

James Spencer, MRICS, MCIQB, MCI Arb, APAEWE Senior Director

T: +44 204-525-4366 E: jspencer@delta-cgi.com

James Spencer has over 20 years of expertise in the UK and Middle East construction sectors, bridging roles in large civil engineering, main contractors, specialty commercial management, and dispute resolution consultancy. He excels in high-quality construction projects, with a focus on claims management, conflict avoidance, and the valuation of complex claims, particularly in delay claims associated with key variations or compensation events.

James leads with a forensic focus and practical insight, driving teams to excel in quantity surveying, cost management, and project management across diverse sectors including power, infrastructure, commercial, data centres, cultural complexes, residential, marine and land reclamation, and distribution centres.

Known for delivering exceptional service, James fosters strong client relationships, consistently driving project excellence and innovative solutions in challenging environments.

Selected Project Experience

- ▶ Consultancy for Principle Contractor on £26bn new build EPR nuclear power station. Seconded as a Claims Manager for Major Construction Projects: Liaises with Head of Commercial, enhancing conflict avoidance and dispute resolution across 350+ contracts influenced by global events including COVID-19, Brexit, and the Ukraine invasion. Guided external consultant engagements on disputes, ensured consistent messaging, drafted critical reports for the Board of Directors. Conducted periodic strategic meetings with the CFO and Board. The Project included NEC and FIDIC forms of contract.
- ▶ Quantum Support Consultant for Heavy Civils Project, Central America: Collaborated with an expert team to provide quantum analysis support, contributing to the resolution of complex construction disputes and enhancing project delivery outcomes.
- ▶ Quantum Claims Consultant for a Major UK Airport Project: Led a team handling quantum and time delay issues under the NEC contract for a terminal extension and pedestrian bridge. Collaborated with the client and legal teams to achieve successful commercial settlement.
- ▶ Quantum Claims Consultancy for a High-Profile Shopping Mall Regeneration: Provided commercial support for a Tier 1. Contractor, drafting a report including time impact analysis and loss & expense claims, which facilitated a commercial settlement.
- ▶ Construction Management Consultancy at a Major Hotel Project, London: Recruited and led a team including Construction Managers and QS under the role of Principle Contractor, overseeing Contract Administration and Client Management.
- ▶ Change Order Services Consultant for a Tier 1 Contractor: Implemented and managed a change order process, leading a team focused on Civil and MEHP trades. Provided critical insights into rising trade costs and developed strategies to mitigate financial and schedule impacts, aligning with the contract standards to enhance conflict avoidance.
- ▶ Strategic Consultancy for the Library of Congress: Provided expert advisory services and conducted a detailed budget escalation audit from concept design to contract award, skillfully managing team and stakeholder dynamics to address sensitive findings.



EDUCATION

- **Nottingham Trent University**
BSc, Planning & Residential Development, 2004

AFFILIATIONS

- Royal Institute of Chartered Surveyors (MRICS)
- Chartered Institute of Building (MCIQB)
- Chartered Institute of Arbitrators (MCI Arb)
- Advanced Professional Award Expert Witness Evidence (APAEWE)
- Royal Institution of Chartered Surveyors Accredited Mediator
- BIM Level 2 Fundamentals
- BRE BIM Level 2—BIM PIM TIM