

**Sam Playford** BSc LLM

**Senior Associate**

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## PROFESSIONAL DETAILS

**Introduction** Sam is a Senior Associate at Tempus Delay Analysis LLP. He is an experienced construction professional having spent 12 years' working on all aspects of construction and engineering projects; from early pre-construction advice to clients, through main contractors site operations, to integrating commissioning strategies and closing out the construction stage of a projects life-cycle.

Building on this construction knowledge, since 2010 Sam has specialised in delay analysis, litigation support and dispute resolution work. He is a Bond Solon accredited expert witness who has been appointed delay expert for domestic disputes including providing opinion at Adjudication meetings. He regularly assists appointed experts in large international Arbitrations. He has also assisted counsel with preparations for cross-examination.

Sam's key areas of knowledge include delay analysis, expert report writing, pre-construction advice, project monitoring, construction and engineering project planning, tender planning, contractor procurement, real estate programme management, and logistics and site set up planning.

**Qualifications** BSc (Hons) Geography and Environmental Studies  
LLM (Merit) Construction Law and Practice  
Bond accredited expert witness

## EXPERIENCE

### Contentious Litigation Support

#### High End Fit Out

- Appointed by the main contractor on a boutique hotel project in Notting Hill, London to advise on delay during final account negotiations.
- Appointed by the main contractor on a luxury boutique hotel project in the west of England. Undertook detailed delay analysis and report ready for adjudication. Matter settled at mediation.
- Assisted the appointed expert engaged by the defendant client in a pre-action delay dispute against the main contractor for delays experienced in fitting out a 6-star apartment hotel in Mayfair. Amicable settlement reached.
- Provided pre-action delay advice to the claimant client in its delay and defective works dispute against its main contractor concerning an iconic 5-star hotel fit out in central London.

#### Ground Works

- Appointed as delay expert by Main Contractor responding to an adjudication referral from its Sub-contractor. All matters of delay decided entirely in Main Contractor's favour.
- Assisted the appointed expert engaged by the claimant sub-contractor who was claiming an EOT in Arbitration against the main contractor. Written advice concerned both delay and disruption and formed the basis of the pleaded position. Amicable settlement reached.
- Assisted the appointed expert in the analysis and production of expert delay opinion. Project was a food processing plant in the south of England. Much of the project involved complex groundworks and drainage.

#### Office/Commercial

- Assisted the appointed delay and quantum experts with their respective reports for high court submission. Insurance dispute centred on defective works within a city centre mixed use residential / retail scheme.
- Assisted the appointed expert engaged to provide pre-action EOT advice in relation to a 300,000 sq. ft. 'CAT A' fit out of central London office space. On the basis of advice given, an amicable negotiated settlement was reached with the main contractor.
- Provision of delay advice on 2 medium sized mixed use projects in the west end of central London. Both projects contained lower level office/retail space with residential use above. Written advice given informed the final account settlements.

## Education

- Appointed delay expert by a university client to provide expert opinion for Adjudication.
- Assisted the appointed expert engaged by the main contractor to provide expert delay opinion on a potential EOT claim in connection with a new build university laboratory.

## Offshore Wind Farms

- Assisted the appointed expert engaged by the defendant client in international Arbitration at the IDRC in London. The claimant was the EPC contractor and the value of the dispute was in excess of \$300 million. Delays involved the fabrication and installation of all offshore wind components (MPs, TPs, WTGs) and all associated cabling and power distribution. Detailed knowledge was gained of all aspects of manufacture, procurement, transport and installation of the various component parts of the largest offshore windfarm in the UK at that time. Arbitral award in favour of defendant.
- Assisted the appointed expert engaged by the defendant client in Arbitration against the EPC contractor, concerning a small offshore windfarm in the UK. The matter settled soon after pleadings were served.

## Infrastructure

- Provided written pre-dispute delay and disruption advice to the client as retained advisor on a £1 billion UK power transmission infrastructure project. This allowed the client project team to realistically manage potential time disputes such that a good working relationship was maintained with their EPC contractor.
- Assisted the appointed expert in the investigating, analysing and production of 2x expert reports on a delay dispute concerning a road bridge across a major European river. The matter was set for ICC Arbitration and preparations were being made for cross examination when it settled.
- Assisted the appointed expert engaged by a claimant EPC sub-contractor to advise on delay and disruption in relation to an LNG jetty in South America. Written advice formed the basis of the pleaded position in international arbitration against the defendant main contractor.
- Assisted the appointed expert engaged by a claimant contractor in its dispute against the employer (a public body) concerning the redevelopment and extension of a European urban rail network.

## Marine

- Appointed by the owners of a dive support vessel to advise on delays that were encountered during refit works. Amicable settlement reached.
- Assisted the appointed expert in the investigation, delay analysis and production of expert advice concerning delays to a new-build luxury superyacht. Matter settled at pre-action stage.
- Gained a wealth of vessel operation, vessel refit and general marine & offshore delay knowledge over the course of the 'Offshore Wind Farms' & 'Infrastructure' disputes (see above).

## Consultant Advice (Non-contentious)

### City Centre Shopping Centre (UK)

- Advising the client during RIBA Stages A-B on programming, build-ability and tenant movements concerning the re-development of an existing live shopping centre. Project also involved the re-location of a city centre taxi rank and the management of expectations of the local community.

### Office/Mixed Use

- Providing programming advice to the in-house project managers, concerning numerous central London office and mixed-use projects. Advice often involved the sensible re-casting of anticipated completion dates and achieving compliance from the contractors and the wider client team.

### Railways (UK)

- Advising the client on methodology and logistics associated with re-developing a major central London rail terminus that had to remain in continuous 24-hour operation. The project was part of larger iconic re-development works, involving liaison with the main contractor and other stakeholders.
- Production of tender programmes for the construction project management aspects of a bid for a new London commuter rolling stock project. The construction works involved the creation of 2 new rolling stock depots and involved track realignment works on existing main lines.

### Schools & Colleges

- Assisting in-house project managers in the production of detailed bids (specifically giving technical and programming input), concerning several schools, colleges and universities projects around the UK.

### Flood Defence Schemes

- Providing programming advice to in-house project managers during their bid for the implementation of a town-wide flood defence scheme in Surrey, UK.

### Rent Review Disputes

- Programming assistance into rent review disputes between landlord and tenants.

### Global Programme Management

- Reporting on the status of world-wide construction projects portfolio for a major technology manufacturer including provision of detailed programming expertise.

## Main Contractor (Site-based) Works (Non-contentious)

### Project Types

- Commercial
- Residential
- Schools
- Hospitals
- Government buildings
- Business parks
- Retail
- Laboratory

### Planning & Programming Activities

- Tender planning
- Design and construction programme integration
- Live onsite monitoring
- Commissioning strategy integration
- Package management of trade contractors