

**IN THE MATTER OF
THE CANTERBURY EARTHQUAKES ROYAL COMMISSION**

BRIEF OF EVIDENCE OF SEAN JULIAN GARDINER

20 January 2012

Duncan Cotterill
Solicitor acting: Helen Smith
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h.smith@duncancotterill.com

1. My full name is Sean Julian Gardiner.
2. I have a Bachelor Degree (Honours) in Civil Engineering and I am a Chartered Professional Engineer. I have been practicing as a qualified structural engineer for 10 years.
3. I have been employed as a structural engineer by CPG New Zealand Limited since June 2011. Prior to this I was employed by Structex for five years, and Holmes Consulting Group for four and a half years before that.
4. After the earthquake on 4 September 2010 I was involved with the building at 112-114 Lichfield Street. That building shared a common fire escape and party wall with 116 Lichfield Street. 116 Lichfield Street is the corner property and also shares a common party wall to the south with 149 Manchester Street.
5. After inspecting 112-114 Lichfield Street I made some temporary repair recommendations to the fire escape that the building shared with 116 Lichfield Street. I was aware that R D Sullivan & Associates Limited (**R D Sullivan**) was assisting the owner of 116 Lichfield Street. On 22 September 2010 I advised R D Sullivan by email of a design proposal to make safe the common fire escape and asked him to obtain his client's or its insurer's approval to undertake the works on their building. That work was subsequently undertaken with the exception, I recall, of the water tank being removed.
6. On 1 November 2010 I was engaged by Cunningham Lindsey prepare a report of damage to the building at 116 Lichfield Street caused by the earthquake on 4 September 2010. We were also asked to prepare a repair scope so that Cunningham Lindsey could put the works to tender. Cunningham Lindsay is the loss adjuster appointed by the owner's insurer.
7. On 7 December 2010 I undertook a visual inspection of 116 Lichfield Street. The building owner, Mr Wiersma, was present during the inspection. I was aware that the building had been given a green placard following a Council inspection on 7 September 2010. I had also been provided with a copy of Mr Sullivan's building evaluation report dated 20 September 2010 (BUI.IIC.116.0014.7).
8. 116 Lichfield Street was constructed c1900 and was a category 4 heritage building. The building was three storeys, constructed with an unreinforced

masonry (URM) exterior, and with timber framed roof and floors. The street facing parapets had been previously lowered. A chimney at the rear of the building had also been removed at some time prior to the September event.

9. All parts of the outside of the building and central core were visible during my inspection. I inspected the interior and exterior of the building. The western wall was inspected from the stairwell and I was also aware of its condition from my inspections of 112-114 Lichfield Street. No internal linings were removed to inspect for damage. However, the central stairwell core area was already exposed as were some other areas of internal structure where there was a suspended tile ceiling or no ceiling at all. Much of the supporting wall structure was also exposed, particularly on the exterior.
10. I did not inspect the roof from the exterior. I was aware that RD Sullivan had inspected the roof and identified damage principally to the fire escape parapets. Those parapets could be seen. I inspected the ceiling for damage and the lack of ceiling damage indicated no damage to the roof structure. I also inspected the roof from the interior in parts of the southern end of the building where there were no ceiling tiles. No damage to the roof structure was noted.
11. My findings were set out in an earthquake damage report dated 20 December 2010 (BUI.LIC116.0014017). I described the damage observed and commented on remedial work options for both temporary securing of the building and long term repair. I considered that the building had suffered moderate damage. On level 2 I noted that the North West corner of the building (where there is a party wall with 112-114 Lichfield Street) had moved towards slightly towards Lichfield Street. Given the small amount of movement (I recollect about 20mm) I did not consider there was any structural concern but I would monitor it for future movement. I considered that the parapets to the fire escape remained a fall hazard to the area below and were preventing access to the upper levels of both 112-114 and 116 Lichfield Street. A roof water tank was also supported on the unsecure parapets. This is the water tank that still needed to be removed from the initial securing works.
12. In terms of temporary securing of 116 Lichfield Street I recommended that:
 - 12.1 The roof water tank be re-plumbed and removed to allow the removal of the remaining parapet around the fire escape;

- 12.2 The air-conditioning units have diagonal braces installed; and
- 12.3 The fire escape stair treads and handrails to be repaired.
13. I also recommended a number of items for the long term repair of the building. I noted, in particular, that damaged brickwork should be repaired with the sections of wall with loose and/or dislodged bricks carefully lowered and rebuilt, a new reinforced concrete capping beam formed over tying the walls together, a new parapet constructed and the roof structure tied into the concrete beam. I also recommended cracks being stitched with Helifix ties and the upper level north facade being stitched to the western wall.
14. I indicated that the report did not cover a detailed structural strength assessment or strengthening options. I indicated, however, that the long term repair items would require Council consent. As the building was likely to be earthquake prone the Council would likely require a strength assessment of the building as part of any consent. I indicated that, if requested, we could complete a detailed engineering strength assessment to determine the building's strength relative to current Code and identify strengthening options.
15. I did not have plans available to me and none were likely to be available having regard to the age of the building. The building was unreinforced masonry with assumed construction details consistent with other similar constructed buildings of the era. As the structure of the building was exposed in several locations this allowed me to view the construction details and the exposed elements confirmed my assumptions.
16. On Boxing Day I attended 112-114 Lichfield Street as there had been a partial collapse of the western wall onto the neighbouring building (the Mexican Cafe). I viewed the buildings from 110-116 Lichfield Street including inspecting the central stair area and northern and southern sections of roof at 116 Lichfield Street from the adjacent roof. There was further damage to the stair area parapets. I do not recall observing any new damage that led me to concern for the building at that time.
17. I understand that following the Boxing Day earthquake Urban Search and Rescue reported on the buildings at 112-116 Lichfield Street noting severe damage to 114 Lichfield Street parapets requiring cordon into the street. I do not know

