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## **JAMES BECKWITH**

MA, MSc, LL.M, FRICS, FCI Arb, FAIQS, CQS

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### **Mensura Limited**

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### **SKILLS**

QUANTITY SURVEYING  
PROJECT MANAGEMENT  
CONTRACT ADMINISTRATION  
PROCUREMENT  
BIM  
BOQ PRODUCTION  
COST PLANNING  
PROJECT MONITORING  
PROJECT GOVERNANCE  
PROJECT AUDITING  
EXPERT WITNESS - QUANTUM  
ADJUDICATION  
ARBITRATION  
APC COACHING/TRAINING

### **PROFILE**

James is a director of Mensura Limited, a consultancy firm specialising in the SME development market. He brings over 15 years post qualification experience and is a commercially astute Quantity Surveyor and Project Manager.

Qualified as a Chartered Quantity Surveyor in 2008 (MRICS), James a Fellow of the Royal Institution of Chartered Surveyors (FRICS), Fellow of the Australian Institute of Quantity Surveyors (FAIQS), Certified Quantity Surveyor (CQS) and Fellow of the Chartered Institute of Arbitrators (FCI Arb). James holds master's degrees in Surveying (MSc), Construction Law (LLM) Arbitration and Adjudication and an MA in History.

James is a Registered Expert Witness with the Australian Institute of Quantity Surveyors and a Panel Adjudicator on the UK Adjudicators Panel, the CIC & CI Arb LVD MAP Panels.

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### **ACADEMIC**

- Master of Laws, Construction Law, Arbitration and Adjudication
- Master of Science Surveying
- Master of Arts History

### **MEMBERSHIPS**

Fellow, The Royal Institution of Chartered Surveyors  
Fellow, The Chartered Institute of Arbitrators  
Fellow, The Australian Institute of Quantity Surveyors  
Certified Quantity Surveyor, The Australian Institute of Quantity Surveyors  
Registered Expert Witness, The Australian Institute of Quantity Surveyors  
Panel Adjudicator, UK Adjudicators, CIC & CI Arb Low Value Disputes Model Adjudication Procedure



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## EXPERIENCE

### *Residential*

- Cost Planning, Residential Scheme, Edinburgh, Water of Leith. Preparation of cost plan for a developer undertaking a residential development in Edinburgh. This appointment included preparation of RIBA stage 3 cost plan, liaison with design team, client and contractors to prepare the detailed cost plan document for use in design development process and to support acquisition of funding for the scheme (£2m)
- COLPAI, Residential Tower, Barbican, City of London, I was appointed to the role of NEC Project Manager (Contract Administrator) for a £50m residential development with school building in Central London. Duties here included all contract administrator duties, the issuing of notices for compensation events, acceptance of programmes, implementation of compensation events and valuations processes. The project was in some distress when I began on the scheme and tasked with changing attitudes and behaviours within the team and have been credited with turning the project around to now include a stable team dynamic and provided the scheme with a platform from which the project can move forward to completion (£50m)
- Hornsey Social Housing Trust, Extension and Redevelopment, Hornsey, London. Project manager for a refurbishment and extension of residential apartments at a Social Housing Trust. Brought in in a project recovery role where the project was 12 months late and faced significant cost over runs with large loss and expense claims. Tasked with changing behaviours and correcting the course of the project pushing this to a close. My role as Project Manager included all aspects of Contract Administration. Reviewed and awarded an appropriate extension of time and reviewed and reduced the loss and expense claim. Further we corrected the behaviours within the contractor organisation to provide fully supported claims enabling the PM team to complete their L&E and EOT reviews (£5m)



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- Flame Tree Court, Airlie Beach, Independent Bank Monitor for the construction of new apartments in Airlie Beach North Queensland. The works included preparation of the initial lender's report and monthly drawdown reports. (AUD\$10m)
  - Latitude Development, Airlie Beach, Independent Bank Monitor for the construction of new apartments in Airlie Beach North Queensland. The works included preparation of the initial lender's report and monthly drawdown reports. In addition to the monthly drawdown reports I was required to measure and value all variations on the project (AUD\$45m)
  - Double Cone Development, Airlie Beach, , Independent Bank Monitor for the construction of new apartments in Airlie Beach North Queensland. The works included preparation of the initial lender's report and monthly drawdown reports (AUD\$25m)
  - Bargara Development, Bundaberg, , Independent Bank Monitor for the construction of new apartments in Airlie Beach North Queensland. The works included preparation of the initial lender's report and monthly drawdown reports (AUD\$20m).
  - Albion Flour Mill, Brisbane, Cost Planning role for the Albin Flour mill development. The scheme included a mixed use site with 5No apartments buildings, office buildings and central shopping precinct (AUD\$150m)
  - Church Farm Development, South East England, , Post contract cost control for a small residential development in South East England (£1.2m)
  - Albion Grove Development, Richmond London, Cost planning, tendering and tender negotiations for a development of 5No houses in Richmond London (£1.2m)
  - Wates House Development, Southampton, Cost planning exercise for a permitted development commercial to residential development to be constructed in Southampton, (£2m)
  - Cost Planning, Residential Scheme, Glasgow, Bearsden,. Preparation of cost plan for a developer undertaking a residential development in Glasgow. This appointment included preparation of RIBA stage 3 cost plan, liaison with design team, client and contractors to prepare the detailed cost plan document for use in design development process and to support acquisition of funding for the scheme (£5m)



