

Tim Marlow

Director

Professional experience

Tim has been appointed as an Expert Witness and compiled Expert Reports on Delay on numerous occasions. He has also compiled reports on the analysis of claims for extension(s) of time. He has extensive experience in the preparation of construction programmes using critical path analysis techniques, resource scheduling, and programme monitoring of major construction projects, including airports, roads, railways, office buildings, hospitals, schools, residential developments, hotel and leisure.

He is a Fellow of the Chartered Institute of Arbitrators, a Fellow of the Chartered Institute of Building, a Fellow of Prime Dispute, a Member of The Academy of Experts, a Member of the Expert Witness Institute, and passed with merit the MSc in Construction Law & Dispute Resolution at Kings College London. He has experience of all the commonly used Contract Forms.

Relevant project experience

Airports

- **International Airport, Muscat, Oman:** Delay analysis and report writing in support of a Main Contractor's claims for Extensions of Time on one of the main packages on this international airport scheme. (FIDIC Form of Contract).
- **Gatwick Airport London:** Impacting accepted programme with Compensation Events. (NEC Contract)

Commercial Development

- **Bloomberg Square, London:** Pre-contract programming advice on a new office development including a major excavation, tube station access, Roman Temple preservation and exhibition area.
- **The Leadenhall Building, London:** Pre-contract programming and logistics advice on what is commonly known as the 'Cheese Grater Building'.
- **Bankside 123 London:** Tender through to on-site planning on a substation 3 building development to the rear of Tate Modern.
- **Supreme Courts London:** Third party project status report on the new location of the Supreme Court. Report contained opinion on the status of the Works and the likely completion date.
- **Cambridge North West:** Programming of first two phases of a new 'town'.
- **Greenwich Peninsular Redevelopment London:** Preconstruction programming.



Contact Details

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Qualifications and training

MSc

FCI Arb

FCIOB

MAE

MEWI

FPD

Relevant skills

Delay Expert Witness

Delay Analysis

Litigation

Arbitration

Adjudication

Select Skill

Select Skill

Relevant sectors

Aviation

Office

Energy

Education

Sports and Leisure

Health

Housing

Rail

Retail

Road

Education, Government & Culture

- **School Building, Dorset:** Delay analysis on behalf of a timber roof Subcontractor in its dispute with a Main Contractor. (JCT Form of Contract).
- **College Campus Redevelopment, Yorkshire:** Delay Analysis and Expert Report. (JCT Form of Contract).

Energy

- **Waste to Power Station, Hull:** Delay analysis and Expert Report in a litigation case. Settlement achieved following issue of Reports and Expert meetings.
- **Electricity Interconnector Scheme, England/France:** Delay analysis and Expert Report. (Bespoke Contract).
- **Major Substation, Scotland:** Delay analysis and Expert Report on behalf of the Main Contractor in a dispute with the Civil Engineering Sub-Contractor. The Works included drainage, flood mitigation measures, roads and a building to house major electrical equipment. (Bespoke Form of Contract)
- **Waste to Energy Power Station, Runcorn:** Delay analysis and preparation of report.

Hotels & Leisure Facilities

- **5 Star Hotel, London:** Delay analysis and report regarding the delays incurred to the refurbishment of a luxury hotel construction. (JCT Form of Contract).
- **5 Star Hotel, London:** Delay Analysis of the claims submitted by the Demolition, Substructure and Frame Trade Contractor. The Works included the construction of a 6 storey basement and a 9 storey superstructure. (JCT Form of Contract).
- **Kemplinski Hotel, Muscat, Oman:** Delay analysis and report compilation for a claim for extension of time submission. (FIDIC Form of Contract).
- **Luxury Hotel, London:** Delay Analysis and Expert Report on the delays incurred to the fit-out of a luxury spa area within an existing hotel. (JCT Form of Contract).
- **Hotel Apartments Park Lane London:** Delay Analysis and Expert Report. (JCT Form of Contract).

Hospitals & Healthcare

- **Queen Elizabeth Hospital Birmingham:** Variation impact report for funding institutions on the impact of instructed variations.

Process Engineering

- **Livestock Feed Facility, Devon:** Analysis of delays incurred to an extension to an existing facility producing farm animal feeding pellets. (Bespoke Form of Contract).
- **Pharmaceutical Campus, New York State:** Analysis of delays on that provided new buildings and infrastructure to a new facility. Extensive weather records were assessed in the determination of the likely causes of the delays. (Bespoke Form of Contract).

Railways

- **Crossrail, London:** Supporting a Consortium Contractor on one of the primary sections of the Crossrail Scheme by submitting compensation events impacts/revised programmes. (NEC Form of Contract).

Residential

- **Luxury House Development, London:** Analysis of delays incurred on the extensive refurbishment of a private residence in Kensington. The Works included deep underpinning, basement construction and a full refurbishment. Gave opinion at Adjudication meeting and continued involvement in litigation case. (JCT Form of Contract).
- **Local Authority Housing Refurbishment:** Analysis of the Contractor's claim for an Extension of Time on re-roofing, re-cladding and internal refurbishment on several hundred houses. (JCT Form of Contract).
- **High Specification Apartment Development, London:** Delay Analysis and report writing. (JCT Form of Contract).

- **Luxury Apartment, London:** Delay analysis and Expert Report regarding the delays incurred to the fit-out of a penthouse apartment in one of London's most expensive location. (JCT Form of Contract).

Retail

- **Mixed Retail Development, Yorkshire:** Delay Analysis and Expert Report.
- **Westfield White City London:** On-site planning.

Road & Bridges

- **Road Scheme, Abu Dhabi:** Analysis of the delays incurred to a major road scheme in Abu Dhabi on behalf of the infrastructure contractor in an arbitration with the Employer. Attendance and cross-examination at the Hearing before a 3 member panel based in Dubai. (FIDIC Form of Contract).
- **Nottingham Regeneration Zone, England:** Delay analysis and Expert Report on behalf of a warranty holder in connection with a regeneration project including roads, junctions, bridges and major services upgrading (NEC Contract).
- **RAHDP Phases 2A-5B, Oman:** Peer review of detailed construction schedule for construction of roads, intersections, service mains and residential units.

Utilities

- **Electricity Cabling Project, Birmingham:** Delay Analysis and Expert Report for an Adjudication and subsequent litigation case. Upgrading of infrastructure cabling on highways.

Employment History

TSA Riley (formerly DGA Group)	Director	(May 2023 – Current)
Chronos Consult Limited	Director	(July 2019 – May 2023)
TJM Consult Limited	Director	(September 2005 – July 2019)
Bovis Lend Lease	Planning Manager	(January 2000 – September 2005)
BAM Construction (HBG Construction),	Senior Planner	(January 1993 – January 2000)
John Laing Construction Ltd,	Senior Planner	(September 1986 – January 1993)