David G. Waddle, FCIOB, FAPM, AMICE, MCIArb

Director, Delay & Construction Management Expert Witness

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Background

David learned the construction process, including work study, construction planning, and project management, over 22 years working for Tier 1 national civil engineering, building, and management contractors as a senior planner, site agent, and project manager.

In 2000, David transitioned to consulting, where his reports have been presented in various tribunals, including the Technology and Construction Court (TCC) and Court of Session (Scotland), arbitration, and adjudication, and also instructed by the Dutch Court. Through cross-examination, David has established himself as a delay expert with a successful track record, where disputes are regularly settled in favour of his client, often through a negotiated settlement. He is also an experienced project manager, with a strong focus on the restructuring of distressed projects.

In a civil engineering adjudication, his analysis demonstrated a 120-week delay against an original 104-week contract period. The adjudicator agreed entirely with David's analysis and commented that David had "articulated his analysis clearly and comprehensively".

In a building (JCT) adjudication, the adjudicator stated "…all of the relevant data including actual progress and its impact on the Completion Date must be considered. I prefer the approach adopted by Mr Waddle". This resulted in the contractor being awarded a full Extension of Time.

David is a Chartered Fellow of the Chartered Institute of Building (CIOB). The CIOB states, "Gaining Fellowship status from the CIOB demonstrates a very high level of achievement: Fellows are among the most experienced and knowledgeable professionals in the industry".

Education and Certifications

- **Diploma International Commercial Arbitration:** Queen Mary University (2007)
- **Expert Witness Civil Certificate:** Cardiff University Bond Solon (CUBS) (2023)
- **Chartered Construction Manager:** Chartered Institute of Building
- **UK Government Security Clearance** (SC Level)

Professional Memberships

- **Fellow:** Chartered Institute of Building (FCIOB)
- **Fellow:** Association for Project Management (FAPM)

- **Associate Member:** Institution of Civil Engineers (MICE)
- **Member:** Chartered Institute of Arbitrators (MCIArb)

Continuing Education

- **CSCS:** Professionally Qualified Person (PQP White Card)
- **CUBS:** Civil Law and Procedure (2022), Excellence in Report Writing (2022), Courtroom Skills (2022), Cross-Examination Day (2022)
- **Other Courses:** CITB Temporary Works Awareness

Geographies

- **Africa**
- **Americas**
- **Europe**
- **Ireland**
- **United Kingdom**

Sectors

- **Buildings**
- **Digital and Technology**
- **Energy**
- **Infrastructure**
- **Industrial and Manufacturing**
- **Oil and Gas**
- **Water and Utilities**

Expert Witness Experience

Buildings

Commercial Developments

Distribution Park, Midlands
Instructed for the earthworks sub-contractor. The works involved major cut and fill, and lime stabilisation. This dispute reached an amicable settlement prior to formal proceedings.

Mixed-Use Retail and Food Development, Durham
Instructed to act on behalf of the contractor in an adjudication. The adjudicator decided in favour of the contractor.

Mixed-Use Development, Leeds
Instructed to act on behalf of contractor in relation to a multi-storey concrete frame dispute.

Office Development, Surrey
Instructed to act on behalf of the developer to review the contractor's extension of time (EoT) claim on a post-tensioned RC frame office which was the subject of an adjudication which was concluded in favour of the developer.

Office Development, Birmingham
Instructed on behalf of the developer to review the contractor's loss of productivity claim (due to COVID). Successfully concluded by negotiation.

Head Office Development, Birmingham
Review of a delay claim submitted by the RC frame sub-contractor. Successfully defended on behalf of the main contractor in adjudication.

Housing Regeneration Project, Port Glasgow
Instructed as Delay Expert on behalf of the employer in an adjudication. The adjudicator decided in favour of the employer.

Housing Regeneration Project, Port Glasgow
Following the previous adjudication, the contractor commenced arbitration proceedings. Instructed to act on behalf of the employer.