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*Hotels*

- Cost Planning (RIBA Stage 3), Hotel, Glasgow, Cost Plan production for a hotel development in Glasgow including the demolition of existing structures, site remedial works and construction of a new hotel including operators fitout costs (£30m)
- Project Audit, Glasgow Central Hotel, Monitor role for investors purchasing a suite of hotel buildings across the UK. The role include the review of all construction costs for the fitout and improvement works prior to the acquisition of the hotel by my client. My report formed part of the due diligence prior to acquisition (£30m).
- Project Audit, Birmingham Grand Hotel, following a period of contract negotiation , scope development and contract sum adjustments my role took on a monitoring role for investors purchasing a suite of hotel buildings across the UK. The role include the review of all construction costs for the fitout and improvement works prior to the acquisition of the hotel by my client. My report formed part of the due diligence prior to acquisition, (£30m)
- Cost Planning, Glasgow. Preparation of cost plan for the development of a hotel building in Glasgow. The scheme included the demolition of an existing office building and construction of a new build hotel building fitted out for 2 different suppliers.. This appointment included preparation of RIBA stage 2 cost plan, liaison with design team, client and contractors to prepare the detailed cost plan document for use in design development process, (£38m)

*Public*

- Kew Gardens, Project Governance, DEFRA Funded Refurbishment Programme, This project saw me take the lead in developing a project governance strategy for Kew Gardens working closely with the Construction Director, the Finance Team and the Estates Department to establish a robust cost reporting model that could capture the project progress and cost reports and report both to Estates, Finance and central government. This project involved considerable change management and behavioural change within the client organisation (£30m)
- Kennington Adventure Playground, London Borough of Lambeth, Project Manager on a new build adventure playground and community centre for a local authority. Project Manager under the NEC contract which include



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all aspects of contract administration for the head contract. I was also involved with facilitating the formation of various sub-contracts alongside the Main Contractor's commercial team. This project was shortlisted NEC Awards Small Project of the Year 2015 with the judges making specific mention of the collaborative payment regime that was agreed at my suggestion to ensure the project progressed in a positive manner (£2m)

*Commercial & Office Space*

- Cats Protection, Project Governance, Following on from the work at Kew a member of the client organisation joined Cats Protection and was appointed to establish a similar process within this organisation. Here we established a reporting regime and project control regime for the capital project programme liaison directly with the Head of Construction and Head of Finance to ensure accurate financial reporting and effective cost control (£30m)
- Knight Dragon, Design District, Employer's Agent for a commercial development in London to develop 16 office buildings. This scheme included the appointment of 8 different Architects and was delivered via a lump sum D&B process. Key role in driving the project forward closely working with the client estates team and Construction Director to deliver the project. Tasks included negotiating the head contract and all aspects of contract formation working in conjunction with the Contractor and Client Legal team. Responsible for the issuing of all contract notices including valuation payments and variations instructions, as well as confirming site possession and practical completion of relevant sections. This was complex due to the number of design team members involved in the scheme (£50m)
- Knight Dragon Event Space, Employer's Agent for a new build project to provide a large event space building on the Greenwich Peninsula. This involved budget setting, cost planning and managing the tender process. This project included a significant portion of groundworks. (£5m)
- Deutsche Bank, Facilities Capital Programme 13, 14, & 15. The works included sprinkler tank works, UPS replacement, smoke extract installation, distribution board replacements, etc. I was responsible for bidding, fee submission and profitability on this programme (13, £4m, 14, £6m & 15, £11m)



