

Konstantinos Lytos

Director

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Konstantinos Lytos is a Civil Engineer and Delay Expert with over 11 years' experience in the design, management and forensic delay analysis of construction projects. He has worked on major and iconic projects throughout the UK, Europe, Africa and the Middle East including power & energy projects, residential & commercial buildings, infrastructure projects, oil & gas projects, shipbuilding, pipeline projects and process plants.

Konstantinos specialises in delivering services in the field of delay and disruption analysis. He has been appointed as an independent delay expert during adjudication proceedings and in anticipation of potential litigation. He is highly regarded by clients due to his attention to detail and his ability to draft clear reports. Prior to joining Delta, he worked as a Director at HKA.

Selected Project Experience

- ▶ Appointed as delay expert in an adjudication in relation to the decommissioning of a nuclear power plant in the UK. Performed an analysis to identify the extent and causes of critical delay. Produced an independent delay expert report containing the findings of my analysis.
- ▶ Appointed as delay and programming expert in relation to a mixed-use development in the UK consisting of office space and residential flats. Performed an analysis to identify the extent and causes of critical delay. Produced an independent delay expert report submitted during the course of adjudication proceedings. Produced a supplementary delay expert report outlining areas of agreement and disagreement with the opposing delay expert.
- ▶ Appointed as delay expert ahead of potential litigation or adjudication proceedings in relation to the decommissioning of a nuclear power plant in the UK. Performed an independent analysis to identify the route of the contemporaneous critical path and the associated causes of critical delay.
- ▶ Engaged by a developer to provide independent delay advice in relation to the refurbishment of a luxury apartment in London, UK. Responsible for undertaking the delay analysis and identifying the extent and causes of critical delay. Produced an independent delay report summarising the findings of my analysis.
- ▶ Engaged by a shipbuilding Contractor to provide independent advice in relation to delays incurred in the design and construction of a passenger cruise ship in Italy. Drafted and issued an independent delay report to the client analysing the critical delays encountered to the works.
- ▶ Engaged by a subcontractor to identify the route of the critical path and perform a delay analysis on the substructure works of a power station in the UK. Prepared and issued a delay report to the client presenting the extent and causes of critical delay.
- ▶ Performed a delay analysis to identify the extent and causes of critical delay incurred during the expansion of an oil production facility in Abu Dhabi. Assisted in the preparation and drafting of delay expert reports as part of arbitration proceedings.
- ▶ Engaged by the main Contractor to provide advice on delay matters relating to a new residential development in the UK. Conducted analysis on the critical delays encountered to the works and communicated findings to the client.
- ▶ Conducted a delay analysis to identify the critical path and causes of critical delay experienced on a new 850 villa residential development in Dubai. Assisted in the preparation and drafting of delay expert reports as part of an ad hoc arbitration.
- ▶ Engaged as delay expert by an energy firm to provide independent advice on programming matters in relation to a nuclear power station in the UK.



EDUCATION

- **London School of Economics**
Executive MSc Finance
- **Ecole des Ponts ParisTech**
Diplôme d'Ingénieur, MSc Civil Engineering
- **National Technical University of Athens**
MEng Civil Engineering

CERTIFICATIONS & LICENSES

- Legal Experience Training Advanced Professional Award in Expert Witness Evidence (LETAPAEWE)

AFFILIATIONS

- Chartered Civil Engineer, Technical Chamber of Greece (Member No. 161078)
- Member, Society of Construction Law (SCL)
- Associate Member, Academy of Experts
- Graduate Member, Institution of Civil Engineers (ICE)

LANGUAGES

- English, French, Greek