RIMKUS



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Associate Director, Delay

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Background

Pierce has more than 17 years of experience in infrastructure and natural resources projects in Europe, Asia, and North America. Following a number of roles working with main contractors, Pierce has worked for the past 10 years in contract and claims management with a focus on dispute avoidance.

Having undertaken a Master's Degree in Construction Law and Arbitration, Pierce has a sound understanding of construction contracts and has had exposure to various Standard Forms (particularly FIDIC, NEC3, NEC4, and Public Works) as well as bespoke contracts. Pierce has worked with clients in a number of industry sectors and has experience with various delay analysis techniques and specialist planning software. Pierce has experience negotiating favourable terms within contracts for his clients with a particular interest in programme management, project controls, and delay clauses.

Education and Certifications

- **Construction Law and Arbitration, LLM:** Robert Gordon University (2019)
- **Civil and Transportation Engineering, B.Eng:** Napier University (2008)
- **Civil Engineering B.Eng:** Carlow IT (2006)

Professional Memberships

- **Member:** Chartered Institute of Arbitrators

Continuing Education

- **NEC4 Project Manager Training**

Geographies

- **Ireland**
- **United Kingdom**
- **Germany**
- **Netherlands**
- **Qatar**
- **Bahrain**
- **UAE**
- **USA**

Sectors

- **Infrastructure**
- **Water and Utilities**
- **Energy**
- **Oil and Gas**
- **Buildings**
- **Digital and Technology**

Expert Advisory Experience

Oil and Gas

Gas to the West, Northern Ireland

This project included the installation of a gas main of approximately 125km and the building of five sub-stations at major towns. Produced contract review and delay analysis to allow an extension of time to be awarded and a new programme to be agreed upon. This was rejected by the client and a number of adjudications were launched by the client dealing with discreet matters. Each adjudication required narratives that detailed the cause of delay and the contractual basis. Worked on four adjudications on this project regarding various separate issues. During this time, worked alongside the appointed delay expert providing assistance and drafting sections of the report.

Buildings

Ein Dubai, UAE

Part of a team brought in to complete an expert report for the Ein Dubai (or Dubai Eye), like the London Eye this was a large wheel that afforded those who rode it a view over Dubai. The project was in delay and has been referred to arbitration. Worked with the Navigant team from Singapore on this project. Acted as the assistant to the delay expert and as the liaison between our client and the experts. A delay analysis was produced and was commended and used by the arbitrator to make the award.

Duratt Al Bahrain, Bahrain

Part of a team brought in to complete an expert report. The project involved the building of luxury houses outside Bahrain City. Acting on behalf of the client, the project was moving towards arbitration and a delay expert report was required to establish the facts and understand the real critical path of the project. Required to assess the contractor's claim in terms of allowable extension of time and put forward an accurate critical path for the project.

Bin Samikh Tower, Qatar

Preparation of a delay analysis related to this hotel and residential tower in the West Bay area of Doha, Qatar. The project was significantly delayed, and the client was about to impose liquidated damages due to project overrun without explanation. A windows analysis was provided, and the analysis was explained to the client, and an extension of time was secured, thus removing the threat of liquidated damages.

Digital and Technology

Frankfurt 4 Data Centre, Germany

Construction of a 14,200m2 data centre in Frankfurt, Germany. Lead a team tasked with providing early expert services related to significant delay and disruption. Provided a detailed report showing the as-built critical path and provided opinion on the claimed events which were on this critical path. This was presented to both our client and their contractors with the view to settlement of all outstanding claims.

Project Experience

Infrastructure

MetroLink, Ireland

Providing contract advice services to TII in relation to the Dublin MetroLink project. Tasked primarily with the Interface Agreement, which is an agreement that sits between the main contracting parties and details the obligations between the parties in relation to design, compensation events, and many other areas. Drafting of the agreement required extensive input from legal, technical, and client representatives. The agreement is a bespoke contract that was drafted specifically for the MetroLink project and details the complex relationships between the civil and line wide contractors.

M7 Upgrade Project, Ireland

The M7 upgrade works involved the upgrade and improvement of 26km of dual carriageway to a three-lane motorway from the M7-M9 junction to the Naas exit of the M7. The project was in delay and required assistance with a conciliation brought by the client. A contract review and delay analysis were provided that explained the delay to date and an achievable completion date for the project. Our delay analysis was accepted by the conciliator and an agreement was reached between the contractor and the client.