when but a cordon was erected on Lichfield Street. Although the cordon extended from 112-114 Lichfield Street to near the north-east corner of 116 Lichfield Street it was to protect from potential parapet fall hazards from 112-114 Lichfield Street, not 116 Lichfield Street.

18. I am aware that on 29 December 2010 the building owner was served with a s124 Building Act notice requiring that the owner not use or occupy the building and repair the building. The damage noted was that there structural defects to the building and damage to parapets and/or chimneys and/or ornamental features. I was familiar with the extent of damage given my involvement with the building to date. The principal damage able to be seen from the outside was the damaged areas in the fire escape area and I assume this is what is referred to by structural defects. I understand that the owner sought an extension of time to complete the works to 31 May 2011.
19. On 18 January 2011 I prepared an engineer's instruction (BUI.LIC116.0014.32) relating to 112-114 Lichfield Street and 116 Lichfield Street. The instruction primarily related to 112-114 Lichfield Street but some of the works affected the parapets around the fire escape shared with 116 Lichfield Street.
20. On 21 January 2011 I inspected 116 Lichfield Street. Mr Wiersma was present for that inspection along with Andrew Bell. Mr Bell is from Sergon Building Services and was, I understand, engaged by Cunningham Lindsey. At this time the building had a red placard.
21. I visually inspected the building including the exterior from ground level and the fire escape, and the interior throughout. I did not inspect the roof. However, I had been on the roof on Boxing Day and had not noted any change to the condition of the roof as compared with R D Sullivan's assessment and my assessment following the September earthquake. The underside of the roof was also inspected in the areas where there was no ceiling, and selected areas where ceiling tiles were lifted.
22. My report dated 26 January 2011 (BUI.LIC116.0014.38) details my assessment of the structural condition of 116 Lichfield Street and follows on from the previous report. It was not a detailed structural assessment. It sets out the additional damage I noted from the latest series of earthquakes. Whilst there were changes to the parapets (internal court yard parapets, not street facing

parapets) cracking within the building was relatively minor throughout the primary walls and my opinion was it had not significantly reduced the seismic capacity of the building. The parapet around the stairwell and the roof water tank had been removed as previously instructed. The walls around the fire escape remained a fall hazard to the area below and I therefore advised that the fire escape should not be used. I noted that there were areas of loose bricks to the perimeter of the level 2 ceiling and stated that level 2 should not be used. I commented that if access was desired to the fire escape or level 2, then the hazardous walls/bricks should be lowered, propped or re-fixed in place. The report also provided options for the long term repair and strengthening work required.

23. In my report I noted that there were no apparent structural hazards to the remaining areas of the building. I noted that the crack on the south east corner of the building had increased in size and extended up towards the parapet. The crack also extended down through level 1. Having regard to the construction of the building I did not consider this was a significant concern in that it did not significantly affect the global structural stability of the building as the physical offsets were minor. When completing a detailed assessment to determine the face load capacity of the wall one would also generally not consider the benefit the connection to the return wall would provide; in that it is limited by the capacity remote from the return walls. This section of wall was no worse than the other sections of wall along Manchester Street, without return walls.
24. My position remained that no cordon was required on the Manchester Street side of the building as there were no apparent parapet fall hazards in this area. There was also no cordon required on Lichfield Street arising from potential parapet fall hazards from 116 Lichfield Street. The cordon in respect of the potential fall hazards from 112-114 Lichfield Street still remained in place at the time of my inspection.
25. I noted in my report that it was not a detailed structural strength assessment and did not provide detailed strengthening options noting that these may be required by the owner following consideration of the report. I suggested that we undertook that report now to progress the reinstatement of the building. I was aware that the owner's business interruption insurance ran out in September 2011 and he was keen to complete the repairs and required strengthening prior

to that date. I was not instructed to proceed with a structural strength assessment.

