


# John Delaney, BSc, FRICS, FSCSI, FCIArb

Managing Director (Ireland), Quantum

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## Background

John Delaney is a Chartered Quantity Surveyor and a Fellow of the Chartered Institute of Arbitrators, with 25 years of commercial experience on a range of projects in civil engineering, transport, mixed-use, high-rise, commercial, residential, industrial, health, and local authority sectors.

John is regularly appointed as a Quantum Expert in respect of matters before the High Court in Ireland, the Court of Session in Scotland, Courts in England, arbitration, mediation, and numerous matters under statutory adjudication in the UK and Ireland. John is regularly appointed to provide opinions as to quantum in respect of professional negligence claims made against construction design team members. He holds qualifications in Construction Law, International Arbitration, Construction Adjudication, and Expert Evidence.

John has provided cost and commercial management, expert witness, and dispute resolution services to numerous clients across a broad range of sectors, specifically construction, civil engineering, and gas pipelines, and has worked on projects in Europe, the Middle East, Africa, Asia, and Australia.

In the course of his career, he has acted as a consultant on multi-million-pound disputes, arbitrations, and adjudications and provided claim preparation/management on a number of projects under both standard and bespoke contracts. He has a successful track record of preparing detailed reports and meeting client demands.

John has also prepared independent reports for valuation of variations accounts, claims for loss and expense, claims for defective work repairs, supporting narrative to extension of time applications, assessment of submitted final account claims, and commercial strategies for negotiation and settlement of interim and final accounts.

John is a Recommended Expert in Lexology's Construction, Arbitration, and Consulting Experts – Construction – Quantum, Delay & Technical research. His peers say he is "a strong commercial operator who offers sound, pragmatic advice", "his work product is extremely detail orientated and robust, but it is also presented in such a way that makes it easy to read and understand", and that he is "one of the leading names in the quantum market when it comes to professional negligence claims in the construction and engineering sectors." His peers also say that "he has a real gift for making the complex seem simple and for adapting his style to different audiences", "he always has a strong grasp of the issues", "his reports are accurate and produced in a timely manner", and "he sits among the foremost construction experts in the market thanks to his stellar track record in high-value disputes involving professional negligence claims."

Visit John's Lexology Profile

John also authors the Irish chapter of The Construction Disputes Law Review 1st Edition (2022), 2nd Edition (2023), 3rd Edition (2024), and 4th Edition (2025).

John is a board member of the International Construction Law Association and a regional committee member of the Society of Construction Law - Ireland.

## Education and Certifications

- **Bachelor of Science (Hons) in Surveying:** University of Dublin, Trinity College
- **Diploma in Construction Economics and Management:** Dublin Institute of Technology
- **Post Graduate Diploma in Construction Law and Contract Administration:** University of Dublin, Trinity College
- **Diploma in International Arbitration** (CIArb)
- **Diploma in Construction Adjudication** (RICS)
- **Advanced Professional Award:** Expert Witness Evidence – BTEC Level 7
- **Civil Expert Witness Certificate:** Cardiff University

## Professional Memberships

- **Fellow:** Royal Institution of Chartered Surveyors (FRICS)
- **Fellow:** Society of Chartered Surveyors Ireland (FSCSI)
- **Fellow:** Chartered Institute of Arbitrators (FCIArb)
- **Member:** Academy of Experts (AMAE)
- **Member:** Society of Construction Law (SCL)
- **Member:** Board member of the International Construction Law Association (ICLA)

## Geographies

- **Africa**
- **APAC**
- **Middle East**
- **UK and Europe**

## Sectors

- **Buildings**
- **Energy**
- **Infrastructure**
- **Water and Utilities**

## Expert Witness Experience

### Public Procurement

**Services Contract; Ireland: 2025**
Appointed as an expert in respect of a High Court action related to a significant services contract award and the consideration of an abnormally low tender submission and a subsequent Regulation 69 investigation.

### Transportation and Infrastructure

**Highways Framework Contract; England: 2024**
Appointed as quantum expert in respect of an Adjudication concerning the evaluation of C2 searches for a long-term roads maintenance frameworks contract.

