

CURRICULUM VITAE – Steve Wrate

Name: Richard Stephen Wrate
Qualifications: BSc, FRICS
Nationality: British
Position: Director
Marital Status: Married



Qualifications: Fellow of the Royal Institution of Chartered Surveyors (1993)
Professional Associate of the Royal Institution of Chartered Surveyors (1973)
BSc in Quantity Surveying (1972).

Experience - Employment:

2003 to Date Director of DAQS Ltd., Construction Consultants, Quantity Surveyors, Delay Analysts
1997 – 2003 Principal of Steve Wrate QS Ltd. – Responsible for All QS functions
1985 – 1996 Partner - Multi-disciplinary Practice – Responsible for All QS functions.
1980 – 1984 Associate Partner - Multi-disciplinary Practice – Responsible for All QS functions in one office.
1976 – 1979 Quantity Surveyor - Multi-disciplinary Practice – Responsible for QS division in one office
1972 - 1976 Assistant Quantity Surveyor – Private Quantity Surveying practice – Nottingham – Responsible for projects from inception to completion
1970 - 1971 Assistant Quantity Surveyor - as part of a Sandwich Degree in Quantity Surveying – Pharmaceutical PLC – Nottingham

Experience – General Quantity Surveying and Project Management –

From 1985 he was involved in all the aspects of the professional side of the Construction Industry. As the Quantity Surveying Partner he was responsible for ensuring that all traditional QS services were carried out including feasibility studies, estimates of costs, tender documentation, tender assessments and recommendations, contract documents, post contract cost control, interim valuations and agreement of final accounts.

In addition, he advised the Practice on suitable procurement methods for projects which required something less traditional to achieve Clients timetables.

He has acted as a Construction Manager on a Construction Management contract to provide a £4 million factory in less than 12 months from approval of a sketch plan.

He has been involved in Design and Build contracts and has taken the role of Employers Agent. He successfully fulfilled this position on several different types of project ranging from £3 million Area Sorting Office for Royal Mail to £150,000 residential schemes for a Housing Association. He also procured work assisting in the preparation of D & B tenders for Contractors, notably for the National Tennis Centre in Nottingham.

As a Partner of a Multi-disciplinary Practice and as a Director of DAQS, he has been responsible for liaising with Clients, the procurement of work, taking instructions and giving contractual, financial and design advice 'on the front line'.

He has engaged to provide cost advice to developers and funding institutions and has also assisted as an expert witness.

He is a member of the East Midlands Regional Board of the RICS.

Sample appointments (in chronological order):-

- ❑ Conversion of Stable Block into Visitors Centre, Rufford Park - £1.5 million (circa 1980-81)
- ❑ Factory and Warehouse, Scunthorpe – Contract Management and Full QS Service – £3.6 million (1986-87)
- ❑ Council Offices, Loughborough – full QS service - £4.2million (1990 –92)
- ❑ Restoration of Historical Railway Station, Nottingham – Project Management and QS service - £750,000 (1992-93)
- ❑ Council Offices, Sleaford – full QS service - £3.5 million (1992 –94)
- ❑ Restoration of Historical Railway Station, Whitby & Conversion to Office and Retail Use - £500,000 (1994-95)
- ❑ Extension, Alteration and Refurbishment to Pharmaceutical Company’s outlets nationally– full QS service - £1.5 million per annum (1990 onwards)
- ❑ Extension, Alteration and Refurbishment to Brewery outlet properties in the Yorkshire area –full QS service - £1 million per annum (1991 – 1995)
- ❑ Housing Association Refurbishment and New Housing – full QS service – Humberside Area - £3 million (1996)
- ❑ Daycase Centre, Mansfield – full QS service - £1 million – (1996)
- ❑ Site Development Works to Restore Contaminated Area, Worksop – full QS service - £1.5 million (1996)
- ❑ Royal Mail Sorting Office, Nottingham – Employer’s Agent - £3.5 million – (1995-96)
- ❑ Ten-Pin Bowling Alley, Taunton – Employer’s Agent - £0.9 million – (1996)
- ❑ Fitness Centre, Nottingham – full QS service - £1 million – (2002)
- ❑ New House, Nottingham – full QS service - £500,000 – (2006)
- ❑ Swimming Pool in Conservation Area, Nottinghamshire – full QS service - £700,000 (2008)
- ❑ New House and Swimming Pool Nottinghamshire – full QS service - £1,500,000 (2009)
- ❑ Nursing Homes, Nottingham Area – post-contract valuations for funders - £500,000 (2011-2013)
- ❑ Extension and Refurbishment of Listed Residence – full QS service - £300,000 (2011)
- ❑ Restoration of Church and New Church Hall in Conservation Area – full QS service - £1,200,000 (current)
- ❑ Community Centre – full QS service - £1,800,000 (2012)
- ❑ Restoration of Heritage Site – full QS services - £500,000 (current)
- ❑ Housing Development – QS services to support Developer - £2,500,000 (current)
- ❑ Construction of Apartments – QS services to support Developer - £5 million (current)
- ❑ Church and Church-owned Properties Restoration Projects – Cost Advice (2010-date)
- ❑ Student Accommodation – full QS services – £3 million (current)

Experience – Claims and disputes – Expert Witness work - Sample appointments

- ❑ Assisting Expert Witness – Quantum – Claim for quantum meruit – office block – instructed by client – contractor against employer – High Court action. Amount of claim £7,000,000 (1999- 2002)
- ❑ Assisting Expert Witness – Quantum and Planning – Claim for negligence – custom-purpose high intensity serviced building – instructed by Employer – Employer against Consultants – advice and claim preparation. Amount of claim £12,000,000 (2011)
- ❑ Expert Witness – Quantum – Claim for quantum meruit - instructed by Employer – adjudication – valuation of variations. Amount of claim £300,000 (2012)