
Camila Novaes

SENIOR ESTIMATOR / QUANTITY SURVEYOR

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Availability: Full-Time / Part-Time / Contract

PROFESSIONAL PROFILE

I have over 15 years experience in the Quantity Surveyor area, working mainly as a Construction Estimator. Together with it, I could develop good knowledge in Project Management.

Having the opportunity to work in many different stages of project development, from preliminary design to delivery of construction works, I could better understand how each stage can impact budget.

I am a fast learner who can perform tasks without supervision and under pressure. I am a hard worker, responsible, punctual, reliable, and committed to all my assignments and deadlines. I'm a very communicative person and I can communicate with all levels of management. I am a problem solver. I like my job and I am willing to work hard, take on new challenges and achieve new goals.

Expertise Areas: Hospitals and Medical Centers, Shopping Centers, Hotels, Logistics Centers and Warehouses, Data Centers, Schools, Banks, Churches and Temples, Commercial Properties, Residential Buildings, Retail Buildings, Infrastructure projects such as Roads, Rail, Bridges, Utilities, Power Stations and Civil works.

ACADEMIC QUALIFICATION

Date	February 2020 - February 2021
Qualification	Diploma of Building and Construction (Building)
School	Orange International College – Melbourne/VIC - Australia

Date	August 2004 - December 2009
Qualification	Bachelor's Degree in Architecture and Urbanism
University	Mackenzie Presbyterian University – Sao Paulo/SP - Brazil

Associations	CAU BR - Brazilian Council of Architecture and Urbanism – 2011 Member of AIQS – December 2023
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Complementary courses	Construction Management Specialization – Columbia University – Coursera online (October 2024 – January 2025) Autodesk Revit Architecture – 100hrs – CADRITECH (April / 2018) Autodesk Revit MEP – 32hrs – CADRITECH (April / 2018) Autodesk Navisworks Manage – 12hrs – CADRITECH (April / 2018)
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KEY SKILLS

- ✓ First principle estimating, with a high level of accuracy
- ✓ Preparing Bill of Quantities (BOQ), final detailed BOQ, final account and tender documents
- ✓ Cost Estimating and Cost Consulting
- ✓ Quantity take-off for architectural and engineering projects
- ✓ Assessing the additional costs of design variations (Tender drawings X IFC drawings)
- ✓ Follow-up of project development aiming at budget adjustment
- ✓ AUTOCAD, Excel, Bluebeam, Expert Estimation, Revit, Software MEGA, Candy (CCS)
- ✓ Knowledge of Brazilian norms for Construction - NBR and some AU NZS NCC - National Construction Code

LANGUAGES

Portuguese - Brazil

English – Advanced

REFEREES

On request.