**Bridge Construction, GCC Form of Contract, Ireland: 2019**
Preparation of narrative and supporting documentation to support a sub-contractor's claim for unpaid sums due, delay and disruption encountered on the works associated, and consequential losses incurred. The claimant issued the report in support of their Statutory Adjudication submissions.

**A38 Dobwalls Bypass; England: 2018**
Appointed as quantum expert in respect of an Adjudication concerning the evaluation of a remedial scheme to a section of newly constructed carriageway to deal with water ponding and other related drainage issues.

**Ground Works, Roads, Drainage, and Water Attenuation; Ireland: 2017**
Appointed as quantum expert in respect of matter before the High Court in Ireland concerning claims arising from a civil engineering main contract including assessment of variations, extension of time, prolongation, loss and expense, and associated costs. The dispute was concerned with alleged negligence of the consulting engineers and the consequential increased costs/damages payable to the main contractor by the client. IEI conditions of contract 1980. The dispute was referred to and settled in mediation.

**Assessment of Loss and Expense Costs Due to Delay and Disruption Events on an International Airport in the Middle East: 2019**
Review of the contractor's costing system and supporting documentation to establish whether the costs incurred were attributable to the delays and disruption caused by others.

**Mainline Railway Works, UK: 2014**
Commercial management and claims evaluation for main line railway track and multiple station upgrade works in the UK. NEC3 conditions of contract.

**London Underground Power Upgrade Project; London, UK: 2012**
Commercial management role on major power upgrade works on the London Underground Network. Evaluation of Compensation Events submitted by subcontractor and preparation of a major delay and disruption claim based on a 'measured mile' analysis of the works carried out under restricted access and other employer risk events. NEC3 conditions of contract.

**Transport for London upgrade of the North Circular Road Network Project; London, UK: 2012**
Assessment of delay and disruption claims for compensation events by a groundworks sub-contractor carrying out extensive works on the London North Circular road network.

## Power Plant Works

**Review of Historical Claims and Entitlement on a Multi-Billion Major Coal-Fired EPC Works Project in Africa: 2024**
Review of entire project commercial and contractual settlements and payments between employer and boiler package contractor.

## Buildings

**GAA Stadium Development, Irish High Court: 2025**
Appointed to provide opinion as to the categories of documents related to the disputed matters specifically related to the quantity surveyor's role in the project.

**High-Specification Office Refurbishment Works, Final Account Dispute; Adjudication: 2025**
Appointed quantum expert in assessment and evaluation of the value of disputed final account variations, under a pain/gain share mechanism type contract in Scotland.

**Residential Development in Scotland, Dispute Concerning Utility Entities Contributions; Litigation: 2024**
Appointed quantum expert in assessment and evaluation of the reasonable contribution amounts by a utility provider to a developer for a 4,000-unit residential development in Scotland.

**High-Specification Residential Works, Final Account Dispute; Adjudication: 2024**
Appointed quantum expert in assessment and evaluation of the value of disputed final account variations, loss and expense, prolongation costs, and defective works counterclaims.

**Multi-Unit Residential Apartment Block Development in London; Litigation: 2024**
Appointed quantum expert in assessment and evaluation of the value of defective works required due to fireproofing and cladding issues on the works.

**Multi-Purpose Commercial Development in London; Litigation: 2024**
Appointed quantum expert in assessment and evaluation of the value of defective works required due to fireproofing and cladding issues on the works.

**Apartment Development: Main Contract Final Account Claim; Ireland: 2024**
Appointed as quantum expert in respect of a dispute relating to delay, prolongation claims, disruption/loss of productivity claims, legislative enactment claims, and variation account. The dispute was referred to Mediation.

**Apartment development: Mechanical and Electrical Sub-Contract Works; Ireland: 2023**
Appointed as quantum expert in respect of a dispute relating to delay, prolongation claims, disruption/loss of productivity claims, variation account, and contra charges. The dispute was referred to Adjudication.

**Redevelopment of a Local Authority Managed Car Park Facility; Northern Ireland: 2023**
Appointed as quantum expert in respect of a dispute relating to significant technical issues and delay experienced on a redevelopment of a local authority-managed car park facility.

**Private Residential Development; Ireland: 2022**
Appointed as quantum expert in respect of matter before the High Court in Ireland concerning claims arising from the alleged negligence of an architect. The dispute was referred to Mediation.