Silken Hotel, London
Assisted the Delay Expert in developing an as-built delay analysis for adjudication covering retained façade, demolition, contiguous piling, and heavy foundations. The dispute was subsequently referred to the TCC before Mr Justice Akenhead Cantillon Limited v Urvasco Limited [2008] EWHC 282 (TCC).

Aedas Architects Ltd v Skanska Construction UK Ltd
Acting as planning expert in a dispute between the architect and main contractor. This was settled in mediation.

Morley Hall, UK
Provided an expert report regarding the method of delay analysis used by the other party in adjudication. This adjudication had a successful outcome for our client.

Education, Government, and Culture

Exhibition and Conference Facility, UK
Adjudication: Instructed to consider the project manager's alleged breach of duties on an NEC3 contract.

College Campus, Scotland
Instructed on behalf of the contractor in an adjudication regarding the late provision of permanent water supply**.**

Local Authority Leisure Centre, West of Scotland
Instructed on behalf of the employer to review and advise on the contractor's claim. This was successfully concluded by negotiation.

Local Authority Leisure Centre, North East England
First instructed as Delay Expert on behalf of the main contractor to review the whole of the works. This was successfully concluded in adjudication against the employer (2014). Instructed on behalf of the main contractor (respondent) in an arbitration with a subcontractor (claimant). The award rejected the subcontractor's claim and was in favour of the main contractor's counter claim.

Aquatic Centre, Scotland
Instructed on behalf of the main contractor in adjudication. Settled in favour of the main contractor.

Cambridge University, Cambridge, UK
Assisted the appointed expert in the analysis of the master programme and the impact of additional works, and late information, on behalf of the main contractor. This led to a successfully negotiated settlement between the two parties.

Defence

Research Laboratory, UK
Instructed on behalf of the engineering contractor in adjudication with its mechanical subcontractor. This commission required full UK Security Clearance (SC).

Hotels and Leisure Facilities

SSE Hydro, Scotland
Instructed as Delay Expert on behalf of the RC frame sub-contractor in the Heyrod Construction Ltd v Lend Lease EMEA Construction Ltd Court of Session. The dispute was successfully settled out of court.

Hall and Zoo, England
Instructed on behalf of the brickwork sub-contractor in adjudication. The adjudicator decided in favour of the client.

Fountain Park Edinburgh, UK
Following the hearing at the Court of Sessions, the main contractor, and the engineer's PI company, agreed to appoint an expert team to provide a determination. Appointed as the planning expert in that team to determine the programme liabilities.

Park Plaza Hotel, Southbank, London, UK
Appointed as planning expert by the main contractor in contemplation of litigation in the TCC 2007 before HHJ Havery QC. Successfully resolved prior to trial.

Wembley Stadium, London, UK
Assistant to the expert analysing the delays to the R.C. frame.

Hospitals and Healthcare

Residential Care Home, North West England
Instructed on behalf of the building contractor.

Hospital PFI, West Midlands, UK
Prepared an expert report on behalf of the main contractor engaged in the construction of a multi-million-pound hospital. The project involved both new build and refurbishment of the existing building. As a result, there existed a complex series of interfaces and interdependencies between the various phases of the work.

Energy

Energy from Waste Power Plant, UK
Instructed expert on behalf of the civil works contractor.

Biomass Power Plant, Netherlands
Appointed by the Court to advise in matters of delay in the action Standardkessel GmbH v AVR Afvalverwerking BV [2014]. Settled out of court.

Infrastructure

Roads and Bridges

Coastal Pedestrian Route NE England
Instructed on behalf of the contractor on a project involving extensive temporary works to construct a walkway down a steep embankment (21.0m drop). This matter was successfully negotiated with the employer. NEC3 (A).

Wind Farm Access Infrastructure, Scotland
Instructed on behalf of the civil works contractor in adjudication against the employer. A bespoke contract based on FIDIC Red Book 1999. Decided in favour of the civil work contractor.

