

Experience-Led Risks Prevention & Claims Resolution

17 Years of Construction Expertise



Boutique speed, enterprise depth

- We combine the agility of a boutique with the analytical depth of a major consultancy.
- AI-powered tools with human validation, identifies critical issues within days (not months of manual review).
- From infrastructure to commercial developments across Europe and Africa.

About Us



17

Years of
Experience

150+

Projects
Completed

25

Engineers

Our Approach

- TK Consulting specializes in construction risk prevention and claims resolution across Europe and Africa. Our prevention-first philosophy helps our Clients to minimize disputes before they arise.
- We compress weeks into days by fusing 17 years of expert judgment across contracts, schedules, and project controls—turning fragmented data into defensible positions and clear next steps.
- Our AI tools amplify expert analysis—they don't replace it!



Prevention-First Philosophy

We focus on early risk identification and mitigation to prevent disputes entirely.



Partner-Led Execution

Senior partners with extensive industry experience directly supervise every project.

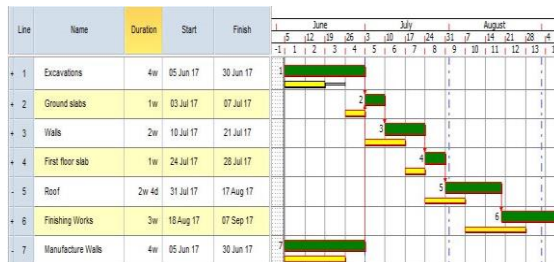
Our Services



Dispute Avoidance

- ✓ Contract provisions testing
- ✓ Risks forecasting & simulation
- ✓ Schedule logic & Project calendar audit
- ✓ Contract monitoring tools implementation
- ✓ Connecting the dots of fragmented data

Best RoI



Expert Witness Services

- ✓ Detailed forensic analysis
- ✓ Delay and Quantum Expert reports
- ✓ Expert testimony preparation
- ✓ Litigation support

2-4 months typical timeframe



Rapid Claims Assessment

- ✓ Preliminary delay assessment
- ✓ Entitlement map & evidence matrix
- ✓ Missing-records list & collection plan
- ✓ CPM test & concurrency flags

Results within 1-2 weeks



- ## Find CPM breakpoints in days



- ## Dynamic control cost estimate



- ## In person & online trainings

Prevention Expertise

Our Prevention Methodologies



Risk Forecasting

We analyze project documentation, contract terms, and historical data to identify potential risk factors before they impact your project such as entitlement gaps, CPM breakpoints and/or unanticipated cost/quantum exposure.



Contract Provision Testing

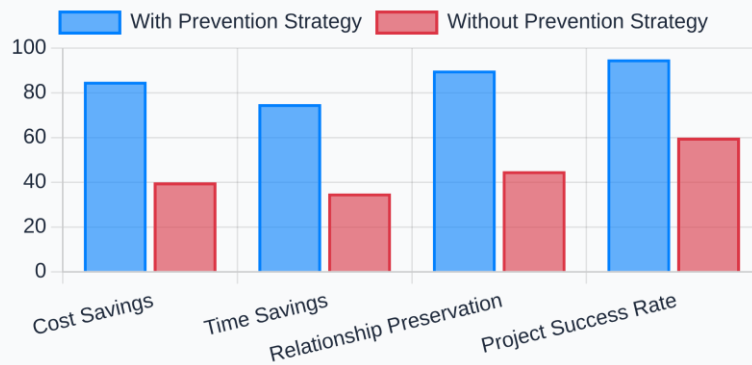
We test contract provisions against real-world scenarios to identify ambiguities or contradictions before they lead to disputes.



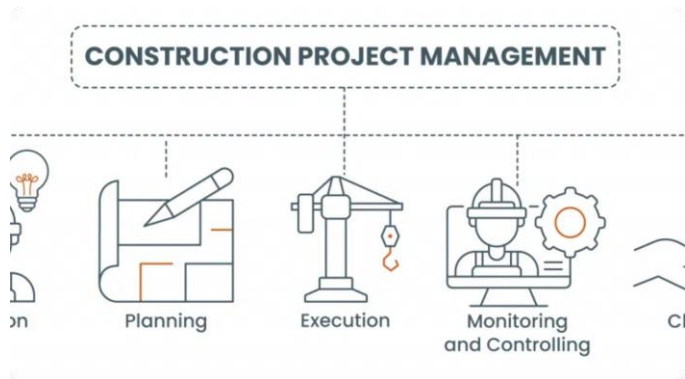
Scenario Simulation

We simulate multiple project scenarios to test schedule resilience, resource allocation, and contract mechanisms.