26. On 2 February 2011 I was copied into an email from Glen McConnell of Fortis to Vincie Billante of the Council regarding the cordon which extended from 112 to 116 Lichfield Street. He noted that the parapet at 112 Lichfield Street was being pinned on my instructions and once the work was complete I would sign off the building and advise that the cordon could be removed. I was on site later that day and I inspected the parapet bracing.
27. My advice is recorded in a report dated 2 February 2011 (BUI.LIC116.0016.11). I noted that the parapet bracing to 112–114 Lichfield Street had been installed by means of a welded angle iron bracing structure in both front corners. Part of this work required threaded rods to be bolted through from the outside face of the building. It was installed generally as instructed but some aspects had been modified. Those modifications were appropriate and are detailed in my report. From the street it appeared as if some mortar between stone blocks on the northwest corner had been lost but no movement was apparent on inspection. Although there was no apparent movement, an angle brace was also installed to the north east corner parapet as instructed. I certified the work undertaken at 112-114 Lichfield Street (BUI.LIC116.0016.10) noting that the 116 Lichfield Street fire escape (that is the common fire escape) remains a hazard and there should be limited access to the fire escape and upper levels of the building.
28. The bracing secured the parapet to at least the condition that existed prior to 4 September 2010 and a condition consistent with that generally achieved in other parts of the building. As the cordon was protecting the footpath from a parapet stone block on 112-114 Lichfield Street which was the potential falling hazard and as the hazard was secured by the pinning works I suggested that the cordon to the Lichfield Street footpath could be removed.
29. I recall someone from the Council being present on site that day who appeared satisfied with our assessment tabled in the report dated 2 February 2011 but I cannot now recall who that person was.
30. On 2 February 2011 I sent the certification and photos of the parapet securing to Ms Billante at the Council and Mr McConnell to allow remove of the cordon at Lichfield Street (BUI.LIC116.0016.8).

31. I have seen some recent comments from Mr McConnell about pressure from various parties to remove the cordon. There was some pressure from tenants to have the cordon removed but that did not factor into the certification process. Only once the repair works were complete did I suggest that the cordon on the Lichfield Street footpath could be removed.
32. On the afternoon of 3 February 2011 I received an email from Mr McConnell noting that the Council had ordered the cordon be removed (BUI.LIC116.0014.42). He went on to say that he thought that 116 Lichfield Street should have a cordon on Manchester Street. He said:
- The parapet & corbel are dislodged, the south east corner on Manchester St is fractured from the floor to ceiling in multiple case on the top floor. The parapet over the south wall is cracked, broken & dislodged. This would fall on the building next door from 2 storeys above.
33. During my previous inspections of this aspect of 116 Lichfield Street I had noted a vertical crack in the south east corner of the building in addition to the initial vertical crack to the parapet part way along the southern elevation, and assessed that it did not pose a structural risk, as noted previously I understood there to be further damage to the southern parapet and corbel stone block on Manchester Street. Given Mr McConnell's concerns I arranged to meet him on site the following morning.
34. On 4 February 2011 I conducted a further site inspection of 116 Lichfield Street, specifically looking at the hazards identified by Mr McConnell some of which I had noted in my previous reports. I inspected the crack at the south-east corner of the building. I did not consider that there had been any significant movement since my inspection on 21 January 2011 and I did not consider that the crack was of structural concern. I also inspected the parapet and corbel referred to by Mr McConnell in his email. My findings are detailed in a report dated 4 February 2011 (BUI.LIC116.0014.47). I identified high level bricks along the southern wall as potential fall hazards to the areas directly adjacent. The cracking indicated the onset of damage and identified the areas as points of potential future damage in further earthquakes. I also identified a loose corbel stone on the Manchester Street side of 116 Lichfield Street which appeared to have dropped slightly. At the time of the inspection it was my opinion that the strength of the

elements had not been significantly compromised but that they were a risk and should be secured or cordoned off.

35. I detailed some securing works for 116 Lichfield Street (BUI.LIC116.0014.48) and on 9 February 2011 I sent these along with my original report of 4 February 2011 to Mr Bell of Sergon, Mr Wiersma, Mr McConnell, and Mr Jason Lavington at Cunningham Lindsay. I commented that the contractor should obtain insurer approval before doing so, to ensure payment for the work.
36. A copy of this instruction was also sent to Mr John Barry at Council by email on 9 February 2011 (BUI.LIC116.0017.3). In my covering email to Mr Barry I noted that Mr Wiersma had earlier received a section 124 notice for 116 Lichfield Street. I said that I trusted that our involvement in assessing and securing work was sufficient to satisfy the Council that work was progressing. I do not recall receiving a reply.
37. On 11 February 2011 I emailed Andrew Bell and Jason Lavington in relation to the securing works asking whether we could instruct the works. I said that “The Council is aware of the issue and I'm sure will start putting out cordons and restricting access to neighbouring properties if the hazards are not addressed” (BUI.LIC116.).
38. On 15 February 2011 Andrew Bell emailed me asking whether I had any joy with 116 Lichfield Street, by which I understood him to mean whether I had received authority to instruct the works (BUI.LIC116.). I replied saying “Not yet I’m afraid”.
39. Later that day I received another email from Andrew Bell saying that he had spoken with Jason Lavington who wanted to meet on site. That meeting was arranged for 16 February 2011.
40. I arranged for Mr McConnell to be present on 16 February 2011 also. My recollection is that Mr Bell agreed with my findings and would see the insurer about approval for the works.
41. After the meeting I emailed Mr Bell with copies of photographs taken at the meeting on site (BUI.LIC116.). I asked whether he was happy that we

proceed with the securing works. I also asked whether he wanted us to start a detailed strength assessment and strengthening report.

