

Niall McGuinness BEng(Hons) DipArb CEng FCI Arb MICE MIEI

Education

- Accredited Adjudicator, CI Arb
- DipArb, Diploma in Arbitration, College of Estate Management
- BEng(Hons) in Civil Engineering, Aston University

Employment

- Vantage Three – *Director*
- Kearney Consulting – *Director*
- Lagan Group – *Project Manager*
- Mowlem plc – *Project Planner*
- Christiani & Nielsen – *Site Agent*
- Christiani & Nielsen – *Planning Engineer*
- Christiani & Nielsen – *Estimator*
- Christiani & Nielsen – *Designer*
- Christiani & Nielsen – *Site Engineer*

Professional Associations

- Chartered Civil Engineer (CEng)
- Member of the Institution of Civil Engineers (MICE)
- Member of Engineers Ireland (MIEI)
- Fellow of the Institute of Chartered Arbitrators (FCI Arb)
- Committee Member at CI Arb Irish Branch, Northern Ireland Chapter
- Member of the Society of Construction Law
- Member of the Adjudication Society

Niall McGuinness is a Chartered Civil Engineer and an experienced construction professional with strong programme and construction management skills who specialises in programme management, contract governance and dispute resolution. He has over 24 years of experience as a contractor and consultant, gained on a wide range of national and global projects, including: major infrastructure road & rail, tunnelling, marine & offshore, high-end residential, commercial building, process, industrial, renewable energy and utility works.

His broad skill set and knowledge base is a sound platform on which to specialise and offer regarded expert advice and opinion. His experience encompasses programme, project and construction management, temporary & permanent works design, general contracting, planning & programming, cost estimating & control, value engineering and risk analysis, quality management, partnering, as well as claims analysis and dispute resolution.

Niall is an experienced expert witness on construction and engineering issues. He has held appointments on delay & disruption, prolongation costs and quantum, engineering, project management and programming issues. He now specialises as a programme and delay expert. He has given expert evidence in international arbitration.

Niall is a director at, and leads, Vantage Three Limited, a specialist practice providing expertise in commercial and programme management, contract governance, project recovery and dispute resolution.

Expert Advisor & Expert Witness

Selected examples from his body of work include the following:

- Appointed Delay Expert in arbitration on an urban relief road project (UK)
- Appointed Delay Expert in litigation regarding a railway communication systems (UK)
- Appointed Delay Expert in international arbitration regarding a wind farm project (Uruguay)
- Appointed Delay Expert in international arbitration regarding a gas refinery project (Kuwait)
- Delay Expert services in arbitration regarding terminated shipbuilding contract (China)
- Appointed Delay Expert in arbitration regarding programme and delay on EfW plant project (UK)
- Appointed Delay Expert regarding the fabrication of foundations and transition pieces for an offshore wind farm project (Germany)
- Expert Advisor to insurer regarding programme monitoring, related risks and Delayed Start Up cover on hydroelectric schemes (Columbia)

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- Appointed Delay Expert in arbitration regarding new ethane import facility to existing chemical cracker project (UK)
- Programme and Delay Expert Services on a major PPP motorway project (Ireland)
- Appointed Expert in litigation regarding the causes of a bridge failure & associated quantum (UK)
- Appointed Delay Expert regarding a coal to biomass power station conversion project (UK)
- Expert Advisor regarding delays to football stadium redevelopment project (UK)
- Appointed Delay Expert regarding a vaccine formulation facility project (UK)
- Appointed Delay Expert regarding a major new London sewer project (UK)
- Appointed Delay Expert regarding refurbishment of, and M&E upgrades to, listed student accommodation (UK)
- Appointed Delay Expert regarding a veterinary vaccine facility project (UK)
- Appointed Delay Expert for developer regarding new residential and commercial project (UK)
- Appointed Delay Expert regarding MEP installations on a Fitzrovia mixed use development project (UK)
- Expert Advisor regarding delay on new Grade A office accommodation (Dublin, Ireland)
- Appointed Delay Expert regarding the demolition phase of a city centre shopping centre redevelopment project (UK)
- Appointed Delay Expert for a project to redevelop a 1970s concrete frame office building into a 270 bed luxury boutique hotel (UK)
- Expert Advisor regarding delays to a wind farm project (Ireland)
- Appointed Expert for employer regarding defects, delays and additional costs on new head office development project (UK)
- Expert Advisor regarding delays to a new hotel development project (Ireland)
- Appointed Delay Expert regarding a project to extend existing pharmaceutical facility (UK)
- Appointed Delay Expert regarding university urban campus development project (UK)
- Expert Advisor regarding delays to office refurbishment, City of London, following flood damage (UK)
- Appointed Delay Expert in litigation regarding West London apartments development (UK)
- Appointed Delay Expert regarding delays to MEP installations on a retail centre expansion project, London (UK)
- Expert Advisor in conciliation regarding railway station upgrade project (Cork, Ireland)
- Appointed Delay Expert in litigation regarding dry dock restoration project (UK)
- Appointed Delay Expert in adjudication on Fitzrovia high-end residential development project (UK)
- Expert Advisor regarding programme and delay on tidal energy project (UK)
- Delay & Construction Management Expert services in litigation regarding luxury apartments and office development project (Guernsey)

