

Mark Lucas

Director – Project Risk Advisory

Professional experience

40 years' experience in all sectors of the built environment both in the UK and international arena. High level experience and specialist skills in commercial and contractual management, dispute avoidance and resolution, arbitration, adjudication and mediation. Proven track record as Expert Witness, testifying in person in the TCC and before other tribunals. Cross-examined.

Over 35 years' experience as Key Client Manager at Partner/Director level, providing successful project delivery, including strategic procurement, risk evaluation, contract administration, cost consultancy, commercial management, and value engineering.

Current UK head of project risk advisory at TSA Riley, delivering project risk and value management services to key financial stakeholders and equity providers within the Banking & Finance sector. Also experienced in project turnaround and, at a corporate level, strategic and contractual advice on construction-related insolvency matters.

International experience includes a 2-year posting in Riyadh advising the Saudi Public Pensions Agency on Change and Claim Management issues on the King Abdullah Financial District mega project.

Relevant project experience

Logistics and Distribution

- **Logistics and distribution centre, East Midlands, UK:** Tenant Representative during leasehold acquisition of a 70,000 sq ft new build. Tenant was a US distributor of health supplements. Services included monitoring of base -build; liaison with legal team on contract matters; procurement and delivery of fit-out works.
- **Logistics and distribution centre, Manchester, UK:** Building owner Contract administration for major German storage and logistics business for fast track office and warehouse extension works including category B fit-out of its operational centre in Manchester.

Office

- Appointed to give Expert opinion on the practical completion status of a major office renovation and refurbishment project in central London.
- On-site Commission Manager for the Change and Claim Management services provided to the Employer and Key Stakeholder on the 20 billion USD King Abdullah Financial District project in Riyadh. Responsible for service delivery; outputs and internal reporting to Regional Group Management.



Contact Details

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Qualifications and training

Regional Chair RICS West Midlands

RICS Accredited Quantum Expert

MRICS

MCI Arb

MSc Quantity Surveying

Cardiff University School of Law and

Politics – certified Expert Witness

(Civil)

BTEC Level 07 (Advanced professional

award) – Forensic delay analysis in

construction.

Relevant skills

Claims & Dispute Management

Commercial Management

Contractual Advice

Contract Administration

Expert Witness

Procurement Strategies

Risk Management

Troubleshooting

Final Account Settlement

Relevant sectors

Logistics and Distribution

Office

Retail

Housing

Ports

Communications and Digital

Retail

Land Development

Manufacturing and Industrial

Housing

- **KAPSARC (King Abdullah Petroleum Studies & Research Centre):** 200 executive dwelling residential development and infrastructure works, Riyadh, Kingdom of Saudi Arabia Contract Value: GBP£83 million (GBP). Engaged by EPC Contractors in-house Project Team Leader to develop and implement a strategic plan for ascertainment of the Company's entitlement in relation to the value of work undertaken and its case for an Extension of Time and recovery of loss and additional expense. Complex contractual agreement; amended on 5 (five) separate occasions involving continuing de-scope and re-scope of the original works.
- **Fund Monitoring:** Key Client Manager for a specialist UK residential development financier. Portfolio services include initial audit report on project risk; monthly assessment of progress in relation to time and money; discharge of statutory obligations and continuing project risk assessment.
- **"High-rise" urban regeneration scheme, London, UK (GBP£130 million):** Lead Consultant in a value engineering and value management study of a major residential; leisure and commercial high-rise regeneration scheme in North London. Engaged by Key Stakeholders with responsibility for the effective co-ordination and control of technical and commercial workshops together with the structured delivery of output necessary to meet Client objectives.
- **Single Party Expert for the Claimant (Litigation):** Quantum dispute on residential development of historic landmark Listed building in Chelsea, London. Written and oral testimony given to TCC (Technology & Construction Court) London
- **Single Party Expert for the Respondent (Arbitration):** Construction cost dispute relating to residential land value. Written testimony only.
- Expert appointment by local authority to opine on the performance of a contract administrator in granting extensions of time on a GBP£13 million conversion; repurpose and renovation of sheltered housing accommodation.

Ports

- **Lead Commercial & Quantum Consultant:** Advised a Tier 1 Contractor in pursuit of financial entitlement for a major Compensation Event (NEC 3) in the construction of an off-shore Jetty Bridge and Head.

Communications and Digital

- **Single Party Expert for the Claimant (Arbitration):** Civil Engineering works quantum dispute surrounding motorway communications upgrade. Provided written and oral testimony.

Retail

- Commercial Director. Interim role for a global construction consultancy providing contract and commercial management services to Al Khozama Management Company on the refurbishment and upgrade of the Al Faisaliah Centre in Riyadh. 300 million USD.
- UK Midlands Regional Key Client Manager for Intu Retail Services. Commissions included; Contract and Commercial Management services on major CAPEX projects; Built-Asset Management Surveys and Preventative Maintenance projects across some of its 19 shopping centres throughout the UK with data used for compilation of a 25-year planned maintenance programme for each Centre.
- UK Midlands Regional Client Representative for Amazon in procurement, renovation, refurbishment, conversion and extension of two key distribution centres with a combined floor area extending to over 200,000 square metres. Key challenge; "live environment".

Land Development

- **Worcester City Centre regeneration scheme; UK; GBP£75m:** Lead pre-construction Cost Consultant comprising residential; retail; commercial; care; car park and leisure facilities together with highway and infrastructure improvements.

Manufacturing and Industrial

- Seconded to the Project Recoveries Team at Mohamed Al Mojil Group [MMG] a Tadawul listed EPC contractor based in Eastern Province, Saudi Arabia. Service delivery included high level strategic and contractual support services on a portfolio of live and legacy oil and gas projects with a combined value in excess of SAR 2 billion. Reporting directly to the Head of Project Recoveries, Senior Management and CEO, the role included advice on contract procedures and administration; dispute management and resolution; matters of quantum; and all-round commercial practice. Discreet support services were also provided to the Company's in-house Counsel and Legal team. Projects included:
 - **IBN-RUSHD; PET Conversion & De-bottlenecking, Yanbu, Kingdom of Saudi Arabia Contract Value: 165 million (SAR) GBP £33 million**
Conducted a comprehensive contract review and analysis preparing a composite briefing paper and position statement for Senior Company Executives, in-house Counsel and external Solicitors on; contract interpretation; valuation and measurement; the merits/risks of Arbitration.
 - **Ras Az Zawr Aluminium Smelter Project, Eastern Province, Kingdom of Saudi Arabia Contract Value: 275 million (SAR) GBP £55 million**
Conducted a comprehensive contract review and analysis preparing a series of briefing papers and positions statements for Senior Company Executives on issues of Quantum; Termination; Liquidated Damages; Back-Charges and Counter-claims; Assisted in-house and external legal counsel in the case preparation for Mediation.

Employment History

| TSA Riley (formerly DGA Group) | Director - Project Risk Advisory | (Oct. 2017 – Current) |
|-------------------------------------------|---------------------------------------------|---------------------------------|
| EC Harris (Saudi Arabia) | Regional Head of Contract Solutions | (Sept. 2015 – Sept. 2017) |
| Henry Riley LLP | Partner | (Apr 2003 – Sept 2010) |
| Lucas Wilkes Ltd | Founder | (January 2000 – September 2005) |
| Francis Graves Limited | Director Professional Services | (Dec 1997– Apr 2003) |
| Grimley JR Eve | Senior Consultant | (Apr 1990 – Nov 1997) |