WORK EXPERIENCE

Date	January 2015 to March 2021 / June 2024 – Current
Role	Quantity Surveyor / Architect - Co-owner
Company	VIAARQ – Arquitetura Viável (CMS Novaes Orcamentos e Desenhos Técnicos Ltda ME) – Sorocaba/SP - Brazil
Tasks	<p>Provision of services for Civil Construction Companies, Real Estate Development Companies, Builders, etc., in the area of Quantity Surveyor:</p> <ul style="list-style-type: none">• Analysis of tendering documents• First Principle estimating• Preparing Bill of Quantities (BOQ) and tender documents• Preparing of Commercial Offer• Quantity take-off of civil projects, including but not limited to: Foundations, Architectural, Structural, Interior Design, Earthworks, Drainage, Waterproofing, etc.• Cost Estimating• Request of quote with supplier, including MEP Installations• Assessing the additional costs of design variations• Preparation of final detailed BOQ• Preparation of final account• Preparation of initial Program of works• Comparative of Costs between Initial Design X Final Design Project• Analysis of Projects aiming adequacy to the budget• Follow-up of projects development aiming at budget adjustment• Documentation for approval and regularization of residential building projects <p>Expertise Areas:</p> <ul style="list-style-type: none">• Residential Buildings; Commercial and Offices Buildings; Hospitals and Medical Centers; Shopping Centers; Hotels; Logistics Centers and Warehouses; Data Centers; Educational Buildings; Banks; Churches and Temples, Infrastructure projects such as Roads, Rail, Bridges, Utilities, Power Stations and Civil works. <p>Responsible for awarded Projects:</p> <ul style="list-style-type: none">• Detailed quantity take-off for materials of following drawings – Architecture, CMU wall, Landscape, Windows, Ornamental Stone, Waterproofing, Paving and Acoustics:✓ LDS Fortaleza Brazil Temple Complex (https://churchofjesuschristtemples.org/fortaleza-brazil-temple/), located in the city of Fortaleza / CE: built area $\approx 6,996.35 \text{ m}^2$ and external area $\approx 38,323.38 \text{ m}^2$. Construction Company Afonso França Engenharia (http://www.afonsofranca.com.br/);✓ LDS Rio de Janeiro Brazil Temple Complex (https://churchofjesuschristtemples.org/rio-de-janeiro-brazil-temple/), located in the city of Rio de Janeiro / RJ: built area $\approx 4,310.00 \text{ m}^2$ and external area $\approx 12,350.00 \text{ m}^2$. Construction Company Afonso França Engenharia;✓ LDS Belém Brazil Temple Complex (https://churchofjesuschristtemples.org/belem-braziltemple/), located in the city of Belém/PA : built area $\approx 4,925.00 \text{ m}^2$ and external area $\approx 20,993.00 \text{ m}^2$. Construction Company Afonso França Engenharia;✓ LDS Brasília Brazil Temple Complex (https://churchofjesuschristtemples.org/brasil-braziltemple/), located in the city of Brasília/DF : built area $\approx 5,908.50 \text{ m}^2$ and external area $\approx 11,116.30 \text{ m}^2$. Construction Company Afonso França Engenharia;• Measurement take-off of Architectural and Civil drawings (excluding MEP), Cost Consulting and Estimating of all projects, Preparation of final detailed BOQ and final account:✓ Cultura Inglesa English School - Alphaville Unit, located in the city of Barueri / SP: built area $\approx 1,644.15 \text{ m}^2$. Construction Company JBens Participações Ltda (https://www.jbens.com.br/projeto-1) Value of contract - R\$ 7 M✓ Cultura Inglesa English School - Morumbi Unit, located in the city of Sao Paulo / SP: built area $\approx 1,822.81 \text{ m}^2$. Construction Company JBens Participações Ltda – Value of contract - R\$ 7 M✓ Expansion of Paraisópolis Child Care and Toddlers, located in the city of Sao Paulo / SP: built area $\approx 3,362.72 \text{ m}^2$. Construction Company JBens Participações Ltda - Value of contract - R\$ 6 M

- Quantity take-off of Architectural drawings: Office work GOOGLE RIO YT FI09 - YouTube Space Rio located in the Port Area of the city of Rio de Janeiro/RJ: built area $\approx 5.000.00 \text{ m}^2$. Project in the bidding stage;
- Follow-up and approval of real estate credit for Construction Companies, together with Caixa Econômica Federal Bank, for the construction of high-rise Residential Buildings, being responsible for: Estimating budget, specification documents and construction program.
- Technical drawings for adequacy to current Construction Standards regarding accessibility on high-rise Residential Buildings.

Date March 2021 – May 2024

Role **Senior Estimator / Quantity Surveyor**

Company Civil Infrastructure Group – Greater Melbourne Area / VIC

Tasks

- Tender analysis of the scope of work
- Preliminary budgeting based on draft drawings for TOC (Tender Opening Committee)
- Preparing Bill of Quantities (BOQ), including material, labour, plant and equipment list
- Preparing of submission documents, such as commercial offer, including assumptions, exclusions and pricing schedule
- Quantity take-offs of drawings package, including but not limited to Infrastructure and Civil drawings
- Analysis of complementary documents attached to Tender package
- Cost Estimating and cost consulting with suppliers
- Assessing the additional costs of design variations
- Preparation of final detailed BOQ
- Preparation of final account
- Initial Program schedule for works
- Comparative of Costs between Initial Design X Issued For Construction Project
- Analysis of Civil and Engineering drawings focusing on Costs
- Follow-up of projects development aiming at budget adjustment
- Clarification of the scope of work together with Contractors and Builders
- Proposal for changing Construction Methods to achieve the stipulated budget

Responsible for awarded Projects:

- Quantities take-off, estimating and preparing of final detailed BOQ, including all tendering stages, final account and documentation for construction management:

- ✓ South Morang Terminal Station – Client: Zinfra Pty Ltd – SOW: Earthworks, Excavation on rock soil, drainage, substation conduits, access roads, FRP foundations, Transformer firewalls, underground holding tank – Value of project – AUD 5,3 million
- ✓ Jeeralang Terminal Station – Client: Techtest – SOW: DC Battery Upgrade – Civil/Building works – Value of project - AUD 114k
- ✓ Kalkallo 14 & 24 Remote REFCL – Client: CPP – SOW: Earthworks, Drainage, Stormwater drainage, Fencing and security, Environmental drainage, Switchyard FRP Footings, Firewalls – Value of project – KLO14 \$912k and KLO24 AUD 1,03 million.
- ✓ Gippsland Line Upgrade – Client: VIconnect Alliance - Morwell Station & Traralgon Station – SOW: FRP - Platform foundations, Abutments, pedestrian footpath, retaining wall, Lift and Stair foundations, Pile Caps, Slabs, ramps - Install precast units – Value of project - AUD 2,05 million
- ✓ Level Crossing Removal Project: SEPA: Union Road, Surrey Hills and Mont Albert Road, Mont Albert Level Crossing – In-situ FRP works – Capping Beams – Client: Laing O'Rourke – SOW: Detailed excavation, pile break back, FRP Capping beams, in-situ barriers, concourse, installation precast barriers – Value of project - AUD 11,416 million
- ✓ Level Crossing Removal Project: SEPA: Union Road, Surrey Hills and Mont Albert Road, Mont Albert Level Crossing – In-situ FRP works – Bridges – Client: Laing O'Rourke – SOW - Mount Albert Road Bridge and Union Road Bridge: Detailed excavation, pile break back, backfill, FRP Abutments, FRP Transition slab, Girder Install, FRP Integral deck, FRP Approach slabs, Parapet installation, FRP In-situ parapets – Value of project - AUD 3,54 million
- ✓ Kalkallo 14 & 24 FRP Transformer – Client: CPP – SOW: Earthworks, Drainage, Fencing, Install Conduits, FRP Footings – Value of project - AUD \$801k
- ✓ South Eastern Program Alliance (SEPA) - Coolstore Level Crossing Removal – Rail Viaduct – Client: Laing O'Rourke – SOW: Substructure - Pier cage plunging, FRP East & West Abutments, FRP Insitu Piers & Crossheads,

Superstructure - L-Beam & Crosshead Install, Stitch Pours & Post Tensioning, Platform Deck FRP, Supply of precast Crossheads, Install Super T-Beams – Value of project - AUD \$12,66 million

- ✓ Major Road Projects Victoria - Healesville-Koo Wee Rup Road (South) - Upgrade Project – FRP Ballarto Road Plank Bridge & Island Road Plank Bridge – Client: Seymour White – SOW: Pile break back, FRP Abutments, Deck and Approach slab, Culverts, On/Off Structure Barriers installation – Value of project - AUD \$1,1 million
- ✓ Level Crossing Removal Project – Southern Program Alliance (SPA) – Glenhuntly Tanking Slab 1 - 11 - Client: Acciona – SOW: FRP Tanking slab, approach slab, track drainage, waterproofing – Value of project - AUD 5,06 million
- ✓ West Gate Tunnel Project – Bridge 62 – Client: CPBJV JH – SOW: Detailed excavation and backfilling, Pile break back , FRP pile caps, in-situ column, in-situ pier, FRP abutment, fender wall and ground slab, approach slab, retaining wall, bridge deck, install precast barrier and barrier stitch pour – Value of project - AUD 2,26 million
- ✓ South Geelong to Waurin Ponds Duplication Project – Djilang Alliance – Client: MCD Downer JV – SOW: Pile break back, FRP Abutments, pile caps, columns, precast crosshead grout injection, U-trough stitches, install precast barriers – Value of project - AUD 3,7 million
- ✓ West Gate Tunnel Project – Bridge 83 – Client: CPBJV JH – SOW: Transfloor precast installation, bridge deck FRP, parapet precast installation, in-situ barriers and kerb stitch, FRP pedestals and bearings – Value of project - AUD 2,77 million
- ✓ West Gate Tunnel Project – Bridge 80 – Client: CPBJV JH – SOW: Transfloor precast installation, bridge deck FRP, parapet precast installation, in-situ barriers and kerb stitch, FRP pedestals and bearings – Value of project - AUD 12 million

Date November/2012 – December/2014

Role **Quantity Surveyor / Intermediate Estimator**

Company Somague MPH (a company of the Sacyr Somague PT group <http://www.somague.pt>) – Sao Paulo/SP – Brazil

Tasks

- Analysis of tendering documents and scope of work of all projects
 - Quantity take-off and analysis of architectural, engineering drawings and complementary projects
 - Request for scope clarification and design follow-up with Architects, Engineers, etc at tender stage
 - Preparing Bill of Quantities (BOQ) and tender documents, such as Commercial and Technical proposals, including construction methodologies.
 - Preparation of final detailed BOQ and final account for awarded jobs
 - Meeting together with site team and management team to explain the awarded project
 - Analysis of complementary documents, such as specifications, geotechnical reports, etc
 - Cost estimating and cost consulting with suppliers and subcontractors
 - Cost estimate based on preliminary design
 - Assessing the additional costs as a result of design variations
 - Follow-up of projects development aiming at budget adjustment
 - Assistance in dispute resolution with clients (owners, developers, contractors, etc)
 - Drafting contract conditions
 - Design of construction site layout
- Expertise Areas: Commercial Buildings, Hospital, Shopping Centers, Logistics Centers, hotels, etc.

