



Kris Loyola

Planning and Delay Expert

BEng (Hons) MIEAust CPEng NER

APEC Engineer IntPE(Aus)

SKILLS

- > Expert witness on construction planning, delay and disruption matters
- > Expert advisory on delay and disruption matters
- > Formal and informal dispute proceedings
- > Program management across domestic and international projects

CREDENTIALS

- > Bachelor of Engineering (Civil Engineering [Structures]) with Honours - University of Sydney
- > Chartered Professional Engineer
- > Certificate IV in Building and Construction
- > Registered Builder in NSW, QLD, VIC, SA, WA, NT, TAS
- > Registered Project Manager in VIC
- > Registered Expert Witness - RICS
- > Accredited Expert - The Academy of Experts
- > Associate of Chartered Institute of Arbitrators Australia
- > Associate of Resolution Institute
- > Member of Society of Construction Law Australia
- > Member of Australian Institute of Company Directors

PROFILE

Harnessing almost two decades experience across Australia and New Zealand, Kris is a highly respected subject matter expert in the field of planning and delay analysis.

A qualified civil and structural engineer, chartered professional engineer, registered building contractor/practitioner in NSW, QLD, VIC, SA, WA, NT and TAS, registered project manager in VIC, registered expert witness with the Royal Institution of Chartered Surveyors, and an accredited expert with The Academy of Experts. He has had deep and varied exposure to the building, residential, commercial, industrial, rail, civil infrastructure, oil and gas, energy and mining industries.

His close involvement with formal and informal dispute proceedings combining to a total project value exceeding \$10 billion means Kris can confidently assist a wide array of legal professionals, principals, contractors and subcontractors - including tier one firms - in crystalising and simplifying complicated matters related to planning and delay.

ROLES AND RESPONSIBILITIES

Kris co-leads Anvelo's Expert Services and oversees all expert witness delay and disruption related matters.

He has been involved in countless delay, disruption and quantum related disputes. With Kris' engagement to date, it is in excess of \$2 billion of disputed costs.

Kris also forms part of Anvelo's executive leadership team and participates as an active member on the board of directors.

His involvement and responsibilities as an Executive Director dictates the company's focus regarding stability, direction, growth and trajectory.

www.anvelo.com.au | admin@anvelo.com.au | +61 2 7230 5900

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Years of
experience

18



KEY PROJECT EXPERIENCE – Building & Structures

Swain St Development

Delay Expert

2023

Private Client

Mixed-use development at Swain Street, Gungahlin, ACT. Consisting of 2 basement levels, followed by a ground floor podium structure. The ground floor structure supports two (2) building towers, where Tower 1 is 13-storeys tall and Tower 2 is 6-storeys tall.

Key achievements:

- > Independent delay analysis and delay expert report
- > Evaluating complex concurrency issues
- > Response to opposing delay expert report
- > Preparation of delay expert report for litigation proceedings.

391-393 Oxford St Paddington

Delay Expert

2023

Private client

Commercial fitout/conversion of an existing low-rise building structure at 391-393 Oxford St Paddington.

Key achievements:

- > Response to opposing delay expert report
- > Independent delay analysis
- > Evaluating complex concurrency issues
- > Independent of delay expert report for litigation proceedings.

320 Pitt St Sydney

Delay Expert

2023

CBRE

Refurbishment of 320 Pitt St Sydney Building.

Key achievements:

- > Evaluating complex concurrency issues
- > Preparation of independent delay analysis and delay expert report.

Middleton Prison Infill Expansion

Delay Expert

2023

Fairbrother

Restricted-minimum security prison near Castlemaine, operating as an open campus within a secure perimeter. A new 39-bed accommodation block, upgraded recreation building and commercial kitchen.

Key achievements:

- > Review of delay matters
- > Evaluating complex concurrency issues
- > Preparation of independent delay expert report.

