



APURV PANCHGALLE, M.S., M.B.A., PMP, PMI-SP, RMP



Mr. Panchgalle is an Executive Consultant with Long International. He has expertise in construction claims and project controls, schedule delay analysis, forensic scheduling, quantitative risk analysis, project management performance assessments for complex capital projects, dispute resolution, arbitration and litigation support, CPM schedule delay analysis, time impact analysis (TIA), entitlement and damages assessment, cost and schedule risk analysis, and claims prevention. He has over 10 years of U.S. and international experience supporting owners, engineers, and contractors in the analysis, preparation, defense, and resolution of construction claims involving data centers, higher education campuses, K-12 schools, infrastructure, public works, and large commercial developments.

Mr. Panchgalle has significant experience supporting hyperscale data center and mission-critical facility programs, including work for Meta and Google, where he performed program-level schedule integration, critical path analysis, and delay quantification across multi-site developments with complex contractor interfaces. He has provided expert-level technical support on projects exceeding US\$5 billion in aggregate value and has supported clients including Los Angeles Unified School District, Clark County School District, Whiting-Turner, HITT Contracting, Bernards, O'Connor Construction Management, and Cumming Group.

His expert consulting experience includes forensic schedule delay analysis using AACE International Recommended Practice and Forensic Schedule Analysis Method Implementation Protocols, development and critique of baseline and updated CPM schedules, evaluation of entitlement to time extensions, quantification of compensable delay, disruption, and acceleration, and preparation of defensible expert reports for mediation, arbitration, and litigation support.

EDUCATION

M.B.A., University of Texas at Dallas, Richardson, Texas, 2023

M.S., Finance, University of Texas at Dallas, Richardson, Texas, 2023

M.S., Construction Engineering & Management, University of Southern California, Los Angeles, California, 2014

B.E., Civil Engineering, Maharashtra Institute of Technology, Pune, India, 2013

PROFESSIONAL ACCREDITATIONS

Project Management Professional (PMP) – Project Management Institute

Scheduling Professional (PMI-SP) – Project Management Institute

Risk Management Professional (PMI-RMP) – Project Management Institute

Forensic Delay Analysis Training – Project Controls Academy (PCA)

TECHNICAL EXPERIENCE

Representative U.S. and international technical experience includes:

- Construction claims preparation, analysis, defense, and negotiation support for owners, EPC contractors, CM-at-Risk contractors, and public agencies on complex capital projects
- Forensic CPM schedule delay analysis including Time Impact Analysis (TIA), As-Built But-For, Windows Analysis, Bifurcated Contemporaneous Period Analysis (BCPA), and Observational/



Contemporaneous methodologies in accordance with AACE International Recommended Practices and Forensic Schedule Analysis Method Implementation Protocols

- Development, audit, and critique of baseline and updated CPM schedules for contractual compliance, logic integrity, critical path validity, float ownership, and schedule realism
- Quantification of compensable delay, disruption, acceleration, and loss of productivity using schedule analytics, earned value, and cost variance methodologies
- Contract entitlement analysis under Design-Bid-Build, Design-Build, EPC, and CM-at-Risk delivery models including evaluation of notice compliance, change order entitlement, concurrency, and responsibility allocation
- Project management performance assessments identifying root causes of cost and schedule overruns including engineering delays, procurement failures, late owner decisions, constructability issues, and subcontractor performance deficiencies
- Cost and schedule quantitative risk assessments using Monte Carlo simulation to forecast completion dates, liquidated damages exposure, and contingency adequacy
- Earned value management analysis and discrete damages/cost variance analysis for quantification of delay and disruption damages
- Development of claims databases and document management systems to organize contemporaneous project records supporting entitlement and damages
- Preparation of expert-style technical reports, rebuttal support, and graphics for mediation, arbitration, and litigation
- Claims prevention and schedule governance programs including development of scheduling specifications, update procedures, progress measurement standards, and change management workflows

PROJECT EXPERIENCE

Data Centers, Mission Critical, and Industrial Facilities

- Meta Data Center Program – United States (Arizona, California, Utah, Texas, Illinois, Virginia, Georgia)

On behalf of the owner, developed and managed program-level and site-level CPM schedules supporting delivery of over 2 GW of hyperscale data center capacity. Integrated more than a dozen contractor schedules into a unified program master schedule to assess critical path, float consumption, and milestone risk. Performed forensic schedule audits, logic integrity reviews, and schedule realism assessments. Prepared entitlement analyses for time extensions, quantified compensable delays caused by design development, utility readiness, and supply chain disruptions, and developed recovery schedules to support dispute negotiations and claims resolution.

- Google Hyperscale Data Centers – Texas, Oregon, Iowa

On behalf of the EPC contractor, served as Lead Scheduling Manager on a US\$1+ billion hyperscale data center program. Developed and maintained baseline and update schedules, implemented pull planning and production system workflows, and integrated look-ahead plans into the CPM schedule. Performed schedule risk analysis and Monte Carlo simulations to forecast completion and liquidated damages exposure. Prepared time impact analyses to quantify delays and acceleration impacts resulting from scope growth, late design, long-lead equipment procurement, and COVID-19 disruptions.