42. Mr Bell replied on 18 February 2011 saying that he had forwarded all the information to Jason Lavington recommending that he authorized the remedial work. He said that as Mr Lavington was the loss adjuster on this claim he would be the best person to contact. I replied thanking Mr Bell and included Mr Lavington in that reply. I asked him whether he was in a position to authorise the securing works. (BUI.LIC116.). I did not receive a reply to that email prior to 22 February 2011.
43. During this time I had thought that the securing works were imminent. A cordon had not been erected in the meantime but I had noted that a cordon was required on my instruction dated 9 February 2011 which was circulated to Mr Bell, Mr Wiersma, Mr McConnell, Mr Lavington and Mr Barry at the Council.
44. Like many Christchurch engineers, I was involved in a voluntary capacity in the days immediately following the September earthquakes. I therefore attended many of the briefing sessions conducted by the Civil Defence and Urban Search and Rescue prior to undertaking Building Safety Evaluations. I had read the Building Safety Evaluation During a State of Emergency Guidelines for Territorial Authorities (August 2009) and was familiar with the NZSEE (2006) guidelines pertaining to the Assessment and Improvement of Performance of Buildings in Earthquakes. The later document outlines procedures for evaluating buildings, albeit undamaged ones.
45. I was aware, and had a copy of the earthquake inspection guidance and certification documents from Council. This is evidenced in the certification which I provided on 2 February 2011 confirming that cordons around 112–114 Lichfield Street could be removed. The guidance provided to me was that during a visual inspection of a building we were to assess the structural integrity and performance of the building having regard to the condition that existed prior to the earthquake on 4 September 2010. That is to ensure that the condition was the same or that interim securing measures had been taken to restore the structural integrity and performance of the building to at least the condition of that existed prior to the earthquake on 4 September 2010.

46. If the securing works specified were not completed I recommended a cordon with respect to the parapet and corbel on the Manchester Street side of 116 Lichfield Street. I have seen recent comments made by Mr McConnell that the building was in imminent danger of collapse in any significant seismic event. I do not recall Mr McConnell expressing those concerns to me. He raised with me the specific damage noted in his email of 3 February 2011 and which I inspected. I did not consider that the nature of the damage observed meant that the building was structurally compromised or in danger of collapse.
47. If erected, the cordon that I recommended on the Manchester Street side of 116 Lichfield Street would not have protected against the total failure of the building as occurred in the 22 February earthquake. The reason for the cordon was not due to global instability of the building but rather potential fall hazards. In that sense the cordon would have been limited to a portion of the footpath on Manchester Street immediately below the corbel and would not have extended the entire length of 116 Lichfield Street.
48. I did not consider that a cordon was required to protect against the failure of the building. There was nothing from my inspections which suggested that the damaged sustained to the building would cause a significant failure and I had no concerns about the global structural stability of the building. I was aware that the building was earthquake prone but it was earthquake prone prior to 4 September 2010 and it had not suffered damage to compromise its structural integrity. I did not consider that the lateral load resisting system and connections that would have been present had been compromised to that extent that a total failure of the building was likely. In my reports I had recommended certain long term repair options which involved strengthening of the building to bring it to current Code. A detailed inspection and report was required in order to progress that work, if required by the owner.
49. I did consider the structural integrity of the building following the aftershocks. I noted in my reports that any subsequent loading by aftershocks, or high winds, could initiate further damage. I considered, however, that any aftershocks would be of a lower shaking intensity. The building had also not sustained significant further damage in the Boxing Day earthquake and that earthquake was at a level which I expected following the September earthquake, being 1 less in magnitude.

50. I have seen Peter Smith's report where he recommends that prior to occupancy of an un-strengthened un-reinforced masonry building or public access with the fall zone of the building after a significant earthquake the controlling authority should establish minimum strength criteria and require an engineering assessment establishing that the building achieves the minimum strength requirement. There are two types of reports that could be produced. An Initial Evaluation Procedure can be undertaken in a day and will give an indication of the likely undamaged strength of the building based on its construction type, location and age. A significantly damaged building or one that is likely under strength as a result of the Initial Evaluation Procedure would require a more detailed report, and invasive, site specific investigations. This could take 4 weeks. I had recommended that we undertake a detailed strength assessment and strengthening report in order to determine the building's strength relative to current Code and identify strengthening options. I had not been instructed to proceed.
51. With the benefit of hindsight, I agree with Mr Smith's comments but at the time of my inspections, like other engineers, I was assessing the damage which had been caused by the earthquakes as compared with the building's condition prior to 4 September 2010. My opinion was that the structural integrity and performance of the building when I last inspected on 4 February 2011 was not significantly less than the condition of that which existed prior to the earthquake on 4 September 2010.