Trunk Road Improvement Scheme, England
Instructed expert in an adjudication involving the assessment of compensation events. NEC3 (A). Successfully concluded in favour of the instructing party. A second separate instruction on this project to carry out a loss of productivity analysis and expert report.

Trunk Road New Build, Scotland
Instructed as delay expert in mediation which was successfully concluded utilising mass haul diagrams and time/chainage programmes. Form of Contract NEC 3 (D).

Railways

London Underground, London, UK
Appointed as the planning expert for a dispute involving a building project carried out in the NEC2 form of contract. Settled by negotiation.

Railway Communications, England
Appointed as expert on behalf of the employer; this dispute was settled in mediation.

Port and Marine Works

Wet Dock Redevelopment, UK
Instructed on behalf of the employer to review the contractor's claim for a revised completion date (NEC3 (A)).

Flood Protection Scheme, Scotland
Originally instructed in 2010 to advise the main contractor on its EoT claim in adjudication. Form of Contract ICE 5th Edition. This was the subject of a successful adjudication. On completion of the works, was instructed as expert advisor to the main contractor in preparation for mediation [2015]. A further, but separate, instruction on behalf of the employer in a Court of Session action against the designer and engineer's representative. This matter was settled in mediation in early 2019.

Humber Sea Terminal, UK
Delay expert for the main contractor - ICE 5th Contract.

Industrial and Manufacturing

Vitamin C Plant, UK
Instructed to assess the contractor's compensation events in relation to detailed design, procurement, and installation works, submitted to the project manager. NEC3 (C). Successfully concluded through negotiation.

International Shipbuilding, UK and Italy
Assisted the appointed expert in a dispute on behalf of Cammell Laird (in Administration) (KPMG) arbitration in Italy relating to the Costa Classica, the world's largest cruise ship conversion, valued at £75.0m (2000).

Oil and Gas

High-Pressure Gas Pipeline, UK
10 km, 12-inch-diameter overland gas pipeline, including HDD crossings. Appointed as delay expert on behalf of the employer. This matter was concluded through negotiation.

Expert Advisory Experience

Buildings

Commercial Developments

Head Office Development, Aberdeen, Scotland
Appointed as an independent advisor by the main contractor in matters of adjudication.

Head Office Building, Scotland
Appointed to provide an independent view of delay liabilities.

Mixed-Use Development, Wimbledon, UK
Appointed as expert advisor by a developer to provide a review of the causes of delay to completion date and negotiate an appropriate settlement.

Office Development, London, UK
Informal expert appointment by the developer to provide an independent view of the causes of delay and negotiate an amicable resolution to the dispute.

White City, London, UK
Appointed as a member of the team representing the main contractor in the preparation of an EoT claim on a £1.5Bn mixed-use regeneration scheme. The analysis was used to help negotiate an amicable settlement.

City Centre Shopping Development, Belfast
Project management expert review of the contractor's master programme.

Tunis, Tunisia
Management expert for the preparation of a bilingual master programme for the City Centre regeneration scheme.

Holyrood Offices, Edinburgh, UK
Management expert of the 'Front-end' programme management for a speculative office development in Edinburgh.

Rochester Riverside Redevelopment, Kent, UK
Management expert of the master programme for a £200.0m 30Ha brown field mixed-use regeneration scheme.

Education, Government, and Culture

Theatre and Conference Facility, UK
Managed the review of the contractor's time critical recovery programme and provided advisory services to the employer.

Museum, Cambridge
Independent advisor to the main contractor. Settled in mediation.

Leisure Project, London
Expert advisor to the architect assessing the contractor's claims.

New City Academy, UK
Prepared the entitlement to an EoT document for the main contractor on this £20.0m school.

Defence

GCHQ, UK
Management expert leading the JV planning team on the new build project at the critical pre-commissioning stage.

Hotels and Leisure Facilities

Marriott Canary Wharf Hotel, London
Prepared an analysis of the validity of an EoT claim.

Hospitals and Healthcare

New Hospital, Gibraltar
Critical review of programme and method statement.