- Meta Data Center Fit-Out Projects – Utah and Georgia

On behalf of the general contractor, prepared and defended time impact analyses using AACE MIP 3.3 observational and contemporaneous methodologies. Quantified critical path impacts associated with design changes, commissioning resequencing, and owner-driven scope changes. Supported negotiation of time extension and delay cost claims through defensible schedule analytics and entitlement documentation.

Education and Public Sector Capital Programs

- Los Angeles Unified School District – High School Modernization Program, California

Reviewed contractor delay claims and time extension requests using AACE MIP 3.4 Bifurcated Contemporaneous Period Analysis. Evaluated baseline and update schedules for logic quality and contractual compliance, performed entitlement and schedule impact analysis, and prepared expert-style reports supporting negotiation and dispute resolution. Quantified compensable delays related to design revisions, phased occupancy requirements, and owner-directed changes.

- Clark County School District – Capital Improvement Program, Nevada

Served as Lead Program Scheduler for more than 50 projects exceeding US\$500 million annually. Prepared forensic schedule analyses and TIAs to evaluate contractor claims, quantified delay and acceleration impacts, and recovered over US\$2 million in program value through defensible entitlement and damages analysis. Developed program-wide schedule governance standards, progress measurement protocols, and claims prevention procedures.

- University of California, Irvine; San Diego State University; San Jose State University; University of Nevada, Las Vegas

On behalf of owners, performed schedule performance assessments, entitlement analysis, and delay quantification on dormitories, engineering buildings, student unions, and research facilities. Identified root causes of schedule overruns including late design issuance, procurement failures, and commissioning bottlenecks. Supported claims avoidance and dispute resolution through defensible CPM schedule analysis, documentation development, and negotiation support.

Infrastructure and Public Works

- Regional Transportation Commission – Boulder City Bypass Expansion, Nevada

On behalf of the owner, performed forensic schedule audits, critical path delay analysis, and entitlement assessments on a US\$220 million highway and bridge program. Reviewed contractor baseline and update schedules, assessed concurrency, and quantified compensable delays associated with utility conflicts, right-of-way access, and design revisions. Prepared executive and expert-style reports supporting dispute negotiations.

- North County Transit District – Positive Train Control Program, California

Supported schedule integration, interface risk analysis, and delay impact assessments for rail safety system implementation. Developed integrated schedules across signal, telecom, and onboard systems, assessed schedule realism, and quantified delay risk associated with regulatory approvals, testing failures, and system integration challenges.

- City of Henderson Fire Station and Clark County Parks & Public Facilities, Nevada

Prepared cost and schedule analyses, entitlement assessments, and claims avoidance support for municipal facilities. Developed baseline and update schedules, performed schedule risk analysis, and supported fair and defensible resolution of schedule and cost disputes.



PROFESSIONAL EXPERIENCE

Long International, Inc.

Nashik, India (Present)

As an Executive Consultant with Long International, Mr. Panchgalle provides construction claims analyses related to construction means and methods, technical issues, schedule delays, productivity losses, and damages quantification. Other duties include proactive CPM scheduling and schedule assurance services, cost control and monitoring services, and property damage and business interruption claims analyses.

Independent Consultant

Nashik, India (May 2025 to Present)

As an Independent Consultant, Mr. Panchgalle provides construction claims consulting, forensic schedule delay analysis, entitlement and damages assessment, quantitative risk analysis, and arbitration/litigation support for owners and contractors on mission critical, infrastructure, and public sector projects. His responsibilities include preparation of expert-style reports, schedule delay methodologies, schedule audits, claims databases, and negotiation support for mediation and arbitration.

O'Connor Construction Management, Inc.

Los Angeles, Las Vegas, Dallas (2015 to 2021 and 2024 to 2025)

Mr. Panchgalle held several positions of varying responsibilities with O'Connor Construction Management, Inc. He was a Senior Project Controls Engineer/Regional Scheduling Manager/Project Controls Manager. His responsibilities included schedule governance management and dispute support for major public sector capital programs. He oversaw forensic schedule analysis, entitlement evaluation, and preparation of TIAs to support negotiation and resolution of contractor claims. He performed project management performance assessments, developed schedule specifications, implemented claims prevention programs, and served as owner's representative in dispute resolution discussions.

Cumming Group

Dallas (2021 to 2024)

As a Senior Scheduler, Mr. Panchgalle provided forensic scheduling, schedule performance assessments, and dispute resolution support on hyperscale data center and public capital programs. In addition, he performed baseline and update schedule audits, delay quantification, schedule risk analysis, and preparation of claims support documentation for mediation and negotiation.

TEACHING AND SEMINARS

Guest Speaker, University of Southern California – “MEP Estimating and Project Controls for Construction Claims”

Guest Speaker, College of Southern Nevada – “Forensic Scheduling and Claims Prevention in Preconstruction”