Sean Gaynham, BSc (Hons), MRICS, MCIArb

Regional Director, Quantum

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Background

Sean Gaynham is a Chartered Quantity Surveyor and Member of the Chartered Institute of Arbitrators, with over 23 years of commercial experience on a range of projects, including residential, mixed-use, hotel, health, power, oil and gas, heavy civil engineering, and commercial.

Sean has testified as a Quantum Expert in international arbitration under the ICC and QICCA rules.

Sean has provided contract, cost and commercial management, expert witness, and dispute resolution services to numerous clients across a broad range of sectors, specifically construction and civil engineering, and has worked on projects in Europe, the Middle East, Africa, Asia, and South America.

Over the course of his career, Sean has served as a consultant on numerous multi-million-pound disputes and arbitrations. He has provided expert claim preparation and management services on a wide range of projects governed by both standard and bespoke contracts. Sean consistently demonstrates a proven ability to produce detailed, high-quality reports that meet demanding client expectations.

His expertise includes preparing independent assessments for the valuation of variation accounts, claims for loss and expense, and the cost of repairing defective works. He also develops supporting narratives for extension of time applications, evaluates final account submissions, and formulates commercial strategies to assist with the negotiation and settlement of both interim and final accounts.

Education and Certifications

- **Bachelor of Science (Hons) in Quantity Surveying (BSc (Hons):** Birmingham City University
- **Post Graduate Diploma in Construction Law (PGDip):** Robert Gordon University
- **Post Graduate Diploma in Oil and Gas Law (PGDip):** Robert Gordon University

Professional Memberships

- **Member:** Royal Institution of Chartered Surveyors (MRICS)
- **Member:** Chartered Institute of Arbitrators (MCIArb)
- **Member:** Society of Construction Law (SCL)

Geographies

- **United Arab Emirates**
- **Qatar**
- **Saudi Arabia**
- **Oman**

- **Kuwait**
- **United Kingdom**
- **South Korea**
- **Spain**
- **France**
- **Pakistan**
- **Morocco**
- **Algeria**
- **Uzbekistan**
- **Kazakhstan**

Sectors

- **Buildings**
- **Energy**
- **Infrastructure**
- **Oil and Gas**

Expert Witness Experience

Buildings

Hotel Project, Qatar

Testified as a quantum expert on behalf of the respondent, in respect of an arbitration (under ICC rules) concerning claims arising from a hotel fitout subcontractor to the main contractor for variations, disruption, acceleration, thickening, prolongation, loss and expense, and associated costs.

Educational Project, Qatar

Testified as a quantum expert on behalf of the respondent, in respect of arbitration (under QICCA rules) concerning claims arising from an external works subcontractor to the main contractor for variations, disruption, prolongation, loss and expense, and associated costs.

Infrastructure

Aggregate Dispute, Doha, Qatar

Currently appointed as a quantum expert on behalf of the claimant in respect of an arbitration (under QICCA rules) concerning claims arising from an aggregate supply subcontractor to the main contractor for variations, loss and expense, and associated costs.

Infrastructure

Hydro Power Project, Ivory Coast

Currently appointed as a quantum expert on behalf of the claimant in respect of an arbitration (under ICC rules) concerning claims arising from s major equipment supplier to the main contractor for prolongation, disruption, other loss and expense, and associated costs.

Expert Advisory Experience

Buildings

Mixed-Use Project, Kazakhstan

Appointed by the respondent to provide an independent valuation report for submission to the Italian and Omani courts for the bond money to be released following the employer's bond call on a contractor.

Mixed-Use Project, Qatar
Supported the appointed quantum expert on behalf of the claimant in respect to the arbitration (under ICC rules) concerning claims arising from the main contractor's construction works for the mixed-use development, to the developer for variations, disruption, prolongation, loss and expense, and associated costs.

Energy

Power Project, England
Supported the appointed quantum expert on behalf of the respondent in respect to the litigation (TCC court) concerning claims arising from a fire on a power project main contractor to an insurance syndicate for variations, prolongation, loss and expense, and associated costs.

Power Project, Saudi Arabia
Supported the appointed quantum expert on behalf of the respondent in respect to the arbitration (under ICC rules) concerning claims arising from the main contractor's construction works for the power plant, to the developer for variations, disruption, acceleration, thickening, prolongation, loss and expense, and associated costs.

Project Experience – Arbitration

Energy

Power Project, Oman
Provided arbitration support for an EPC contractor and acted as liaison between the EPC contractor's site/head office team and legal/technical experts for a Combined Power Cycle Project in Oman.

Power Project, UAE
Provided arbitration support for an EPC contractor and acted as liaison between the EPC contractor's site/head office team and legal/technical experts for a combined power cycle project in the UAE.

Infrastructure

Arbitration Management, Qatar
Arbitration and claim management for a large international joint venture on one of the Doha metro line projects in arbitrations against two international engineering consultancies. Both consultancies had made claims for additional time and money against the joint venture. Managing the defence of claims in conjunction with the joint ventures' technical experts, and further managing the development of counterclaims preparation by the joint venture against the engineers.