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- Social Justice Centre, London Borough of Lambeth, Cost Consultant for the Social Justice Centre in Lambeth South London. This involved the refurbishment of an existing factory building into office space, alongside a new build element. The project faced many issues firstly the client business model was to provide office space for local start up businesses and low rent, this led to a very limited budget for the scheme. Procurement was a challenge given this cost profile and significant value engineering exercises were undertaken with the Contractor and Architect to ensure the scheme was viable. Secondly once the existing building was stripped out many structural issues were discovered which drove change and increased costs. Given the Client's business model for the scheme this was a challenge and cost control post contract was difficult. Overall the project was brought in to a cost that was palatable to the client. The project achieved a RIBA award for the Project of the Year (London) with the judges praising what was achieved within such a restricted budget (£5m,)

*Contentious Construction*

- Adjudication, wrongful termination, party representative, (dispute value £800k)
- Adjudication, termination of contract due to abandonment, (dispute value £300k)
- Adjudication, party representative, payment dispute related to assessment of variation, (dispute value £50k.)
- Adjudication, party representative, final account dispute with insolvent party, (dispute value £300k)
- Adjudication, party representative, disruption and delay, (dispute value £800k)

*Health*

- Midlands Metropolitan Hospital, NEC Project Manager for the IT Subcontractor on the Midlands Metropolitan Hospital project in Birmingham. In this role I trained the team on the proper NEC administration processes, managed the production of Early warning Notices, Compensation Event Notifications and programme submissions. (£3m)
- SLAM – Place of Safety, NEC Contract. Quantity Surveying role for the construction of a new place of safety ward for the South London and Maudsley NHS trust. The role included cost planning, post contract



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- valuations and assessment of compensation events (£3m)
  - SLAM – Building Remedials, NEC Contract. Quantity Surveying role for building remedial programme.. The role included cost planning, post contract valuations and assessment of compensation events (£500k)
  - Rockhampton Hospital Cancer Ward. Cost Planning role for the construction of a new build cancer ward at the Rockhampton Hospital including the construction of new operating theatres, cancer wards and renal dialysis ward (AUD\$70m)
  - Belmont Hospital, Quantity Surveying role for the fitout and improvement works to Belmont Hospital Brisbane (AUD\$1m,)
  - Vison Australia, Coorparoo, Construction of new headquarters for Vison Australia who support patients with sight difficulties. The role included all manner of cost planning, tendering and post contract cost control (AUD\$5m)
  - Prince Charles Hospital Chermside, Gastro Ward Construction. Cost Planning for the construction of a new Gastroenterology ward at the Prince Charles Hospital in Chermside Brisbane Australia (AUD\$200m)
  - Satellite Hospitals, Post Contract Quantity Surveying Role for the Satellite hospital programme for Queensland Health in Brisbane, including the construction of 2No new building hospital buildings in Bribie Island and Kallangur (AUD\$280m)
  - AIDP Ward, Cost planning for the construction of a new ward building located in Ipswich Greater Brisbane for Queensland Health (AUD \$80m)

### *M&E Quantity Surveyor Works*

- Office fitout works HSBC, Full QS and CA role on a programme of critical facilities works in order to support business resilience. Including replacement of critical cooling, coils, UPS and basement smoke extract system, (£5m)
- Generator Dilapidations and AC Works; Birmingham, HSBC, lead cost consultant for the project to replace the existing building backup system at a city centre office in Birmingham. Cost planning, tendering and post contract cost control for this scheme (£350k)
- Gas Suppression and Lift Replacement Works, HSBC, lead consultant for the project to install a Gas Suppression System within an existing Call Centre



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Server Room, including the replacement of an existing lift, (£300k)

- Swansea Breeam Works, Breeam Very Good, HSB, cost consultancy for an upgrade works programme to achieve Breeam Very Good, including significant services works (£600k)
- AC Cooling Works, Deutsche Bank, lead cost consultant for the project to upgrade the existing cooling infrastructure throughout the training and regional management offices within a Centre of Excellence.

*Defence*

- New Wharf Construction, Cost Planning for the construction of a new wharf and associated landside infrastructure for the Australian Navy to support submarine operations (AUD\$50m)
- Helimods, Cost Planning for the construction of new landside and airside facilities for Helimods to support their business expansion to undertake modifications to Australian defence aircraft, (AUD\$20m)

*Mining*

- BHP Mining Village Cost Planning and Scope of works Confirmation. Cost planning for works to construction mining accommodation villages and central facilities for the remote sites in Western Australia supporting BHP mining operations (AUD \$2bn)

*BOQ Measurement*

- BOQs for all trades and on some significant projects including the North Lakes Hospital in Brisbane, The Brisbane City Hall Refurbishment, the Solitio Apartments and Services Trades for residential and commercial projects.
- Taught with the UCEM on Quantification and Costing of Construction Work module which teaches standard method BOQ measurement.