Responsible for awarded Projects:

- Estimating and preparing of final detailed BOQ, including all tendering stages, final account and documentation for construction management: TRYP By Wyndham Ribeirão Preto Hotel - located in the city of Ribeirão Preto / SP: built area ≈ 23,000 m², Value of contract - R\$ 60M ([link for TRYP Hotel](#));
- Estimating and preparing of final account and documentation: La Vista Residencial Alto da Glória - located in the city of Macaé / RJ: built area ≈ 19.000 m², Value of contract - R\$ 24M ([link for La Vista](#));
- Estimating and preparing of final detailed BOQ, including all tendering stages ,final account and documentation for construction management : Yoo2 Rio de Janeiro Hotel - located in the city of Rio de Janeiro / RJ: built area ≈ 6,880 m², Value of contract - R\$ 42M ([Link for Yoo2 Rio Hotel](#))

Date September 2011– September 2012

Role **Quantity Surveyor / Intermediate Estimator**

Company Trisul-SA – Sao Paulo/SP – Brazil (<https://www.trisul-sa.com.br/> - developer)

Tasks Quantity take-off of civil projects (architecture and engineering drawings), Preparing Bill of Quantities (BOQ), Preparation of final detailed BOQ, Cost Estimating and Cost Consulting, Comparative of Costs between Initial Design X Final Design Project. Feasibility studies for land purchase, preparation of documentation for Bank financing for high-rise Residential Buildings.

Main projects responsible for:

- Estimating and preparation of final detailed BOQ: Poema Castro Alves Residencial - located in the city of Santos / SP: built area \approx 15.000 m², Value of contract - R\$ 20M;

Date April/2011– September /2011

Role **Architect / Intermediate Quantity Surveyor**

Company MV Escritório de Projetos Ltda. – São Paulo – Brazil (<http://mvep.com.br/>)

Tasks Preparing feasibility costs studies of preliminary design, Calculate overall cost of the project - Budgeting, Measurements of architectural and engineering projects, Estimating and preparing Bill of Quantities (BOQ) and contractual documents, Financial program and Program schedule for construction buildings.

Responsible for:

- Preparing feasibility costs studies of preliminary design, Cost Estimating and Project design follow-up - Logistic warehouse - Scania - located in the city of Vinhedo / SP - built area: 18,225.06 m².
- Preparing feasibility costs study for Logistic Warehouses projects.

Date March 2008 - March 2011

Role **Quantity Surveyor / Junior Estimator**

Company Afonso França Engenharia Ltda. – Sao Paulo/SP - Brazil (<https://afonsofranca.com.br/>)

Tasks Resident on-site - IGESP Hospital (March /2008 to December/2009): Quantity take-off of all projects (Architectural, Engineering, MEP, etc), project compatibility, Procurement advice, monitoring of services execution, measure services performed, assessing and estimating the additional costs of design variations, diary report of site works and monthly management report.

Responsible for:

- Estimating additional costs of design variations (Quantity take-off and final BOQ) to IGESP Hospital, during the construction - located in the city of São Paulo / SP – built area: \approx 22,500 m², R\$ 48M ([Hospital IGESP - SP](#))

Quantity Surveyor / Tendering Department (01/2010 to 11/2010): Analysis of projects in bidding, Quantity take-off of architectural and engineering projects, Cost consulting of material, labour, plant and equipment, Estimating of all construction stages, Preparing Bill of Quantities (BOQ) and tender documents, illustration of constructive methods for technical proposals, design of construction site layout. Expertise Areas: Commercial buildings, Hospitals and Medical Centers, Shopping Centers, logistics Centers, industrial, etc.

Resident on-site - Shopping Metr pole (located in the city of S o Bernardo do Campo/SP - 12/2010 to 03/2011): Comparative of Costs between Initial Design X Final Design Project, Assessing the additional costs of design variations, Assistance in dispute resolution, Follow-up of projects development aiming at budget adjustment, Cost management process.

Responsible for:

- Assessment the additional costs of design variations - Expansion and revitalization of Shopping Metr pole located in the city of S o Bernardo do Campo / SP – built area: \approx 22,000 m², additional costs R\$ 24M ([Shopping Metr pole](#))
 - Assessment of additional costs of design variations - Retrofit of Hospital 9 de Julho - located in the city of S o Paulo / SP – built area: \approx 500 m², additional costs R\$ 1.7M ([Hospital 9 de Julho](#))
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