Iain Peters, BSc (Hons), Prof.Dip, MCIOB, MCIArb

Senior Consultant, Delay

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Background

With 24 years of experience in the construction industry, Iain specialises in delay analysis and in the preparation and rebuttal of delay and disruption claims by applying forensic methodologies as per the Society of Construction Law protocol. Iain also specialises in the detailed planning of projects from tender stage to completion and in the drafting of contractual correspondence for delay issues.

This experience has been gained from working on a variety of major projects in the UK and across the Middle East, including airports, hospitals, universities, rail stations, bridges, hotels, and high-rise commercial and residential developments.

Iain has experience of the full international arbitration cycle in the UAE, having provided extensive support to the independent delay expert, law firm and counsel involved, through explanations of the complex background to the delays and disruption, and the programme records.

This concluded with Iain being put forward for cross examination as a factual witness for the claimant, where his witness statement evidence for the delays and disruption went unchallenged before the Tribunal.

Iain has also assisted delay experts in the preparation of delay analyses and reports for litigation and adjudication proceedings in the UK.

Iain is familiar with various planning software such as Primavera P6 & P3, Asta Powerproject and MS Project. He also possesses a sound knowledge of various forms of construction contracts such as FIDIC, NEC, JCT, and other bespoke forms.

Education and Certifications

- **Engineering Business Development, BSc (Hons):** Bournemouth University (1999)
- **Forensic Schedule Analysis, Prof.Dip:** College of Contract Management United Kingdom (2023)

Professional Memberships

- **Member:** Chartered Institute of Building (MCIOB)
- **Member:** Chartered Institute of Arbitrators (MCIArb)

Continuing Education

- **Bond Solon:** Excellence in Report Report Writing; Courtroom Skills; Cross Examination; Civil Law and Procedure

Geographies

- **APAC**
- **Middle East**
- **UK and Europe**

Sectors

- **Buildings**
- **Energy**
- **Infrastructure**

Delay Analyst

Role Experience

Supported delay expert on behalf of Subcontractor in relation to a claim for delayed and disrupted construction works, assisting with As-Planned v. As-Built Windows analysis and delay report.

Briefing notes prepared with delay expert, advising on the strengths of and recommended improvements to, subcontractors' extension of time (EOT) claims documentation, and delay analysis methodologies.

Supported delay expert on behalf of principal contractor in relation to a claim for delayed and disrupted construction works assisting with As-Planned v. As-Built Windows analysis and delay report for use in adjudication.

Supported delay expert on behalf of main contractor in relation to a claim for defective construction works and non-compliant design using As-Planned v. As-Built Windows analysis for use in litigation.

Assessment of critical delay and causation on behalf of main contractor in relation to design, procurement, and construction delays using time slice windows analysis.

Preparation and presentation of multiple extension of time claims at major project sites on behalf of subcontractors, demonstrating the cause and effect of design and construction delays to the critical path using prospective and retrospective delay analyses as per the Society of Construction Law protocol.

Provision of disruption claims on behalf of subcontractors, by assessing the lost productivity within the weekly progress reports, as a result of the late/partial handover of areas and the defective preceding construction works of other subcontractors. Acceleration and mitigation assessments also provided.

Led the delay analysis and disruption claim discussions at site on behalf of the subcontractor in a series of workshops, as recorded through Scott schedules, prior to and after receiving the Determination. Workshops addressed disputed issues such as concurrent delays, dominant delays, and the critical path.

Preparation of an audit of the programme management for a waste-to-energy facility on behalf of main contractor, to improve contract administration.

Upon commencement of arbitration proceedings, led introductory site presentation and site walk for subcontractors’ law firm, demonstrating delays and disruption caused to the design and the construction by the defective works of other subcontractors.

Assisted law firm in arbitration proceedings with the subcontractors' Statement of Case and the Statement of Reply, providing narratives for the delay events (including those within the counterclaim), the EOT claims issued during the project and the Determination received.

Assisted subcontractors' independent delay expert in reanalysing all delays, revalidating all programmes and agreeing upon a credible delay analysis methodology for arbitration proceedings. Also assisted quantum expert with the analysis of resources, man-hours, and productivity for the disruption claim.

Preparation of witness statement and reply witness statement on behalf of subcontractor in arbitration proceedings, focusing on programme management, delay and disruption issues.

Detailed written explanations of delay and supporting chronologies provided to the subcontractors' independent delay expert for the expert report and the reply report within arbitration proceedings.

Major Projects

Buildings

Mixed-Use Development, UK
Mixed-use scheme consisting of residential, retail, and commercial uses over 15 storeys. Design and installation of numerous façade systems across curved elevations. The project had a contract value of approximately GBP£54 million, with the remit to review and recommend improvements to the subcontractor's EOT claim.

Commercial Development, UK
New seven-storey commercial development located above a station, which required the design and installation of a complex façade to blend in with its location. This included terracotta, stone, and bronze materials around large, glazed units and a public art installation. The project had a contract value of approximately GBP£12 million, with the remit to review and recommend improvements to the subcontractor's EOT claim.

Hotel, UK
Design and construction of the fit out of a hotel, containing 183 no. guest rooms, corridors, public spaces, and back-of-house areas. Main responsibility was to assess the delay and disruption to the installation and commissioning of the MEP services as part of a claim submission.