This statement is true to the best of my knowledge and belief and was made by me knowing that it may be used as evidence for the purposes of the Royal Commission of Inquiry into the Canterbury Earthquakes.

Dated 20 January 2012



Sean Julian Gardiner

Nicola Stafford

From: Sean Gardiner
Sent: 9 February 2011 10:08 a.m.
To: Andrew Bell (andrew_bell@sergon.co.nz)
Cc: Eelco Wiersma; 'Glen McConnell'; Jason Lavington
Subject: 116 Lichfield
Attachments: img-209095755-0001.pdf; 04022011233.jpg; 04022011231.jpg; 21012011124.jpg; 21012011118.jpg; 21012011123.jpg; 21012011122.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Andrew,
As discussed, please find attached our report and suggested securing works for 116 Lichfield.
Kind regards,
Sean

Sean Gardiner
sgardiner@structex.co.nz
structex
Studio2 Limited
6 Norwich Quay
Lyttelton, New Zealand
Tel: 021 462 723 Fax: 03 968 4927

-----Original Message-----

From: DocuCentre-III C2201 [<mailto:scan@nzgeoscience.co.nz>]
Sent: Wednesday, 9 February 2011 10:58 a.m.
To: Sean Gardiner
Subject: Scan Data from XeroxCopier

Number of Images: 5
Attachment File Type: PDF

Device Name: DocuCentre-III C2201
Device Location:

engineer's instruction

date 4/2/11

structex

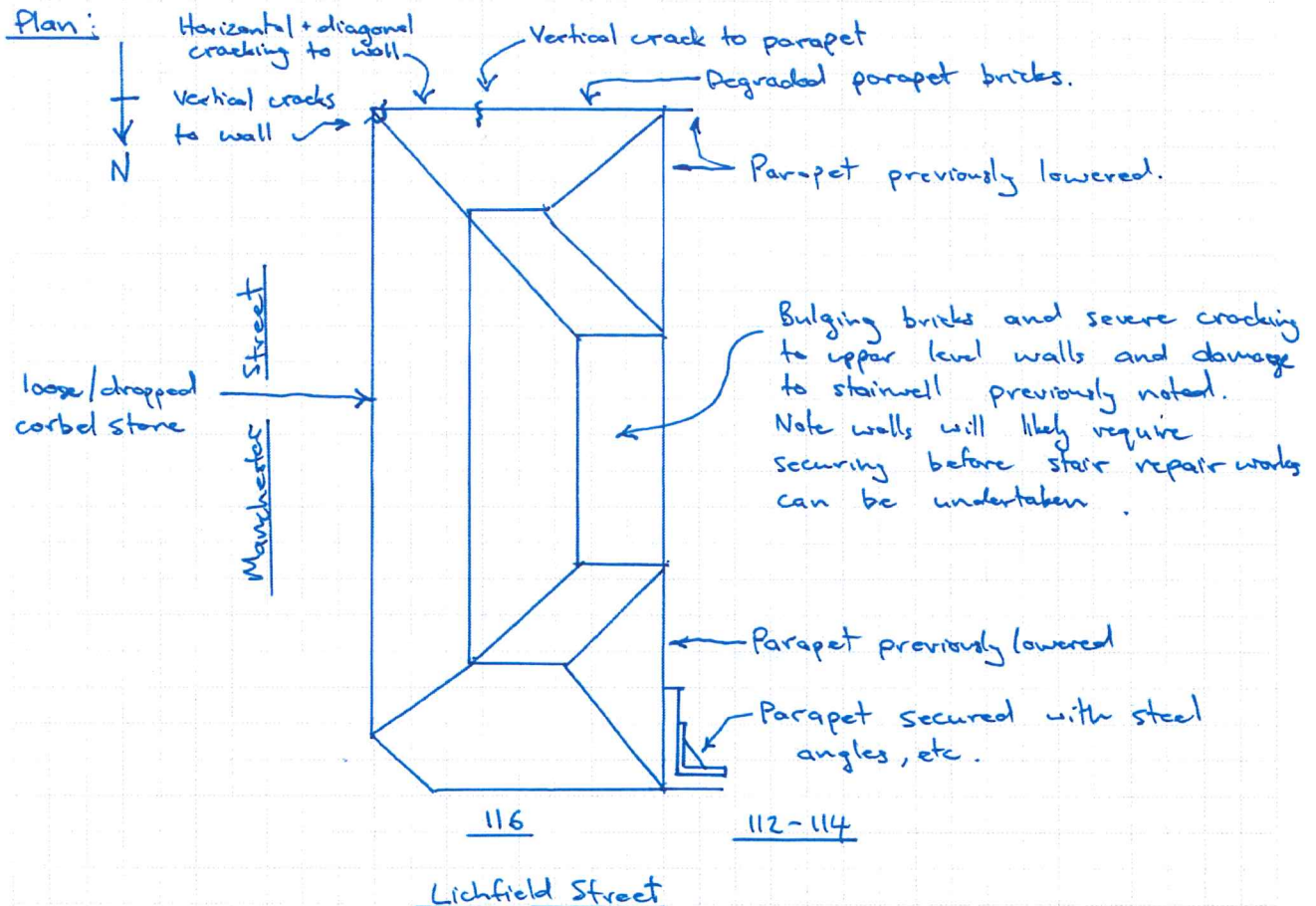
project 116 Lichfield St.

by SG

ref 5708

distribution Jason - Cunningham Lindsay Eelco - Owner Glen - Fortis Construction Andrew Bell - Seragon

Following advice from contractor we have revisited the property to view further damage from recent earthquakes.



