

James Mullineaux

AREAS OF EXPERTISE

Main Contractor QS, PQS

& Employer's Agent

Cost Planning

Tendering

Procurement

Cost Management

Contract Administration

Change Control

Subcontractor Management

Client Management

SECTOR EXPERIENCE

High-End Residential

Private Residential

Affordable Housing

Multi Storey Residential

Refurbishment

Commercial/Industrial

Infrastructure

Heritage/Listed Property

PERSONAL SUMMARY

I am a dynamic, pragmatic and forward thinking Quantity Surveyor who is well versed in contract knowledge, procurement and cost management. I possess multi-sector versatility demonstrated by a successful record of task management, problem solving and project delivery for main contractors, multidisciplinary consultancies and clients.

Having acquired experience across a wide-ranging portfolio of projects and different forms of construction contracts, I aim to lead by example, instil trust and add value to any project I am involved with.

My driven nature enables me to work methodically with an accurate eye for detail continually delivering a professional service and value for money.

CAREER HISTORY

Llama Group Limited, Cheshire

Senior Quantity Surveyor April 2017 – Present

Main Projects to date Include:

- **The Spinney – Knutsford** Major Refurbishment, Extension and Fit Out Works of High End Residential Property - Value £3.25m
- **The Whitehouse, Acton Bridge, Cheshire** Major extension and re-modelling of large country residence and external works - Value £2.5m
- **The Grange, Bridgnorth, Shropshire.** Major fit out and remodelling of Grade II Listed Property complete with Extension works - Value £3m
- **Ashbrook Barn, Abbots Bromley, Staffordshire.** Complete New build of High End fine country residence - Value £2.25m

Primary Roles / Responsibilities

- Preparation of initial construction Budgets for client agreement
- Preparation of Value Engineering exercises as required
- Preparation of JCT Design and Build contracts
- Preparation of Subcontract packages
- Appointment and administration of subcontractors on site
- Management of Change Order and Variation Accounts
- Interim Valuation and Final Account Agreement

Thomas Barnes (Plc), Bury

Project Quantity Surveyor April 2015 – Dec 2016

Main Projects Include:

- **Kendal College** Extension and refurbishment - Value £1.25m
- **Higher Broughton Health Centre** New Build Value £4.75m

Primary Roles / Responsibilities:

- Tendering, procurement and contract administration
- Preparation, and formal issue of JCT98/05 and NEC3 contracts
- Co-ordination and chairing of design team and progress meetings
- Cost management / assessment of main contractor valuations
- Financial reporting / preparing, negotiating and agreeing final accounts
- Assisting Senior Project Managers on site.

DLP Ltd, Manchester

Senior Quantity Surveyor

May 2013 – April 2015

Main Projects Include:

- Salford City Council - Void Property Grant Schemes
- Various North West Local Councils – Disabled Adaptation Schemes

Primary Roles / Responsibilities

- Attending site to assess and schedule out required works
- Liaising with client and Local Authority on works required
- Pricing up works for in house labour
- Preparing subcontract packages for M&E works
- Agreeing variations and Final accounts with Local Authority
- Financial reporting
- All this was fast paced work of short contract duration

PERSONAL*Ambitious**Enthusiastic**Pragmatic**Practical Problem Solver**Full UK Driving Licence***Richmond Square Construction, Isle of Man**

Project Quantity Surveyor

Sep 2010 – Oct 2012

Main Projects Include:

- **Oak Hill Mansion**, New Build Country Estate Value £16m+
- **Thie Ny Strooan** New Build residential dwelling Value £9m+
- **The Mallards**, New Build Country Estate Value £18m+

Primary Roles / Responsibilities:

- Tendering and procurement of specialist bespoke materials
- Preparing subcontract packages for M&E works
- Management of Change Order and Variation Accounts
- Interim Valuation and Final Account Agreement
- Financial reporting
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PROFESSIONAL*Ms Excel**MS Word**Ms Project***Dandara Group, Isle of Man**

Project Quantity Surveyor

Sep 2003 – Aug 2010

Main Projects Include:

- Multi Storey Apartment Developments – Value up to £10m
- New Housing Developments – Up to 400 units
- New Build Commercial Units – Up to 50,000sq ft

Primary Roles / Responsibilities:

- Appointment of specialist sub-contractors
- Cost management / assessment of sub-contractor valuations
- Site visits / inspections carried out for commercial meetings
- Financial reporting / preparing, negotiating and agreeing Final Accounts

CONTACT

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Location:

Astley, Manchester. M29.

ACADEMIC QUALIFICATIONS**University College Salford**

Sep 1988 – Jun 1996

- BSc (RICS accredited) Quantity Surveying
- HNC Building Studies
- ONC Building Studies