Prevention Impact



Our Process



Prevention-First Approach

Our process begins with prevention strategies, focusing on early risk identification and mitigation.

1 Risk Assessment

Comprehensive evaluation of project contracts and potential risk factors.

2 Scenario Planning

Testing multiple scenarios to identify potential issues and optimise contracts.

3 Ongoing Monitoring

Continuous assessment throughout project execution to identify emerging risks.

4 Resolution (When required)

Efficient claims analysis when disputes cannot be prevented.

Case Studies

Real outcomes from real projects

RESOLUTION



Subway Project

Our detailed CPM analysis enabled us to extract the key root causes of the delays and retrieve the as built critical path.

PREVENTION & RESOLUTION



Road and Bridge Projects

Our experience-led analysis identified the root causes of delays and provided a clear path to resolution.

PREVENTION & RESOLUTION



Railway Project

Initial prevention work identified issues. When problems arose, our prior analysis accelerated resolution.

Case Studies

Real outcomes from real projects

What our methods change in practice (few examples)

Modelling the weather risk: what happens if you don't

We overlay local meteorological station histories and weather thresholds onto critical operations. The model converts adverse weather patterns into non-working day calendars, fragnet impacts, and buffers. Without it, teams under-allocate time and face delays and resequencing. We show the with/without delta on time, cost, and disputes.

Scheduling essentials leading to Project success

A defensible programme of works is complete, logic-tight, statusable, and auditable based on key assumptions. We reshape WBS & calendars, critical path and float behavior, and progress/change tracking. Outcome: fewer surprises, faster recovery, and a schedule that stands up in negotiations or hearings.

Cost structure before and after signing the Contract

Pre-award, we map cost drivers vs. contractual risk (change mechanisms, notices, price adjustment, LDs). We also provide first cost estimate upon request and value engineering assistance. Post-award, we create claim heads and time impacts—making clear what sits in base scope thus evidencing variations vs. disruption/acceleration, and how to evidence it.

Choose how we plug into your project

Lump-sum bundles or hourly engagement

Lump-sum

Contract Analysis

- Report on risks & opportunities, notices, and change mechanisms
- Baseline programme recommendations and reporting templates
- Practical roadmap to implement contract & claim management

Monthly lump-sum

Option 1 — Expert Advisory

- Monthly review of progress reports & correspondence
- Action prompts for missing steps and risk hotspots
- Ideal for ongoing oversight without deep dives

Monthly lump-sum

Option 2 — Advisory + Ad-hoc Online Meetings

- Everything in Option 1
- On-demand calls for issue triage & guidance
- Deep analyses available as add-ons (hourly)

Monthly lump-sum

Option 3 — Advisory + 1 On-site Day / Month

- Everything in Option 2
- One focused day at your office each month for workshops/meetings
- Includes the Contract Analysis as a bundled deliverable

Monthly lump-sum + hourly add-ons

Option 4 — Supervised Contract & Claim Management

- Your team performs day-to-day tasks under our expert guidance
- Reviews, recommendations, and escalation support
- Extra services available on hourly basis when requested

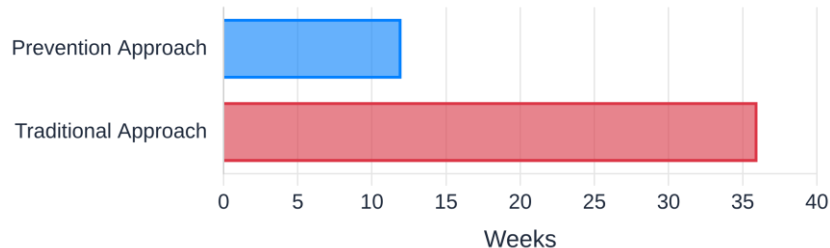
Integrated team (monthly + hourly)

Option 5 — Full Integration

- Our team fully embedded with a dedicated full-time expert on site
- Partners, delay/quantum, claim and planning experts engaged as needed
- Roles billed at hourly rates; on-site expert on monthly basis

Why Choose Us

Prevention vs. Resolution Timeline



Our Key Differentiators



17 Years of Experience

Nearly two decades of expertise across diverse project types and regions.



Prevention-First

Risk forecasting and scenario simulation to avoid disputes entirely.



Partner-Led Execution

Senior partners directly supervise every project for highest expertise.



