to provide pre- and post-contract services for the construction of a retail park (shell and core as well as landscaping and civils).

Commercial, West Sussex, UK

Appointed by the developer as a QS to provide pre-contract services for the construction of two warehouses.

Commercial, East Sussex, UK

Appointed by the employer as a QS to provide a full set of pre- and post-contract services for the creation of an innovative co-working shared desk office space.

Office Building, Limerick, Ireland

Appointed as a Project Monitor Surveyor for the office fit-out of an eight-floor office building.

Infrastructure

Observation Tower, East Sussex, UK

Appointed by the local authority as a QS to provide post-contract services for the landscaping of a 162m observation tower on the seafront in Brighton.

Fire Station (Airport), West Sussex, UK

Appointed as a QS to provide cost planning for the refurbishment of an existing fire station as part of Gatwick Airport frameworks.

Oil and Gas

Floating Production Storage and Offloading Facility (FPSO), UK, Malaysia, South Korea

Appointed by the employer to assist the tender process and then project controls during the FEED and construction phases for the construction of a 336m long FPSO used in the exploration of natural gas in Western Australia.

Professional Experience

<ul style="list-style-type: none"> • Rimkus <ul style="list-style-type: none"> • Associate Director 	2022 – Present
<ul style="list-style-type: none"> • Kroll (Formerly Blackrock) <ul style="list-style-type: none"> • Manager 	2021 – 2022
<ul style="list-style-type: none"> • Blackrock Expert Services Group <ul style="list-style-type: none"> • Senior Consultant 	2020 – 2021
<ul style="list-style-type: none"> • Robinson Low Francis (RLF) <ul style="list-style-type: none"> • Assistant QS / QS / Senior QS 	2014 – 2020
<ul style="list-style-type: none"> • Inpex Australia <ul style="list-style-type: none"> • Invitation to Tender Officer / Project Assistant 	2011 – 2013