**Private Residential Development; Ireland: 2022**
Appointed as quantum expert in respect of matter before the High Court in Ireland concerning claims arising from the alleged negligence of an engineer. The dispute was referred to Mediation.

**Residential Facility for the Mentally Challenged; Ireland: 2021**
Appointed as quantum expert in respect of matter before the High Court in Ireland concerning claims arising from the alleged negligence of an architect and defective workmanship. The dispute was referred to Mediation.

**Private Residential Property; England: 2020**
Appointed as quantum expert in respect of a matter before a County Court arising from alleged negligence of an architect in their supervision of construction works carried out on the property prior to purchase which required significant remedial works to the alleged defects. Review the quantum and related evidence of the repairs to defects carried out.

**Conversion of a Hotel into Residential Units, Project Monitoring Surveyor; Aberdeen: 2017**
Appointed as quantity surveying expert in a matter before the Court of Session in Scotland arising from alleged negligence of a project monitoring surveyor, appointed by a bank to provide due diligence services for the conversion of a hotel into residential units in Aberdeen.

**Grade 1-Listed Building Residential Refurbishment, High-Specification Residential Market; London: 2017**
Appointed as quantity surveying expert in several Adjudication proceedings. Reports included the evaluation of variation accounts, and the assessment of a loss and expense claim made under a JCT Design and Build main contract.

**High-Rise Residential Development London: 2017**
Appointed as quantum expert in respect of an Adjudication concerning the evaluation of variations in a final account mechanical works package dispute.

## Expert Witness Experience (Assistance Appointments)

### Buildings

**Multi-Unit Residential Apartment Block Development in London; Adjudication: 2024**
Assisted appointed quantum in assessment and evaluation of the value of defective works required due to professional negligence of a structural engineer.

**International Investment Treaty Dispute for the Provision of Housing and Associated Infrastructure, Libya; International Arbitration: 2022**
Assisted appointed quantum in assessment and evaluation of the value of works carried out and the contractor's loss and expense claims arising from project termination. Preparation of draft sections for inclusion in quantum expert's published reports. Bespoke contract conditions. Full support services provided to the legal team throughout the hearing at the ICC. Bespoke contract conditions.

**Mixed-Use High-Rise Tower Development Dispute, Azerbaijan; International Arbitration: 2015**
Assisted appointed quantum expert in assessment and evaluation of claims and counterclaims arising from termination of the main contract works of a billion-dollar mixed-use high-specification tower development in Baku, Azerbaijan. Preparation of draft sections for inclusion in quantum expert's published reports. FIDIC conditions of contract.

### Oil and Gas/Pipelines

**Off-Shore Gas Pipeline Dispute, Europe; International Arbitration: 2018**
Assisted appointed quantum expert in analysing and re-evaluating the works carried out up to termination of the contract. Evaluation based on contractual evaluation method. Full and complete review of each individual sub-works scope for both the offshore activities and the onshore works. Preparation of draft sections for inclusion in quantum expert's published reports. Bespoke contract conditions.

**Floating Production Storage and Offloading (FPSO) Vessel Dispute, Asia; International Arbitration: 2019**
Assisted appointed quantum expert in analysing and re-evaluating the works carried out up to termination of the contract. Full and complete review of individual sub-works scope. Bespoke contract conditions.

### Transportation and Infrastructure

**90km National Road Design and Build Rehabilitation Works Dispute, Romania; International Arbitration: 2022**
Assisted appointed quantum expert in the assessment of the claimant's cost information for both time and task-related costs. Preparation of draft sections for inclusion in quantum expert's published reports. FIDIC conditions of contract.

**Baggage Handling System Dispute, Middle East; International Arbitration: 2016**
Assisted appointed quantum expert in assessment and evaluation of disruption, prolongation, and loss and expense claims arising from delays and disruption to the installation of a baggage handling system in a new international airport in the Middle East. Preparation of draft sections for inclusion in quantum expert's published reports. FIDIC conditions of contract.

## Project Experience

### Transportation and Infrastructure

**Road Maintenance and Upgrade Works – GCC Form of Contract: 2024**
Quantum assessment and development of claim narrative and supporting documentation to support a contractor's claim for unpaid sums due, delay and disruption encountered on the works, and associated consequential losses incurred. The contractor issued the report in support of their claim submissions.