Cross-Border Expertise

Civil-law engineers fluent in common-law forms (FIDIC/NEC/JCT)



Technical Expertise

Our team combines construction management, engineering, and practical legal experience with advanced AI and data analytics capabilities.



Fast

Claim theory & risk -exposure map (time/quantum)

Tools examples



Weather Calendar Generator

Calculate non-working days based on weather data for construction projects. Upload meteorological data and get detailed statistical analysis with P80, P90, P95 percentiles.

- ✓ Excel data upload support
- ✓ Statistical analysis & charts
- ✓ Customizable weather categories



Schedule Analyzer

Advanced CPM schedule analysis tool with customizable DCMA 14 points test for identifying CPM breakpoints and proposing recommendations for improvement

- ✓ MS Project & Primavera upload
- ✓ DCMA test score & reporting
- ✓ Immediate improvement



Claim event tracker

Track potential claim events on your Project site in real time and generate appropriate claim notices in accordance with the contractual requirements and deadlines on the same day.

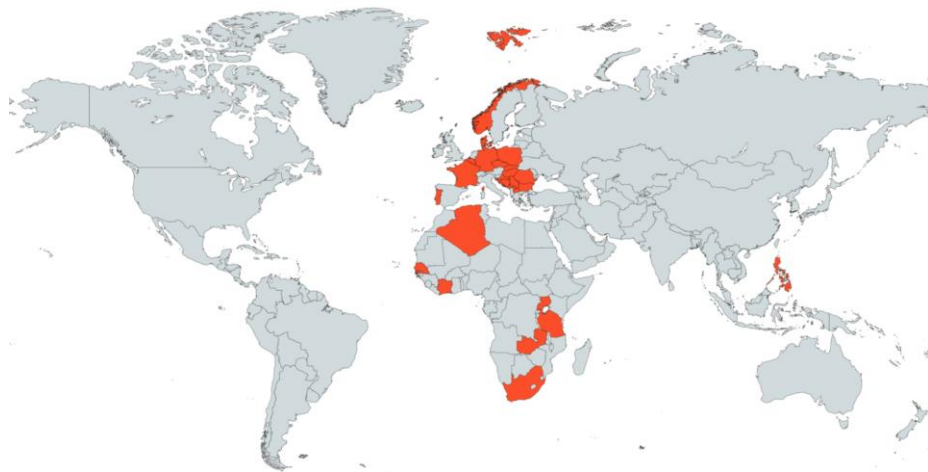
- ✓ Event recording from smartphone and PCs
- ✓ Searchable database platform
- ✓ Customizable templates and forms

Professional Tools Access

These tools are designed for construction professionals and complement our consulting services. For advanced features or custom tool development, contact our team.

[Contact us for enterprise solutions →](#)

Our Expertise



Regional Expertise

Our team has deep knowledge of local regulations, business practices, and legal frameworks across Europe and Africa, allowing us to provide effective prevention and resolution services in complex cross-border projects.

Industry Sectors



Infrastructure

Roads, bridges, tunnels, railways, and public transportation systems



Commercial

Office buildings, retail centers, and mixed-use developments



Industrial

Manufacturing facilities



Energy

Power plants, renewable energy, and utility infrastructure

Specialized Knowledge Areas



Contract Law

FIDIC, regional standards



Project Management

PMI methodologies



Dispute Resolution

Arbitration, mediation, litigation



Risk Management

ISO 31000, construction-specific

Client Testimonials



TK CONSULTING
Prevention & Resolution

80%

Disputes
Prevented

90%

Disputes
Resolution

90%

Client retention

"Their contract provision testing identified several ambiguities that could have led to disputes."

**Project Director,
Infrastructure**

"The scenario simulations revealed critical path issues we hadn't seen. Invaluable work."

**Project Director, Energy
Sector**



Contact Us

Our Partners



Frank Thomas

Partner, France/Hungary

☎ +36 303 834 718

✉ frank.thomas@tk-consulting.net



Stanislaw Koziarski

Partner, Poland

☎ +48 602 571 603

✉ stanislaw.koziarski@tk-consulting.net



Milan Peric

Partner, Serbia

☎ +381 64 855 10 81

✉ milan.peric@tk-consulting.net



Office Locations



Poland

Opole

Central Business District



Hungary

Budapest

Financial District



Serbia

Belgrade

Business District



Romania

Bucharest

Business District

General Inquiries



Email

office@tk-consulting.net



Phone

+48 692 981 973



Response Time

Within 1 or 3 days