KEY PROJECT EXPERIENCE – Building & Structures

MLC Centre Redevelopment Planning & Delay Consultant

\$170 million
Sep 2020 – Feb 22
Probuild Constructions

Redevelopment of iconic MLC Centre located at 25 Martin Place, Sydney.

Key achievements:

- > Monthly progress updating and reporting
- > Upstream reporting to senior managers
- > Detangling the complex contractual milestone arrangement and the impacts of progress on-site
- > Evaluating complex concurrency issues
- > Preparation of EOT claims
- > Defence preparation to Principal determinations.

Blacktown WestPoint Shopping Centre Delay Analyst

\$400 million
2009
Baulderstone & Hornibrook

Major extension of an existing shopping centre complex in Sydney's west including carparking, additional food and non-food tenancies.

Key achievements:

- > Redeveloped existing shopping centre complex
- > Construction of tunnel bus lanes through shopping complex and surrounding civil and roadworks
- > Program review and analysis
- > Assessment of major delay events and preparation of delay analysis reports.

KEY PROJECT EXPERIENCE – Hospitals

Orange Private Hospital

Planning Consultant

\$50 million

2020

Zauner Construction

The construction involved Levels 3 and 4 major fitout works. Level 3 comprised of 22 ward rooms, a rehabilitation exercise & psychology Centre, FOH, BOH, offices and a 'white-box' area for future expansion. Level 4 consisted of 7 individualised operating theatres, a recovery unit, FOH, BOH and offices.

Key achievements:

- > Validation and verification of work breakdown structure
- > Review and advise on program logic and program durations
- > Review and assess critical path items
- > Provide independent programming on program health.

Perth Children's Hospital

Delay Consultant

\$1.2 billion

2017

SEBA

The Perth's Children's Hospital provides art clinical care for future generations and facilities for pediatric research. It holds 298 beds, inpatient and outpatient care, ambulatory services and houses the State's first paediatric trauma centre.

Key achievements:

- > Fact-finding exercises of the extent of multiple delays experienced on the project
- > Comprehensive analysis of various delay events
- > Consideration of concurrency events
- > Preparation of claims with particular focus on delay analysis narrative.

Victorian Comprehensive Cancer Centre North & South Buildings

Planning Consultant

\$1.1 billion

2015

Grocon

The Victorian Comprehensive Cancer Centre (VCCC) hosts cancer research, treatment, education and care. The Victorian and Australian governments funded the construction of the VCCC building. The Victorian Government contracted Plenary Health via a Public Private Partnership. Plenary Health helped design, build and finance the VCCC.

Key achievements:

- > Weekly progress updating and reporting
- > Weekly planning, programming and logic reviews
- > Upstream reporting to senior managers
- > Detangling complex contractual milestone arrangement and the impacts of progress on-site.

KEY PROJECT EXPERIENCE – Roads

Prospect Highway Upgrade

Delay Expert

2023
Fulton Hogan

\$280 million upgrade on Prospect Highway in New South Wales consists of 3.6-kilometre stretch of road between Reservoir Rd to St Martins Crescent Sydney. This project was initiated to improve safety and travel times for motorists as well as pedestrians and cyclists.

Involvement:

- > Independent delay analysis on the issues experienced on the project.
- > Presentation to stakeholders on the independent delay analysis findings
- > Undertaking a concurrency review of multiple delays.

New Zealand State Hwy 1 Upgrade

Delay Expert

2019
Fletcher Acciona JV

The \$709.5 million upgrade extended the four-lane Northern Motorway 18.5km from the northern end of the Northern Gateway Toll Road at the Johnstone's Hill Tunnels, to State Highway 1 south of the Kaipara Flats Road intersection, north of Warkworth.

Involvement:

- > Fact-finding exercises of the extent of multiple delays experienced on the project
- > Comprehensive analysis of various delay events
- > Consideration of concurrency events
- > Preparation of claims with particular focus on delay analysis narrative.