Digital and Technology

Water Treatment Works, England
Assessment of the SCADA and software development compensation event on behalf of the construction JV. The dispute was resolved amicably.

Energy

Nuclear Power Plant, UK
Review of compensation events for the civil works (NEC3).

Nuclear Power Plant, Europe
Appointed as expert advisor to the pipework sub-contractor in a DIS / ICC Arbitration. This was concluded by negotiation.

CCGT Power Plant, England
Appointed as expert advisor to the electrical and instrumentation installation contractor to advise on the effects of various delay events.

Biomass CHP Power Plant, Scotland
Expert advisor to the civils contractor. The project was to construct a new power plant on the site of an existing coal-fired plant (NEC3).

Offshore Wind Farm, UK
Provided delay analysis on this 'live' project for the supplier of the wind turbines. The information was then used as a tool to aid a negotiated settlement.

Onshore Wind Farm, Scotland
Review of the civil work programme for major base remedial works at a recently commissioned operational wind farm.

Infrastructure

Roads and Bridges

A1 Trunk Road Widening Scheme, England
Delay analyst on behalf of the main contractor. NEC3 (C).

Major City Outer Ring Road, England
Assess compensation events for the main contractor. NEC3 (C).

Trunk Road Bridge Refurbishment, England
Appointed by the main contractor for a project executed under the NEC 2 Form of Contract.

Forth New Crossing M90 Junction
Appointed by the civil works contractor to assess sub-contractor delays. Form of Contract FIDIC EPC (1999).

Highway Rehabilitation Project, St Lucia
Delay analysis for arbitration proceedings; settled through negotiation.

Due Diligence, Toll Roads, Spain
Management expert for technical due diligence. Appointed by an international bank which was buying a global toll route constructor and operator.

Artxanda Tunnels, Spain
Management expert for the project management and programme review of the construction of 3Km of NATM tunnels.

Railways

Power Supply Upgrade, UK
Advisor to the alliance tasked with designing and constructing the main line power upgrade and distribution works.

Railway Station Pedestrian Bridge
Appointed as expert advisor by the main contractor.

London Underground, UK
Delay analysis relating to the M&E upgrade to the stations and tunnels.

Taiwan High-Speed Rail
Delay analysis for the Tsoying Station project using linear programming technique (time/location).

Port and Marine Works

Niddrie Burn River Restoration, Scotland
Advisor to the contractor involving major earthworks (Mass haul diagram), flood attenuation structures, and new highways. NEC3 (A).

New Passenger Port, Greece
Management expert appointed to review, investigate, and report on all operational aspects. Conduct SWOT analysis and make recommendations for the reprogramming of the works. Created a revised management structure, introduced project controls, and implemented health and safety procedures for the main contractor.

New Container Port Construction, UK
Advisory services to the main E&I contractor on new deep-sea port development.

Coastal Protection Works, Yorkshire, UK
Expert advisor to the PM to assess the Contractors' Compensation Events under an NEC 2 Form of Contract.

Lymington Quay, UK
Forensic analysis of the as-built programme in preparation for adjudication.

Industrial and Manufacturing

Deep Sea Mining Vehicles, UK
Appointed by the design and build manufacturer to determine the cause and effect of delay on the delivery of the vehicles. The analysis and advisory notes were used to achieve a successful settlement.

Rolling Stock Manufacturer, UK
Development of a new set of project management procedures.

Rolling Stock Manufacture, Derby, UK
Delay analyst on a project to manufacture and deliver new passenger rolling stock to a UK train operating company.

Oil and Gas

Oil Pipeline, Iraq
Appointed as expert advisor by the European main contractor to assess its EoT entitlement and present its position to the employer, a well-known global oil company.

Water and Utilities

Water Treatment Works, England
Assessment of the SCADA and software development compensation event on behalf of the construction JV. The dispute was resolved amicably.

Wastewater Tunnel, Scotland
Advisor to the construction JV for a 5km, 5.0m-diameter tunnel using a slurry pressure balance TBM method.