Mixed-Use Development, UK
Design and construction of a residential block, containing 81 residential units above a podium, with a fully clad external envelope and 64 inset balconies. The block is part of wider mixed-use development that contains a total of 460 residential units and 5 retail units. Tasked with performing a validation exercise on the redesign period using the available project records, to determine if this was reasonable.

Airport Terminal, UAE
New airport terminal that required the design and installation of either primary, secondary or tertiary and quaternary steel and multiple unitised curtain wall façade types. The relevant areas were the main terminal building, the fixed link bridges (for embarking and disembarking the aircraft), and the car park link bridges. The project scope also contained Apron works, which consisted of cladding, louvres, windows, and various door types (swing, straight sliding, and circular sliding). This project had a contract value of approximately GBP£84 million. Remit here was to prepare and negotiate a number of time-related claims for the project.

University, Kuwait
The university comprised of four main college buildings, each with a variety of curtain wall façade types to be designed and installed. This included an external stick system curtain wall facade, glass fibre reinforced

concrete panels, glazed internal partitions, atriums, sand trap louvres, and various door types (sliding and bi-folding). This project's contract value was approximately GBP£70 million. Task was to prepare and negotiate the time-related claims.

Energy

Waste-To-Energy Facility, UK

Construction of a waste-to-energy facility by an industrial engineering contractor for the local council. Assisted in preparing an audit report to enable the contractor to improve its administration of the contract and avoid further claims from its specialist subcontractors.

Infrastructure

Road, Foot, and Station Entrance Bridges, UK

Design and build of multiple bridges crossing the London Underground and Docklands Light Railway lines with a contract value of approximately GBP£16.8 million. Required to prepare an assessment of the amount of critical delay and causation as part of a claim submission.

Achievements

Assisted subcontractor in arbitration proceedings to achieve a final award that was approximately GBP£22 million greater than the initial offer received at the time of the determination. Approximately GBP£1.1 million of this was due to providing explanations and supporting chronologies of the critical delays within the delay analysis.

Provided sufficient witness statement evidence in arbitration proceedings to illustrate to a Tribunal that the defective works of prior trades were significant enough to increase a subcontractor’s disruption claim entitlement by approximately GBP£5 million compared to that received in the determination.

Witness evidence covering programme, delay and disruption issues for a period of more than 8 years went unchallenged in arbitration proceedings as counsel declined cross examination. Received positive comments concerning unchallenged evidence in both the Tribunals’ final award and counsel's closing submission.

Planning Manager

Role Experience

Detailed planning of multiple construction projects at tender and contract stages as per the project scope and method statements – covering the design, testing, procurement, manufacture, installation, and handover.

Management of planning staff to ensure that project contracts are administered.

Production of resource and cost-loaded programmes and the projection of resource requirements across all company projects.

Coordination and planning of accessible site work areas and exclusion zones at weekly review meetings.

Weekly and monthly programme updates and progress reports, with mitigation measures applied to the programmes where required.

Presentation of project status to contractors and employers.

Drafting of contractual correspondence for planning, delay and disruption issues.

Recording of all key project documentation pertaining to delay and disruption issues through Scott schedules.

Major Projects

Buildings

Construction

Mafraq Hospital, UAE
New hospital development comprising of four main towers, in-patient and out-patient departments, annex, link bridges, and various ancillary structures. This required the design and installation of multiple façade systems, including unitised panels, stick system podiums, spider point-fixed glazing, and ACP cladding.

City of Lights Complex, UAE
Mixed-use development comprising of five residential towers between 31 and 44 storeys, employing a unitised curtain wall façade system, with cladded balconies and sliding doors. Also included were two adjacent podiums for retail use that were comprised of a stick curtain wall façade system.

Meydan Business Park, UAE
Design and installation of four low-rise office blocks adjacent to Meydan racecourse. Stick system curtain wall façade with sunshade louvres, canopies, column cladding, roof louvres and doors.

The Pinnacle, London, UK
Seventy-two-storey commercial tower in the City of London. Design and installation of unitised snakeskin-like curtain wall facade, terrace cladding, and balconies, with bomb blast and noise mitigation enhancements.

The Walbrook, London, UK
Commercial development in the City of London. Design and installation of large, unitised curtain wall façade panels covered by glass-fibre louvres, as part of a concept to respect the scale of neighbouring buildings.

One New Change, London, UK
Low-rise office and retail development adjacent to St. Paul's Cathedral. Design and installation of main unitised curtain wall facade, atrium curtain wall, canopies, glazed roof with balustrades, and swing doors.

Heathrow Airport Terminal 5, London, UK
New airport terminal development that required the design and installation of unitised and stick system curtain wall façade types for the main terminal building (T5A), satellite terminal building (T5B), rail station interchange, multi-storey car park, link bridges, and control tower.

Professional Experience

- **Rimkus (Formerly Capital Consulting International, CCi)** **2023 – Present**
  - Senior Consultant, Delay
- **Beijing Jangho Curtain Wall Co Ltd** **2012 – 2021**
  - Planning Manager, MENA Region Group
- **Multiforms LLC** **2010 – 2012**
  - Senior Planning Manager
- **Permasteelisa Group** **2008 – 2010**
  - Project Planner
- **Lindner Schmidlin** **2003 – 2007**
  - Project Planner