Pacific Highway Upgrade Warrell Creek to Nambucca Heads

Delay Expert

2018
Acciona Ferrovia JV

The Australian and NSW governments jointly funded the \$830 million project. The project provides about 20 kilometre dual carriageway and opened to traffic between December 2017 and June 2018. The highway upgrade included large bridges over the Nambucca River and Warrell Creek along with new interchanges at Bald Hill Road, Warell Creek and north facing ramps at Old Coast Road. The new interchanges allow safer access on and off the highway and improved access to local communities.

Involvement:

- > Fact-finding and review of contemporaneous records to establish delay narrative.
- > Establishing causation and effect.
- > Presenting findings of delay analysis to Senior Management
- > Preparation of delay analysis in support of EOT claims.

KEY PROJECT EXPERIENCE – Treatment Plants

Bellbridge Wastewater Treatment Plant

Delay Expert

2023
Wiley

The Bellbridge sewerage treatment plant upgrade involved a change from a lagoon-based process plant into a mechanical method of treating wastewater.

Involvement:

- > Independent delay analysis on the issues experienced on the project.
- > Presentation to stakeholders on the independent delay analysis findings
- > Understanding the complexity of design interface specifications for client inputs delays
- > Undertaking a concurrency review of design, procurement and construction works.

Malabar Wastewater Treatment Plant

Delay Expert

2016
Ichor Constructions

The Malabar wastewater treatment plant treats 635,000 properties across 500 square kilometres and is the largest primary wastewater treatment plant in Australia. The catchment area reaches from Malabar to Blacktown and south to Campbelltown, NSW.

Involvement:

- > Fact-finding exercises of the extent of multiple delays experienced on the project
- > Comprehensive analysis of various delay events
- > Consideration of concurrency events
- > Delay report accompanying delay analysis.

Kenya and Northern Water Treatment Plant

Delay Consultant

2017
Laing O'Rourke

Kenya water treatment plant, located about 35km from Chinchilla, is a water treatment plant constructed as part of the Queensland Curtis LNG project of QGC. The QCLNG project is the world's first to convert natural gas from coal seams into liquefied natural gas.

The Northern Water treatment plant is located in Batemans Bay, a town and a bay situated in the South Coast region of NSW, Australia, and administered by the Eurobodalla Shire council.

Involvement:

- > Fact-finding and review of contemporaneous records to establish delay narrative.
- > Establishing causation and effect.
- > Presenting findings of delay analysis to Senior Management
- > Preparation of delay analysis in support of EOT claims.

KEY PROJECT EXPERIENCE – Rail

Sydney Metro – Pitt St Station

Delay Expert

\$463 million

2023

CPB Contractors

Landmark project to build a new metro railway station in Sydney's CBD and related oversite development.

Key achievements:

- > Evaluation of EOT claims
- > Evaluation of concurrent events
- > Defence preparation against unsubstantiated delay costs and EOT claims
- > Engagement as independent delay expert for adjudication proceedings
- > Independent programming and delay advice.

Sydney Light Rail

Delay Advisor

\$2.9 billion

2021

Acciona

Flagship project bringing light rail to Sydney's CBD and eastern suburbs.

Key achievements:

- > Provided guidance, strategic advice and leadership to the delay claims process
- > Managed and oversaw the preparation of all major delay claims and their corresponding delay programs
- > Assisted in preparing responses to delay queries that had been formally raised by other contractors and stakeholders.

KEY PROJECT EXPERIENCE – Solar Farms

Western Australia Solar Farms

Delay Expert

\$73 million

2023

JUWI Renewables

A solar farm located in Western Australia comprising of one 27.4 MW solar farm, another 10.7 MW solar farm and 10.1 MW/5.4 MWh battery energy storage system. The project provides fuel savings and reduce the end user's electricity greenhouse gas emissions from its nickel mines by 540,000 tons of CO₂e (carbon dioxide equivalent) over the first 10 years of operation.

Key achievements:

- > Understanding the complexity of design interface specifications for client inputs delays
- > Undertaking of explicit analysis on accommodation restrictions effect
- > Undertaking a concurrency review of design, procurement and other construction works.