WwTW, Pumping Station and Sea Outfall, Scotland
Advisor to the design/construction JV company.

Water Treatment Works, UK
Project Manager briefed to turn the troubled and much delayed project around and complete it as early as possible while re-establishing client relationships.

Waste Incineration Plant, UK
Programme analysis, and preparation, for adjudication on behalf of the electrical sub-contractor.

Project Experience

Buildings

Aston Cross Speculative Offices, Birmingham
Site-based Project Manager for the developer on a multi-million-pound regeneration scheme involving multiple locations.

American Adventure and Camelot Theme Parks
Project Manager for the construction management company expanding and improving the parks during the winter close down.

Asda Stores Limited, Leeds
Project Manager for the review of the retailer's new development programme across multiple locations.

Northampton Business Park
Site-based Senior Planning Manager for the design and build contractor on a speculative office development.

Barclays Bank Clearing Facility, Northampton
Site-based Senior Planning Manager for the design and build computer data facility.

Prudential Life Assurance Headquarters, Stevenage
Senior Planning Manager for the design and build 'brown field' office development.

Manchester Airport, Terminal 2
Site-based Senior Planning Manager for the new build terminal building (JCT Management Contract).

Heathrow Airport Terminal 3
Site-based Senior Planning Manager for the refurbishment of the terminal building whilst it remained fully operational (JCT Management Contract).

Asda Various Superstores, UK
Senior Planning Manager for the design and build of new retail stores across the UK.

Tesco Various New Build Superstores, UK
Senior Planning Manager for the design and build of new retail stores across the UK.

Halifax Building Society Central Data Centre
Site-based Planning Manager for the construction of the new central data and secure warehouse facility.

Oldham Regeneration
Planning Manager for the regeneration of existing social housing whilst the residents remained in-situ.

Manor Housing Estate, City of Sheffield
Planning Engineer for the new build social housing development on a 'brown field' site.

Hendon Density Reduction, Sunderland
Contract Surveyor for the partial demolition and conversion of existing maisonettes into traditional houses.

Infrastructure

Bute Avenue, Cardiff Bay PFI
Site-based Project Manager for the construction of new highways and associated infrastructure.

Wilnecote Rail Bridge
Project Manager for the strengthening of the road bridge which spanned a 'live' mainline rail track.

RAF Shawbury Runways
Project Manager for the major maintenance and resurfacing of the runways.

Channel Tunnel Rail Link
Site-based Section Project Manager focused on earthworks, utility diversions and the design of temporary road realignments to allow the construction of several bridges.

Area 1 Motorway Term Maintenance Contract
Site-based Agent for the contractor engaged in emergency, routine and major maintenance of the highways network including the design of winter gritting and snow ploughing routes.

Area 5 Motorway Term Maintenance
Site-based Section Manager for the contractor engaged in emergency, routine and major maintenance of the highways network including the design of winter gritting and snow ploughing routes (M1, M4, M40, and M25).

West London Motorway and Trunk Roads
Site-based Agent for the contractor engaged in emergency, routine and major maintenance of the major highways network in London, including the M4.

Railtrack RT1A Station Refurbishment
Site-based Agent for various station infrastructure work across southwest England.

M4 Lane Rental
Site-based Agent for the reconstruction and resurfacing of a section of M4 west London.

A4 Talgarth Road Reconstruction
Site-based Agent for the reconstruction and resurfacing of a section of A40 west London.

A16 Spalding Bypass (New Build)
Site-based Sub-Agent (structures) for the planning and management of the new build road bridges.

M25 Maple Cross (New Build)
Site-based Production Controller responsible for work study, cost and bonus analysis and planning.

A534 Holt Farndon Bypass (New Build)
Site-based Production Controller responsible for work study, cost and bonus analysis and planning.

Water and Utilities

Alton Water Treatment Works, Staffordshire
Site-based Project Manager for the extension and refurbishment of an existing water treatment works.

Rawcliffe Sewage Treatment Works, York
Site-based Production Controller for the new build (Green field) sewage treatment works.

