

Richard Stephen Wrate trading as Steve Wrate QS
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SWQS



CURRICULUM VITAE

Name: Steve Wrate
Qualifications: BSc. FRICS (retired)
Nationality: British
Marital Status: Married

Steve attained a BSc in Quantity Surveying in 1972, was elected as a Professional Associate of Royal Institution of Chartered Surveyors in 1973 and as a Fellow of the RICS in 1993. He has a wealth of experience and several Clients willing to provide references.

EXPERIENCE: EMPLOYMENT HISTORY

2015 to date	Principal of Steve Wrate QS – Responsible for all QS functions
2003 - 2015	Director of Practice of 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 Steve 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, especially those that 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 been engaged to provide cost advice to developers and funding institutions on several schemes including on-site valuations for draw-down purposes and has also assisted as an expert witness.

Steve has recently served as a member of the East Midlands Regional Board of the RICS.

SAMPLE APPOINTMENTS (IN CHRONOLOGICAL ORDER):-

- ❑ **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 -)**
- ❑ **Royal Mail Sorting Office, Nottingham – Employer’s Agent - £3.5 million – (1995-96)**
- ❑ **Fitness Centre, Nottingham – full QS service - £1 million – (2002)**
- ❑ **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 Nottinghamshire – full QS service - £300,000 (2011)**
- ❑ **Restoration of Church and New Church Hall Derbyshire – full QS service - £1,200,000 (current)**
- ❑ **Community Centre, Nottinghamshire – full QS service - £1,800,000 (2012)**
- ❑ **Housing Development, Nottingham – QS services to support Developer - £500,000 (2013)**
- ❑ **Student Accommodation, Lincoln – full QS services – £3 million (2013)**
- ❑ **New House, Rutland – full QS Service – negotiated contract - £2.5 million (2013)**
- ❑ **Cost Advice on Passivhaus Residence, Peak District - £900,000 - (2014)**
- ❑ **Housing Development, Lincoln – QS services to support Developer - £2,500,000 (2015)**
- ❑ **Construction of Apartments, Spalding – QS services to support Developer - £5 million (2016)**
- ❑ **Church and Church-owned Properties Restoration Projects, London – Cost Advice (2010-date)**
- ❑ **Restoration of Lock-keeper's Cottage, Nottinghamshire - Heritage Site - £500,000 (2015)**
- ❑ **New House, Nottinghamshire – full QS Service – £600,000 (2017)**
- ❑ **New House, Lincolnshire – Contract Administrator & full QS Service – £550,000 (2017)**
- ❑ **Residential Developments, Northamptonshire, Warwickshire and Lincolnshire - cost advice for funders - £200,000 - £750,000 (on-going)**
- ❑ **Factory Extensions and Refurbishment, Southampton - QS Service - £7,000,000 (current)**
- ❑ **Passivhaus residence, Widmerpool – QS support to self-build developer - £650,000 (current)**
- ❑ **New House, Southwell – full QS service - £1,350,000 (2017-18)**
- ❑ **House Extensions and Alterations, The Park, Nottingham – QS Service - £200,000 (current)**
- ❑ **Refurbishment of Cottages, Kneeton, Nottinghamshire - £200,000 (current)**
- ❑ **Advisor to Newark Showground’s procurement team – QS & CA - £100,000 upwards (on-going)**
- ❑ **Alterations to Urgent Care facilities in 3 Lincolnshire Hospitals - £225,000 (current)**
- ❑ **28 Apartments, West Bridgford – QS services to support developer - £7,000,000 (current)**

EXPERIENCE – CLAIMS AND DISPUTES – SAMPLES OF EXPERT WITNESS WORK

- ❑ **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)**