Stockyard Hill Wind Farm

Delay Expert

\$700 million

2020

Goldwind

The facility consists of 149 wind turbines at a site approximately 35km west of Ballarat between Beaufort and Skipton.

Key achievements:

- > Fact-finding exercises of the extent of multiple delays experienced on the project
- > Comprehensive analysis of various delay events
- > Consideration of concurrency events
- > Delay report accompanying quantum analysis and write-up.

Griffith, Parkes, Narromine & South Keswick Solar Farms, NSW

Delay Advisor

\$35 million

2017

Bouygues Construction

The projects are located in the vicinity of the towns of Parkes, Griffith, Dubbo and Narromine with the combined power output of 130 megawatts.

Key achievements:

- > Engaged as an independent Delay Expert to assess various delay events experienced on the four projects
- > Led an investigation and fact-finding exercise to determine the complicated process involved with the energisation and registration process
- > Determined the extent of delays suffered on all four solar farms
- > Prepared a corresponding report with relevant evidence to support the position.

KEY PROJECT EXPERIENCE – Wind Farms

Macarthur Wind Farm, VIC

Planning Consultant

\$1 billion

2013

AGL

Wind farm in south-western Victoria with 140 x 3 MW turbines, currently the largest of its kind in the Southern Hemisphere.

Key achievements:

- > Involved in tender phase of project
- > Engaged in developing a client site construction program to establish an indicative completion date for the works
- > Assessed multiple concept designs and configurations and determine the time required under each scenario.

PROJECTS SUMMARY

Building, Structures, Mixed-Used Development & Commercial Complexes:

Project Name	Responsibilities	Client	Year
Middleton Prison Infill Expansion	Programming & Disputes	Fairbrother	2023
391-393 Oxford St Paddington	Programming & Disputes	Private client	2023
320 Pitt St Sydney	Programming & Disputes	CBRE	2023
Splendour Bellevue Hill	Programming	Growthbuilt	2023
MLC Centre Redevelopment	Programming & Claims	Probuild	2021
Greenland Tower	Programming & Disputes	Probuild	2020
Hotel Indigo	Programming & Claims	Hindmarsh	2020
Horizon Apartments NZ	Programming & Claims	Ganellen	2020
636–646 New South Head Rd	Programming & Claims	Ultra	2020
Parliament Square Hobart	Programming	Vos Construction	2020
Otago University NZ	Programming & Disputes	Thermosash	2020
114 Albert Rd Upgrade Sth Melb	Programming & Claims	Mann Group	2020
Commercial Bay NZ	Programming & Claims	Ganellen	2020
One Hurstville Plaza	Programming & Claims	Ganellen	2020
King & Phillip St Tower	Programming & Claims	Ganellen	2020
Eden View New Zealand	Programming & Claims	Ganellen	2020
Newmarket Ranwick	Programming & Claims	Ganellen	2020
Orange Private Hospital	Programming	Zauner Construction	2020
Twenty95 Manly	Programming & Disputes	Grocon	2020
Edmondson Park Town Centre	Programming & Disputes	Probuild	2019
Baxter Rd Serviced Apartment Complex	Programming	Zauner Construction	2017
95 Queen St Redevelopment	Programming & Disputes	Samssons Projects	2017
Mixed Use Development Westmead	Programming & Disputes	Ichor Constructions	2017
Redlands Senior Camps Redevelopment	Programming & Disputes	Ichor Constructions	2017
Railway Rd Apartment Complex	Programming & Disputes	Next Constructions	2017
Perth Children’s Hospital	Programming & Disputes	SEBA	2017
RAAF Base Williamtown	Programming & Disputes	Lendlease	2017
Ramsgate Beach Town Centre	Programming & Claims	Ichor	2016
Sunnybank Hills RACF	Disputes	Grindley	2016
The Residences Lifestyle Manor Bondi	Programming & Reporting	Australian Unity	2016
580 George St Sydney	Disputes	Lipman	2016
New Quay Promenade Docklands	Programming & Reporting	MAB	2016
Dee Why PCYC	Disputes	Prime Constructions	2015
Cherrybrook Aged Care Facility	Disputes	Metric Interiors	2015
New Quay Promenade	Programming & Reporting	MAB	2015
Macarthur Gardens Retirement Village	Programming	Zadro	2015
West Pymble Aquatic Centre	Programming & Disputes	Ichor	2015