These high level bricks and stone blocks are potential fall hazards to the areas directly adjacent and should be secured as soon as possible, (or the fall areas cordoned off).

We suggest securing works be undertaken as per attached (contractor to wait for insurers approval).

Jason Fortis

project 116 Lichfield

date 9/2/11

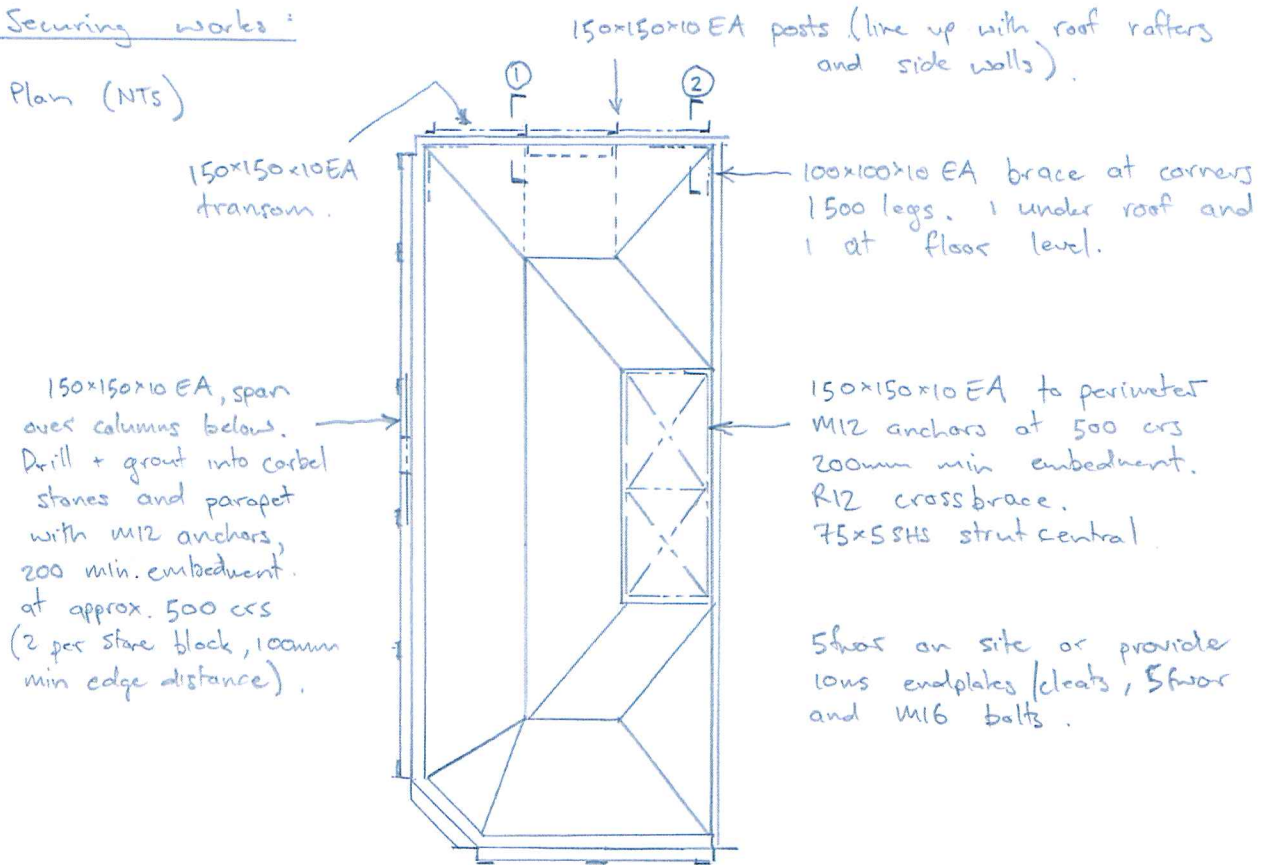
file

by SG

ref

Securing works:

Plan (NTS)



150x150x10 EA transom fix to parapet with M12 @ 500 c/s.

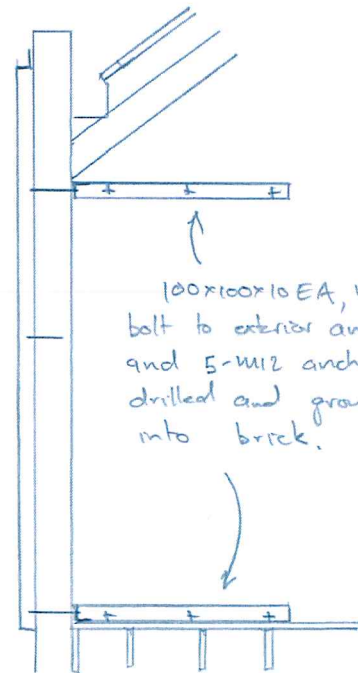
150x150x10 EA

M12 threaded rod (G4.6), 6ms endplate 4-M12 bolts + 35x35x3ms washers to rafter.