Sidra Hospital, Qatar

Preparation of a detailed delay analysis related to the mechanical and electrical sub-contract on the Sidra Hospital project in Doha, Qatar. Team lead on producing an as-built programme and time slice delay analysis to assist in negotiation of final account settlement.

New Doha International Airport, Qatar

Tasked with providing claims assistance on the New Doha International Airport Project. They were significantly behind schedule and were not providing reasons for this delay to their client as per their contract. Lead a team that set up proper reporting and monitoring and provided a delay analysis to explain the delays to date and a new agreed target completion date.

Critical National Infrastructure, United Kingdom

Planning manager for several defence project across England and the UK. The project required the building of an electrified fence around electrical and gas substations. Duties included monthly reporting and programme to complete analysis.

M50 Phase 1, Ireland

Site Engineer for the M50 Phase 1 project. The project included the widening of the M50 from the old toll plaza to the Ballymount exit. The junctions of the M50 and M4 and M7 were made free flow as part of the Phase 1 Works. Primarily involved in drainage and structural works. Also formed part of a team that worked on the project during a formal dispute. Provided an as-built programme and issued this and explanations to the appointed delay expert in preparation of arbitration.

Water and Utilities

Ringsend Water Treatment Plant, Dublin

Commercial, contractual, and project controls manager for the upgrade of the Ringsend WWTP in Dublin. Provided commercial support both up and downstream while also acting as the project controls manager for the project. Completed a delay analysis as part of the Joint Venture that secured both extension of time and quantum. Provided contract and commercial support for other projects across the business including potable water, hazardous waste removal, and renewable power schemes. Worked with the legal and procurement teams on contract approvals for across all business units.

Flintshire Bridge 400 KV Connector, United Kingdom
This project was the end of a 400KV electrical connection from Scotland to North Wales to carry power to Wales and England. John Sisk was the main contractor and Siemens was the client. John Sisk had encountered many delays and had entered mediation with their client to attempt to negotiate a settlement. Part of a team that assisted John Sisk with delay and disruption calculations and reports in the hope of a negotiated settlement. After two rounds of negotiation, a settlement was reached.

Energy

CS Wind Offshore Wind Farm, Netherlands
This project included the fabrication and shipping of 26 offshore wind turbines. The manufacturing site was in Vietnam and the installation site was off the coast of the Netherlands. Our team prepared a detailed delay analysis and accompanying contractual report to explain the delays to the installation of the wind turbines. This was prepared initially for mediation but has subsequently been used in more complex dispute resolution procedures. Employed a detailed windows style analysis that split the manufacturing and installation stages into sections and measured the delay at the start and end of the periods. This allowed an understanding of the movement of the critical path and focus on the critical areas of the project.

Oil and Gas

Ichthys Project, Australia
The site for this project was off the coast of Perth, Western Australia. The project was a large natural gas site, and GE was the main contractor for site. The project was in significant delay and the client (Inpex) was threatening to apply liquidated damages and remove GE from the site. Part of a team that produced a detailed contract review and delay analysis that set out the critical causes of delays on the project and allowed GE to negotiate a new programme to completion and remove the threat of liquidated damages.

Carmon Creek Project, Canada
Project controls manager for Veolia. Royal Dutch Shell was the client on this oil sands project based in Alberta, Canada, but managed out of Chicago, Illinois. The project required the building, in modules, of a full water treatment plant that would take the water used to extract the oil sands and allow it to be returned to Peace River from which it was taken. Provided both project control and claims assistance. Worked with stakeholders on contract provisions related to programme delay and claim events.

Professional Experience

- **Rimkus (Formerly Capital Consulting International, CCi)** **2025 – Present**
  - Associate Director, Delay
- **Turner & Townsend** **2022 – 2025**
  - Associate Director
- **Veolia Ireland** **2021 – 2022**
  - Contract Manager
- **Pierce Doyle Consultancy** **2016 – 2021**
  - Director
- **Navigant** **2015 – 2016**
  - Managing Consultant

- **Quantum Global Solutions** **2011 – 2015**
  - Associate Director
  - Senior Consultant
- **Murphy & Sons** **2011 – 2011**
  - Planning Manager
- **SIAC Construction** **2008 – 2011**
  - Planner
  - Site Engineer