PROJECTS SUMMARY

Building, Structures, Mixed Used Development & Commercial Complexes cont.:

Project Name	Responsibilities	Client	Year
Breakfast Point Apartments	Programming & Disputes	Lewence	2015
Victorian Comprehensive Cancer Centre	Programming & Scheduling	Grocon	2015
RMIT University Melbourne	Programming & Scheduling	Honeywell	2015
Doha Festival City Qatar	Programming	ALEC	2014
Townsville Shopping Centre	Programming & Disputes	Laing O'Rourke	2014
Paragon on Arthur	Programming & Disputes	Walton	2014
The Ivy	Programming & Disputes	Lucas Stewart	2014
One Central Park Sydney	Programming	Watpac	2014
Curtin University Perth	Programming & Disputes	Woods Baggot	2013
Blacktown WestPoint	Programming & Disputes	BHPL	2009
Amberley RAAF Base Williamtown	Programming & Disputes	Laing O'Rourke	2009
Dee Why RSL	Programming & Disputes	Kell & Rigby	2008
West Illawarra Leagues Club	Programming	Classic	2007
Mount Annan Amenities	Construction Management	Camden CC	2006
Allambie Heights Amenities	Construction Management	DOC	2005
Peakhurst Public School Amenities	Construction Management	DOC	2005
Middle Harbour Public School Amenities	Construction Management	DOC	2005
Chromehurst Public School Amenities	Construction Management	DOC	2005

Residential:

Project Name	Responsibilities	Client	Year
77-79 Osborne St Nowra	Programming & Claims	PBS Building	2021
Pioneer & Boronia Lodge Gerringong	Programming & Claims	PBS Building	2021
Edmondson Park Residential Precinct 1	Programming & Claims	Growthbuilt	2021
Scott Point Special Housing Area NZ	Disputes	Private client	2019

PROJECTS SUMMARY

Utilities:

Project Name	Responsibilities	Client	Year
Bellbridge Wastewater Treatment Plant	Programming & Disputes	Wiley	2023
Malabar Wastewater Treatment Plant	Programming	Ichor Constructions	2016
Kenya Water Treatment Plant	Programming & Disputes	Laing O'Rourke	2014
Northern Water Treatment Plant	Programming & Disputes	Laing O'Rourke	2013
Newman HV System Augmentation	Programming & Disputes	Downer	2013
Sydney CBD 132kV Cable Tunnel	Programming	Energy Aus	2010
Bootawa Water Treatment Plant	Programming & Disputes	Reed	2010

Civil:

Project Name	Responsibilities	Client	Year
Prospect Hwy Upgrade	Programming & Disputes	Fulton Hogan	2023
Canterbury Rd Stage 2 Upgrade	Programming & Disputes	Abergeldie	2022
300 Manchester Rd Auburn	Programming & Claims	Mann Group NSW	2021
New Zealand State Hwy 1 Upgrade	Programming & Disputes	Fletcher Acciona JV	2019
Springbrook Rd QLD	Programming & Disputes	SRG	2019
WestConnex New M5 Stage 2	Programming & Disputes	RMS	2019
Pacific Highway Upgrade – Warrell Creek to Nambucca Heads	Programming & Disputes	Acciona Ferrovia JV	2018
Berneria Road Prestons	Programming & Disputes	Nace	2014
Anglesea Borefield Victoria	Programming & Disputes	Barwon Waters	2011
Liverpool Hoxton Park Rd Upgrade	Programming & Disputes	RTA	2010
Narrabeen Multi-Use Trail	Programming & Disputes	Fleetwood	2009
San Marino Drive Roundabout	Construction Management	Liverpool City Council	2006