Oil and Gas

Fertilizer Project, Algeria
Provided arbitration support for an EPC contractor and acted as liaison between the EPC contractor's site/head office team and legal/technical experts, providing arbitration support for a fertiliser project.

Tank Farm Project, Qatar
Provided arbitration support for an EPC contractor and acted as liaison between the EPC contractor's site/head office team and legal/technical experts for a tank farm project in Qatar.

Offshore Wind Farm, Netherlands
Quantum assessment and development of claim narrative and supporting documentation to support a contractor's claim for unpaid sums due, delay and disruption encountered on the works, and associated consequential losses incurred. The contractor issued the report in support of their claim submissions.

Project Experience – Claims, Advice, and Projects

Building

Football Stadium, Qatar
Prepared claim defences for the extension of time claims, assessment of prolongation for a Football Stadium project in Qatar, in preparation for the 2022 World Cup.

University Project, Saudi Arabia
Prepared claims for the various extensions of time claims, assessment of prolongation and other entitlements for a new university project in West Saudi Arabia.

Residential Project, Malaysia
Prepared claims for the various extensions of time claims, assessment of prolongation and other entitlements for a residential project in Malaysia.

Data Centre, Qatar
Prepared claim defences for the extension of time claims, assessment of prolongation for a data centre project in Qatar.

Residential Project, UK
Working for a developer as a Managing Quantity Surveyor under a construction management contract for a 190-apartment building in Birmingham. The role was managing a team of quantity surveyors, including the management of the payment application process and monthly CVR reporting.

Industrial Project, UK
Working for a main contractor as a Project Quantity Surveyor under a JCT Design and Build contract for an industrial project in Birmingham. The role was the post-contract commercial management, including the placing of sub-contract agreements, variation management, payment applications, CVR reporting, and claims.

Residential Project, UK
Working for a main contractor as a Project Quantity Surveyor under a JCT Design and Build contract for a residential project in Birmingham. The role was the post-contract commercial management, including the placing of sub-contract agreements, variation management, payment applications, CVR reporting, and claims.

Energy

Power Project, Oman
Prepared claims for the various extensions of time claims, assessment of prolongation, and other entitlements for a combined power cycle project in Oman.

Power Project, UAE
Prepared claims for the various extensions of time claims, assessment of prolongation and other entitlements for a combined power cycle project in the UAE.

Power Project, Brazil
Contract management of a coal-fired power plant in Brazil.

Solar Plant, Spain
Contract Management of a solar plant in Spain.

Power Project, Algeria
Prepared claims for the various extensions of time claims, assessment of prolongation, and other entitlements for a combined cycle power plant in Algeria.

Power Project, Morocco
Prepared claims for the various extensions of time claims, assessment of prolongation, and other entitlements for a coal power plant in Morocco.

Power Project, Uzbekistan
Prepared claims for the various extensions of time claims, assessment of prolongation, and other entitlements for a combined power cycle project in Uzbekistan.

Infrastructure

Trunk Roads Project, Gambia
Prepared claims for the various extensions of time claims, assessment of prolongation, and other entitlements for a road project in Gambia.

Orbital Roads Project, Qatar
Prepared claims for the various extensions of time claims, assessment of prolongation, and other entitlements for a bridge project in Botswana and Zambia.

Stabling Yards, Qatar
Prepared claims for the extensions of time claim, assessment of prolongation, and other entitlements for two stabling yards in Qatar.

Bridge Project, Botswana and Zambia
Prepared claims for the various extensions of time claims, assessment of prolongation, and other entitlements for a bridge project in Botswana and Zambia.

Oil and gas

Processing Plant, Saudi Arabia
Provided advice to an EPC contractor in relation to extensions of time strategy on an oil and gas facility in Saudi Arabia.

New Refinery Project, Kuwait
Defended claims brought against the EPC contractor by consortium partners and prepared counterclaims to the consortium partners for a new refinery project in Kuwait.

Upgrade Refinery Project, Kuwait
Defended claims brought against the EPC contractor by his consortium partners and prepared counterclaims against the consortium partners for a refinery upgrade project in Kuwait.

Professional Experience

- **Rimkus** **2025 – Present**
  - Regional Director, Quantum

- **White Consulting/Maneo** **2021 – 2025**
  - Director

- **FTI Consulting** **2017 – 2021**
  - Senior Director

- **Daewoo E&C** **2012 – 2017**
  - General Manager
- **Ballast Nedam** **2011 – 2012**
  - Senior Quantity Surveyor
- **Initec Energia** **2009 – 2011**
  - Project Contract Manager
- **Lucas Wilkes** **2008 – 2009**
  - Managing Quantity Surveyor
- **Northcroft Construction Consultants** **2007 – 2008**
  - Senior Quantity Surveyor
- **John Sisk & Sons** **2004 – 2007**
  - Project Quantity Surveyor
- **Davidson Partnership** **2002 – 2004**
  - Quantity Surveyor
- **Francis Graves Limited** **2001 – 2002**
  - Quantity Surveyor