

Pat Barry

BSc(Hons), MCI Arb, PGCertAdj
Associate Director



Profile

Pat is an experienced Quantity Surveyor with extensive experience in the commercial management of construction projects and settlement of construction disputes.

During his career, Pat has worked with a number of main contractors, specialist sub-contractors and large residential developers which has provided him with broad experience and understanding of the issues affecting the successful delivery of construction projects for many different types of organisations.

Pat initially qualified with a diploma in civil engineering and commenced his career in construction as an engineer with a structural steel sub-contractor. He subsequently worked as an estimator/manager for a scaffolding sub-contractor prior to undertaking his qualification and training as a Quantity Surveyor with a variety of main contractors in Ireland. He then took up the opportunity to work as an estimator/quantity surveyor for a main contractor in New York before returning to the UK to take up a position as managing quantity surveyor for a specialist façade contractor. He then progressed to commercial director for a main contractor before working as a commercial manager for a large residential developer.

Pat has a strong understanding of all standard forms of contracts with a particular focus on the JCT, having been actively involved in reviewing and negotiating contract amendments and risk allocation in his role as commercial director for a main contractor. This role also involved implementing systems to monitor, control and report on the commercial status of projects. He has been actively involved in the administration of contracts as part of his commercial manager and quantity surveying roles. He has extensive experience in the preparation of final accounts and claims, as well as the valuation and assessment of change and claims for loss and expense.

He has also advised, represented, and supported his employers in structured negotiations, mediation and adjudication proceedings, including the drafting of submissions.

Qualifications and Professional Membership

BSc(Hons)	Bachelor of Science in Construction Economics & Management (Dublin Institute of Technology)
PG CertAdj	Post Graduate Certificate in Construction Law & Adjudication (Robert Gordon University) Diploma in Construction Technology (Dublin Institute of Technology) Diploma in Civil Engineering (Cork Institute of Technology)
MCI Arb	Member of the Chartered Institute of Arbitrators

Career History

2021 to date	Associate Director at Tudor Rose Consultancy Limited
2000 - 2021	Commercial Manager – Residential Developer, UK
2015 - 2020	Commercial Director – Main Contractor, UK
2010 - 2015	Managing QS – Specialist Façade Subcontractor, UK
2008 - 2010	Estimator/QS – Main Contractor, New York, US

2006 - 2008	Senior Quantity Surveyor – Main Contractor, Ireland
2002 – 2006	Project Quantity Surveyor – Main Contractor, Ireland
1998 – 2002	Estimator/ Manager – Scaffolding Subcontractor, Ireland
1996 – 1998	Engineer – Structural Steel Subcontractor, Ireland

Assignments and Achievements

Commercial Management

- Extensive experience as a Quantity Surveyor at different levels for various contracting organisations, Pat has significant experience in all aspects of procurement, valuation, change management, cost reporting, financial management, negotiation, contract administration & claims preparation on public and private projects including commercial, residential, retail, healthcare and rail with values ranging up to £150m.

Delay Analysis

- Preparation and presentation of contractor’s entitlements, including the preparation of delay notices and claim submissions, on live private and public sector construction projects, achieving successful results as part of negotiated settlements.
- Implementing and managing strategic systems for collating and preparing monthly as-built updates & issuing delay notifications in a timely manner, enabling contractors to secure extensions of time as the works proceeded, negating the need for retrospective delay analysis.
- Analysis and valuation of sub-contractor claims for loss and expense and disruption, in his role as quantity surveyor for main contracting organisations.

Adjudication

- Acted as Party Representative and / or being actively involved as part of a team in multiple Adjudications during his career, including the preparation of referral documentation and responses relating to adjudications on quantum/ final accounts and payment disputes.

Training

- Provided in-house training to staff at all levels within contracting organisations. This has included training on specific forms of contract and the information necessary to particularise and demonstrate entitlement to time and money.

Contact Details

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