Infrastructure:

Project Name	Responsibilities	Client	Year
Launceston Airport	Programming & Claims	Maz Group	2023
WestConnex Rozelle Interchange	Programming	EnerMech	2021
WestConnex M4-M5 Link	Programming & Claims	EnerMech	2021
WestConnex M5	Programming & Disputes	EnerMech	2021
Keepit Dam	Programming & Disputes	SRG	2019
Keepit Dam	Programming	SRG	2017
Fairbairn Dam QLD	Programming & Disputes	SRG	2017

PROJECTS SUMMARY

Energy & Renewables:

Project Name	Responsibilities	Client	Year
Project EnergyConnect	Programming & Disputes	Elecnor	2023
Northern Goldfields Solar	Programming & Disputes	JUWI Renewables	2023
Stockyard Hill Wind Farm	Programming & Claims	Goldwind	2020
Griffith Solar Farm	Programming & Disputes	Bouygues Construction	2017
Narromine Solar Farm	Programming & Disputes	Bouygues Construction	2017
Parkes Solar Farm	Programming & Disputes	Bouygues Construction	2017
South Keswick Solar Farm	Programming & Disputes	Bouygues Construction	2017
Wheatstone Permanent Buildings	Programming & Disputes	Bechtel	2017

Industrial:

Project Name	Responsibilities	Client	Year
Deception Bay Storage Facility	Programming & Disputes	Storco	2022
Liebherr Facility Erskine Park	Programming	Thiess	2014
Sydney Port Botany Terminal 3	Programming & Disputes	Laing O'Rourke	2014

Marine:

Project Name	Responsibilities	Client	Year
Barangaroo Ferry Hub	Programming & Disputes	McConnell Dowell	2017
Port Headland Marine Demolition	Programming & Disputes	CMA	2010

Oil and Gas:

Project Name	Responsibilities	Client	Year
Puffin Oil Field	Programming & Disputes	AED	2011

Mining:

Project Name	Responsibilities	Client	Year
Karara Iron Ore Project	Disputes	KML	2016
Woleebee Camp Project	Programming & Disputes	Laing O'Rourke	2013
Yandi Iron Ore Mine	Programming & Disputes	Laing O'Rourke	2013
Broadmeadow Sustaining Operations	Programming & Disputes	Laing O'Rourke	2013
FMG Christmas Creek	Programming & Disputes	Downer	2012
NCIG Coal Export Terminal	Programming & Disputes	Thiess	2011

PROJECTS SUMMARY

Rail:

Project Name	Responsibilities	Client	Year
Sydney Metro – Pitt St Station	Programming & Disputes	CPB	2023
Western Sydney Airport SSTOM	Programming	CPB	2022
Parramatta Light Rail	Programming & Claims	CAF	2020
Waratah Train Station Upgrade	Programming & Claims	Gartner Rose	2019
Wye Train Station Upgrade	Programming & Claims	Gartner Rose	2019
Lilyfield Maintenance Depot	Programming & Claims	Acciona	2019
Randwick Stabling Yard	Programming & Claims	Acciona	2019
Sydney Light Rail	Programming, Claims & Disputes	Acciona	2019
Rozelle Tramsheds Redevelopment	Disputes	Quasar Constructions	2017
Wickham Transport Interchange	Programming & Disputes	TfNSW	2016
Richmond Terminal Station Rebuild	Programming	Leighton	2014
North West / South West Rail Link	Programming	TIDC	2008
Hunter & Oscar Rail Cars	Programming & Disputes	RailCorp	2008
Waratah Trains Project	Programming & Disputes	RailCorp	2008
Revesby Turnback Project	Programming & Disputes	TIDC	2007
Chatswood Transport Interchange	Programming & Disputes	TIDC	2007
West Pymble Train Station Upgrade	Construction Management	RailCorp	2005