Senior Quantity Surveyor | Tier One Contractor | Dublin, Ireland



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- Opportunity for an experienced Senior Quantity Surveyor to take ownership of the commercial management of major construction projects in Dublin.
- The role involves leading commercial strategy, procurement, contractual management, financial reporting and risk management to maximise project performance and commercial returns.
- A senior position offering the opportunity to lead and develop junior commercial staff while working closely with project management and construction teams.

Oradeo Recruitment is seeking a Senior Quantity Surveyor to join a leading construction project in Dublin. The successful candidate will take responsibility for the full commercial management of projects, working closely with the Contracts Manager, Project Manager and wider construction team to ensure successful delivery, effective risk management and strong commercial performance. The role will also involve leading procurement activities, managing contractual matters, overseeing financial reporting and supporting the development of junior commercial staff.

Senior Quantity Surveyor Responsibilities:

- Take ownership of the commercial strategy for the project, adapting it in consultation with the Managing Quantity Surveyor.
- Represent the company in commercial and contractual matters, ensuring contractual entitlements are maintained and protected.
- Lead procurement activities, including tender preparation, subcontractor selection, order placement and management through to final account.
- Prepare and present financial forecasts, cash flow projections,

reconciliations and valuations.
- Manage and agree variations, ensuring accurate supporting records are maintained.
- Produce and agree final accounts in a timely manner.
- Ensure commercial compliance across traditional and design-and-build contracts, including projects valued between €5 million and €15 million.
- Maintain and update project risk and opportunity registers.
- Monitor project changes, implement mitigation measures and identify opportunities to enhance commercial and project outcomes.
- Manage claims and disputes, including preparation of supporting records, development of contractual arguments and representation to relevant stakeholders.
- Manage, mentor and oversee junior commercial staff, including Quantity Surveyors and Assistant Quantity Surveyors.
- Provide training, guidance and supervision on measurement, reporting and commercial procedures.
- Support performance reviews and development planning in line with company standards.
- Promote collaboration and knowledge sharing across the commercial team.
- Ensure accurate commercial reporting in accordance with company valuation policy.
- Maintain independent review and oversight of Cost Value Reconciliations (CVRs).
- Support pre-construction teams with commercial input during tendering and two-stage procurement processes.
- Provide regular reports to senior management on commercial performance, risks and opportunities.
- Interpret and apply contract law to ensure compliance and protect the company’s contractual position.
- Provide detailed advice on contract conditions, including NEC and JCT forms.
- Draft contractual correspondence and sensitive reports for issue to clients and stakeholders.
- Lead the procurement, negotiation and management of complex subcontract agreements.
- Advise on and manage bonds, warranties, guarantees, insurances and letters of intent.
- Liaise with clients, consultants, subcontractors and project partners on commercial matters.
- Support negotiations to secure commercially acceptable outcomes.
- Build and maintain professional relationships to support long-term business growth.

Necessary Skills & Requirements:

- Degree in Quantity Surveying or a related discipline.
- Training in commercial management, dispute resolution and contract law.
- Training in leadership, delegation, presentation and communication skills.

- Training in behavioural-based safety and risk management.
- Strong experience in commercial and contractual management within the construction industry.
- Demonstrated ability to lead procurement, manage subcontract agreements and oversee final accounts.
- Strong knowledge of financial forecasting, cash flow management, valuations and Cost Value Reconciliation.
- Experience managing contractual claims, variations, disputes and commercial risk.
- Knowledge of contract forms, including NEC and JCT.
- Strong leadership and mentoring capabilities, with the ability to develop and support junior commercial staff.
- Excellent negotiation, communication and stakeholder management skills.
- Chartered membership of RICS, CIOB or an equivalent professional body is desirable.
- Continuing Professional Development (CPD) in legislation, industry trends and advanced commercial management practices is desirable.

For more information about this Senior Quantity Surveyor position or other senior construction & engineering opportunities, contact Oradeo Recruitment confidentially on +353 16877188 or email recruitment@oradeo.com

About Oradeo – Oradeo Recruitment are specialists in the construction & engineering sector. We are a leading service provider in Ireland, the UK, and Europe for professional recruitment services and managed labour across Construction & Civil Engineering, Data Centres, Mechanical & Electrical, Life Sciences, and Renewable Energies sectors.