Professional Experience

- **Rimkus (Formerly Capital Consulting International, CCi)** **2025 – Present**
  - Director, Delay & Construction Management
    Delay and construction management expert witness.

- **TSA Riley (formerly DGA Group)** **2019 – 2025**
  - Director
    Delay and construction management expert witness. Project advisory services.

- **Driver Group / Diales** **2009 – 2019**
  - Technical Director
    Delay expert witness for Scotland. Project advisory services.

- **Brewer / FTI Consulting** **2005 – 2009**
  - Senior Consultant
    Forensic delay analysis for a range on building and civil engineering projects.

- **NBA Quantum** **2003 – 2005**
  - Head of Planning
    Responsible for the management of the planning team. Forensic planning, risk analysis, and project planning as well as 3D visualisation.

- **High-Point Rendel** **2000 – 2003**
  - Managing Consultant
    Forensic delay and project management analysis, due diligence, and project consulting services to various international clients.

- **Norwest Holst (VINCI Grands Projets)** **1999 – 2000**
  - Project Manager
    Responsible for various major UK civil engineering projects including major earthworks and highways.

- **John Mowlem & Company** **1998 – 1999**
  - Project Manager
    Responsible for various regional civil engineering projects including highways, structures and water treatment.

- **Amey Construction** **1993 – 1998**
  - Agent
    Managed various highways projects, including the direct workforce and sub-contractors.

- **Kyle Stewart (BAM Construct)** **1990 – 1993**
  - Senior Planning Manager
    Site-based design/build construction planner with added responsibility for team management on complex highly serviced design and build projects.

- **AMEC Projects** **1984 – 1990**
  - Planning Manager
    Site based and responsible for design and procurement planning, work package planning, and co-ordination and progress reporting.

- **John Laing UK Civil Engineering** **1982 – 1984**
  - Production Controller
    Responsible for work study, cost and bonus, and planning on various civil engineering projects including highways, structures, and water treatment.

- **Sunderland City Council** **1978 – 1982**
  - Project Trainee
    Various aspects of estimating, quantity surveying, planning, and site management.

Publications and Presentations

- **"As-built critical path: Fiction or fact?"** DGA Group E-brief, 2023.
- **"COVID-19 A measured response"** DGA Group E-brief, 2020.
- **"COVID-19: the biggest project on earth?"** DGA Group E-brief, 2020.
- **"What's in a name?"** the Australian case White Constructions Pty Ltd v PBS Holdings Pty Ltd [2019], DGA Group E-brief, 2019.
- **"A funny thing happened ~~on the way to~~ in the forum"** Driver Trett / Diales Digest, 2017.
- **"Sense must be a common feature"** Driver Trett / Diales Digest, 2014.
- **"The wedding planner and three lane blacktop"** Driver Trett / Diales Digest, 2013.
- **"Currently it is a delay"** Chartered Institution of Civil Engineering Surveyors, Construction Law Review, 2013 (and republished in the Chartered Institute of Arbitrators newsletter, 2013).
- **"Delay analysis: an introduction to the 'Dark Art'"** DGA Group presentation to Tier 1 contractor, 2023.
- **"Delay in construction contracts"** DGA Group Webinar, 2022.
- **"Shining a light on the dark arts"** DGA Group Webinar, 2020.
- **"Critical path: fiction or fact?"** DGA Group presentation, 2020.
- **"NEC3 Planning"** DGA Group 1 day training workshop.
- **"Programme basics and delay analysis methods"** DGA Group presentation to various law firms' construction teams.
- Several breakfast seminars (2 per annum) to mixed audiences and covering current topics over a period spanning 2010 to 2019, Driver Group.
- Planning procedures and requirements under the NEC3 form of contract for a Tier 1 contractor; specific guidance notes for clients.
- Project management procedure for a UK-based rolling stock manufacturer; specific guidance notes for clients.
- Record keeping procedure for a Tier 1 contractor; specific guidance notes for clients.