M12 anchor drill + grout 200mm embed.

100x100x10 EA, 1500 long 10ms endplate M12 bolt to exterior angle. M10 coach screws to joists.

① At rafters.



② At corners.

Refer also to marked up photos.



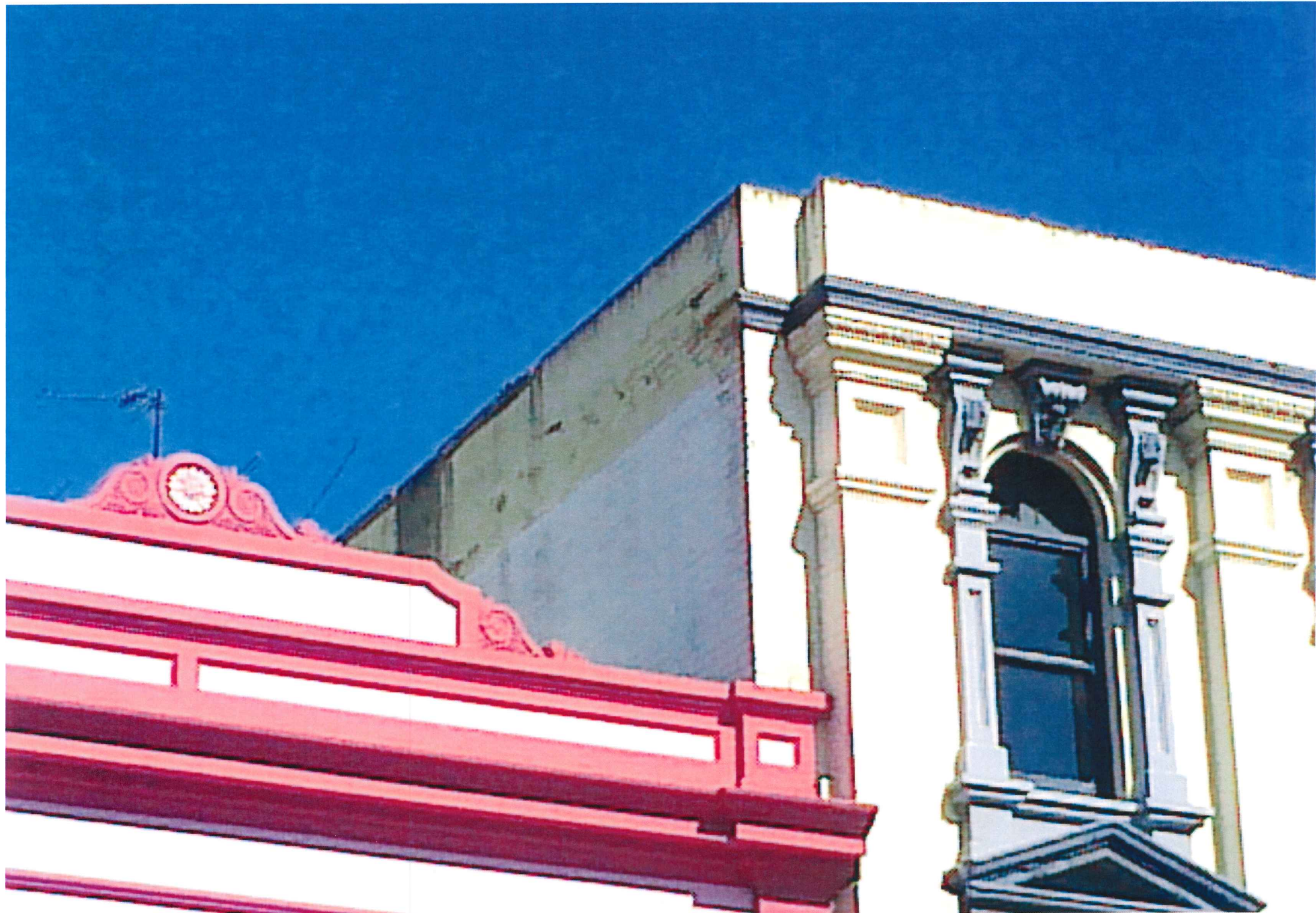




150 x 150 x 10 EA + M12 anchors
at 500 c/s to perimeter

75 x 5 SHS

R12 crossbrace













Nicola Stafford

From: Sean Gardiner
Sent: 11 February 2011 3:12 p.m.
To: Andrew Bell (andrew_bell@sergon.co.nz); Jason Lavington
Subject: RE: 116 Lichfield

Follow Up Flag: Follow up
Flag Status: Flagged

Andrew/Jason,

Can you please advise if we can instruct these works? The Council is aware of the issue and I'm sure will start putting out cordons and restricting access to neighbouring properties if the hazards are not addressed.