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- Programme advisor on a 360-hectare residential development project to include the schools, commercial activities and rail infrastructure (Dublin, Ireland)
- Appointed Delay Expert in litigation regarding port expansion project (UK)
- Appointed Delay Expert on a Belgravia townhouse renovation and fitout project (UK)
- Expert Advisor regarding programme monitoring on offshore wind farm project (Germany)
- Appointed Delay Expert on a Kensington townhouse renovation and club fitout project (UK)
- Retained Expert Advisor on commercial and programme issues for a Belgravia townhouse renovation and fitout project (UK)
- Expert Advisor regarding delays on offshore wind farm project (Germany)
- Expert Advisor on NEC3 programme and delay issues on flood protection scheme (UK)
- Expert Advisor on programme and delay regarding high-end residential renovation (UK)
- Appointed Delay Expert on upgrade and digestion projects for a sewage treatment works (UK)
- Expert Advisor to contractor on rail track renewal framework project regarding delay, disruption and associated quantum (UK)
- Expert Advisor to contractor on electrical transmission line project regarding delay, disruption and associated quantum (UK)
- Advisor to power station project on matters concerning the FIDIC form of contract, measurement under CESMM, interim valuations, delay and disruption (UK)
- Programme and Delay Expert services in arbitration regarding petrochemical facility (Sudan)
- Expert Advisor to spine road project on issues of delay, extension of time entitlements, recovery & acceleration measures under NEC3 (UK)
- Expert Advisor to guided busway project on entitlements to extension of time under NEC3 (UK)
- Retained Expert Advisor to gas utility contractor consortium for commercial and programme issues on its 8-year framework contract (UK)
- Expert Advisor to employer regarding delay on wind farm project (UK)
- Delay Expert services to employer on offshore wind farm project (Belgium)
- Expert Advisor in conciliation regarding 'Time at Large', extension of time, measure and prolongation costs on 14km bypass road scheme (Ireland)
- Retained Expert Advisor to water utility contractor consortium for commercial and programme issues on its £500m framework contract (UK)
- Retained Expert Advisor to renewable energy developer on commercial and programme issues (EU)
- Expert Advisor in mediation and successful pre-litigation negotiations for international earthworks and drainage subcontractor regarding delay and disruption dispute arising out of 12km road project (Ireland)
- Lecturer, Construction Management, MSc Tunnelling & Underground Space, University of Warwick
- Expert Witness regarding delay and prolongation costs arising from alleged designer's professional negligence on mixed used development scheme (UK)
- Provider of bespoke training programmes regarding the FIDIC forms of contract (UK)

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- Expert Advisor to contractor regarding NEC3 delay & quantum provisions on industrial and rail works contract (UK)
- Expert Witness in arbitration regarding extension of time, alleged wrongful suspension and wrongful termination, and resulting damages arising out of D&B Multi-Use Development (Republic of Ireland)
- Expert Witness in adjudication regarding power of Engineer to order variations on road project (UK)
- Expert's assistant in Dispute Adjudication Board regarding road tunnel project (Ireland)
- Expert Advisor and Expert Witness in adjudication and litigation respectively regarding delays on improvement contract to existing housing stock (UK)
- Expert Witness in arbitration regarding civil engineering matters to planning-based dispute (Ireland)
- Procurement advisor to developer for hotel in Lahore, Pakistan.