### Buildings

**Housing Development: Main Contract Final Account Claim; Ireland: 2024**
Preparation of claim narrative and report in respect of a dispute relating to delay, prolongation claims, disruption/loss of productivity claims, legislative enactment claims, and variation account. The dispute was referred to Mediation.

**Mechanical and Electrical Sub-Contract Works; Dublin: 2022**
Preparation of narrative and supporting documentation to support a subcontractor’s claims for delay, disruption and loss, and expense incurred due to significant project delays.

**High-End Residential Development; Dublin: 2022**
Preparation of narrative and supporting documentation to support a main contractor’s claims for delay and loss and expense incurred due to significant project delays.

**Premier League Football Stadium Redevelopment: 2022**
Independent assessment of builder's works variation claims in anticipation of Adjudication proceedings in respect of redevelopment works carried out to a Premier League football stadium project.

**Dublin Airport Office Development: 2018**
Preparation of narrative and supporting documentation to support a main contractor’s claim for sub-contractor defective works and failures to meet milestone dates and associated consequential losses incurred.

**Private Residential Development; England: 2017**
Assessment of loss and expense claims made against the employer by a specialist subcontractor for the supply and installation of bespoke windows to Grade 2-listed buildings. Refurbishment works to listed buildings.

**Olympic Village Construction: 2012**
Preparation of narrative and supporting documentation for a significant delay/loss and expense claim for a regional main contractor for Adjudication proceedings.

**Olympic Village Construction: 2011**
Assessment, evaluation, and narrative of a major variation account in Adjudication proceedings arising out of the Olympic Village Project.

**Residential Care Unit; South East England: 2013**
Assessment of final account particulars for the mechanical and electrical works packages including full remeasurement of disputed elements of works, assessment of delay and disruption claims, and disputed variations.

**Mechanical and Electrical Sub-Contract Works; Dublin: 2014**
Preparation of narrative and supporting documentation to support a subcontractor's claims for disruption and loss and expense incurred due to significant project delays.

### EPC Works

**Development of Disruption, Prolongation, and Associated Loss and Expense Claims on a Major EPC Works Project in Ireland: 2022**
Preparation of claim narrative and review of supporting substantiation for high-level settlement negotiations.

## Professional Experience

- **Rimkus** **2025 – Present**
  - Managing Director (Ireland), Quantum
- **HKA** **2023 – 2025**
  - Principal
- **Delaney & Associates** **2022 – 2022**
  - Principal
- **Base Quantum Ireland** **2019 – 2022**
  - Director
- **HKA London (Formerly Hill International)** **2013 – 2019**
  - Associate Director/Director
- **Blake Newport Associates** **2010 – 2013**
  - Principal
- **GOAL Maska Housing Support Programme** **2009**
  - Volunteer Quantity Surveyor
- **Walls Construction Limited** **2006 – 2009**
  - Senior Project Quantity Surveyor
- **Bruce Shaw Partnership** **2002 – 2006**
  - Project Quantity Surveyor
- **Ashtree Construction** **2002 – 2002**
  - Quantity Surveyor/Estimator

## Publications and Papers

- John authored the Irish chapter of **The Construction Disputes Law Review** - Current Edition 4 (2025).

## Presentations and Speaker Engagements

- **“Perspectives on Professional Negligence Claims in Construction”** - Society of Construction Law Event 2024.
- **“Airport Disputes – The View from Above and the View from the Ground - Projects in Distress”**, Society of Construction Law – Annual Dublin Conference November 2022.
- **“Expert Evidence – The Role of the Expert” and “Construction Adjudication in the UK”** - Lecture delivered to postgraduate students at the University of East London and various in-house CPD sessions to Law firms and consultancies.
- **“Hill International – Mediation Masterclass”** - Presentation and role play of Mediation as an effective forum for dispute resolution in construction and engineering matters -– Belfast 2017.
- **“Delay and Disputes in Construction Conference”** - Disruption and Loss of Productivity Claims in Construction – Best Practice.
- **“Hill International – Adjudication Masterclass”** - Presentation and role play of Construction Adjudication as an effective forum for dispute resolution in construction and engineering matters – Dublin 2016.