Other Representative Experience

- DBFO Road Package 2, N. Ireland – Bid Planning Consultant & Project Manager
- Kilroot Power Station FGD Project, N. Ireland – Civil Engineering Project Manager
- Port Oriel Expansion, Ireland – Programme & Cost Troubleshooter
- South – North Pipeline, N. Ireland – Bid Leader & Project Manager
- Rehabilitation and Expansion of Bridgetown Port, Barbados - Bid Leader
- Integrated Waste Water Framework, N. Ireland – Project Manager
- Dublin Port Tunnel – Project Planner
- Sunderland Metro Design & Construct Contract – Project Planner
- Channel Tunnel Rail Link, Contract 440 – Planning Engineer
- Aintree Railway Station and Park Lane Improvements - Planning Engineer
- Leyton Relief Road, London – Planning Engineer
- Stoddard Flood Protection Work, Scotland - Bid Leader
- River Lune Millennium Bridge, Lancaster – Bid Leader
- Lisahally Terminal, N. Ireland – Planning Engineer
- Aston Villa FC – Trinity Road Stand Expansion – Planning Engineer
- Fujairah Tanker Terminal, UAE – Design Engineer
- Adani Port, India – Design Engineer
- A4 Moors Roundabout Improvements, England – Design Engineer
- The Oracle Centre, Reading, England – Design Engineer
- Sheerness Chill Stores and Berths, England – Design Engineer
- Butterworth Urea Export Terminal, Malaysia – Design Engineer
- Mostyn Port, Wales – Design Engineer
- A550 Deeside Park Interchange, England – Section Engineer
- M5/M6 Midland Links Motorway, England – Graduate Engineer
- Black Country Spine Road, England – Graduate Engineer

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Comments & Recommendations

- “a star delay expert, who helped us in a tight spot and performed really well under cross-examination.” **Partner, Law Firm**
- “The report is a corker!” **Partner, Law Firm**
- “I have worked with Niall McGuinness in his capacity as Expert in construction disputes involving both Civil Engineering and general building and construction issues under various forms of contract. I have always found Niall to be the height of efficiency, professional and attentive to clients’ needs. I am happy to recommend Niall to my clients or indeed, anyone involved in a complex dispute in the construction sector.” **Partner, Law Firm**
- “We have engaged Mr McGuinness on a number of our wind farm projects to provide independent advice regarding causes of delay and extension of time entitlements. I found his approach to be very efficient, thorough and effective. He provided clear, articulate and convincing outputs (both written and verbally) which communicated sometimes complex matters in a simple and understandable way. His involvement helped secure favourable project outcomes. I enjoyed working with him and would certainly instruct him again. I am very happy to recommend him to others as a delay expert.” **Head of Construction (Western Europe), Renewable Energy Company**
- “Mr McGuinness’s report is straightforward and credible.” **International Arbitral Tribunal**
- “I have used Niall on a number of occasions and have found him to be of great Character, Extensive Knowledge but most of all a genuine person. Our working relationship is based on an open approach, and I have found through collaborative thinking our company has had a number of successful outcomes to some serious matters. Would highly recommend and will use again.” **Director, UK Contractor**
- “Niall is a highly experienced construction and design planner with exceptional skills and perception. His professional attitude and integrity is a perfect example for others to follow and his ability to seamlessly fit into a team environment does him credit. I have found him very approachable and a pleasure to work with.” **Opposing Planner/Expert Witness in international dispute**
- “Niall is personable, and never afraid of bringing new ideas and energy to the table. He is diligent and not afraid to roll his sleeves up. [He] will also strongly defend a well-reasoned position by demonstrating the logic and critical analysis used to reach that position. He is always a pleasure to work with.” **Partner, Law Firm**
- “Niall is an articulate, persuasive communicator with leadership ability. Niall possesses an excellent theoretical and practical knowledge of Civil Engineering from estimating to implementation in many fields, together with initiative and tenacity. He has developed a sound business acumen combined with strong financial, project and people management, alongside safety and environmental management skills. His broad skill set and knowledge base together with professionalism and ambition make him an ideal candidate to deliver client expectations on projects across our business spectrum.” **International Civil Engineering Contractor**