Regards,
Sean

Sean Gardiner
sgardiner@structex.co.nz
structex
Studio2 Limited
6 Norwich Quay
Lyttelton, New Zealand
Tel: 021 462 723 Fax: 03 968 4927

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Sent: Wednesday, 9 February 2011 10:08 a.m.
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Subject: 116 Lichfield

Hi Andrew,

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Kind regards,
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Device Name: DocuCentre-III C2201

Nicola Stafford

From: Sean Gardiner
Sent: 15 February 2011 11:27 a.m.
To: Andrew Bell
Subject: RE: 116 Lichfield

Not yet I'm afraid....

Sean Gardiner
sgardiner@structex.co.nz

structex

Studio2 Limited
6 Norwich Quay
Lyttelton, New Zealand
Tel: 021 462 723 Fax: 03 968 4927

From: Andrew Bell [<mailto:ABell@cl-nz.com>]
Sent: Tuesday, 15 February 2011 10:30 a.m.
To: Sean Gardiner
Subject: RE: 116 Lichfield

Hello Sean
Was wondering if you have had any joy regarding 116 Litchfield St

Cheers

Andrew Bell
Building Consultant

Sergon Building Services

mob: +027 8601 535
email: andrew_bell@sergon.co.nz
 Please consider the environment before printing this e-mail

Sean Gardiner <SGardiner@structex.co.nz>

11/02/2011 03:12 p.m.

To andrew_bell@sergon.co.nz, Jason Lavington <JLavington@cl-nz.com>
cc
Subject RE: 116 Lichfield

Andrew/Jason,
Can you please advise if we can instruct these works? The Council is aware of the issue

and I'm sure will start putting out cordons and restricting access to neighbouring properties if the hazards are not addressed.

Regards,
Sean

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Kind regards,
Sean

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Subject: RE: 116 Lichfield

Thanks Andrew/Jason,
When would suit?
Regards,
Sean

Sean Gardiner
sgardiner@structex.co.nz

structex

Studio2 Limited
6 Norwich Quay
Lyttelton, New Zealand
Tel: 021 462 723 Fax: 03 968 4927

From: Andrew Bell [<mailto:ABell@cl-nz.com>]
Sent: Tuesday, 15 February 2011 3:07 p.m.
To: Sean Gardiner
Subject: RE: 116 Lichfield

Hello Sean


I have just been speaking with Jason Lavington and he would like me to meet you on site to inspect these recent issues.

Regards

Andrew Bell
Building Consultant

Sergon Building Services

mob: +027 8601 535
email: andrew_bell@sergon.co.nz

 Please consider the environment before printing this e-mail

Nicola Stafford

From: Sean Gardiner
Sent: 15 February 2011 3:31 p.m.
To: Andrew Bell
Subject: RE: 116 Lichfield

Shall we say 8.15am tomorrow on site? I'll get the contractor to arrange roof access.

Thanks heaps,
Sean

Sean Gardiner
sgardiner@structex.co.nz

structex

Studio2 Limited
6 Norwich Quay
Lyttelton, New Zealand
Tel: 021 462 723 Fax: 03 968 4927

From: Andrew Bell [<mailto:ABell@cl-nz.com>]
Sent: Tuesday, 15 February 2011 3:15 p.m.
To: Sean Gardiner
Subject: RE: 116 Lichfield


I'm available this afternoon, or whats left of it. Or tomorrow morning. Your choice

Cheers

Andrew Bell
Building Consultant

Sergon Building Services

mob: +027 8601 535
email: andrew_bell@sergon.co.nz

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To: Andrew Bell
Subject: RE: 116 Lichfield

That's fine- I'll probably be there having a look around earlier anyway.
See you around 8.30.
Kind regards,
Sean

Sean Gardiner
sgardiner@structex.co.nz

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Studio2 Limited
6 Norwich Quay
Lyttelton, New Zealand
Tel: 021 462 723 Fax: 03 968 4927

From: Andrew Bell [<mailto:ABell@cl-nz.com>]
Sent: Tuesday, 15 February 2011 3:50 p.m.
To: Sean Gardiner
Subject: RE: 116 Lichfield


Would 8:30am be ok as I have a meeting and dont want to keep you waiting

Cheers

Andrew Bell
Building Consultant

Sergon Building Services

mob: +027 8601 535
email: andrew_bell@sergon.co.nz

 Please consider the environment before printing this e-mail

Nicola Stafford

From: Sean Gardiner
Sent: 16 February 2011 10:54 p.m.
To: Andrew Bell
Subject: 116 Lichfield photos
Attachments: 16022011249.jpg; 16022011248.jpg; 16022011247.jpg; 16022011246.jpg

Hi Andrew,
Please find attached my photos from this morning. Are you happy that we proceed with the securing works?
Do you want us to start a detailed strength assessment and strengthening report?
Kind regards,
Sean

Sean Gardiner
sgardiner@structex.co.nz

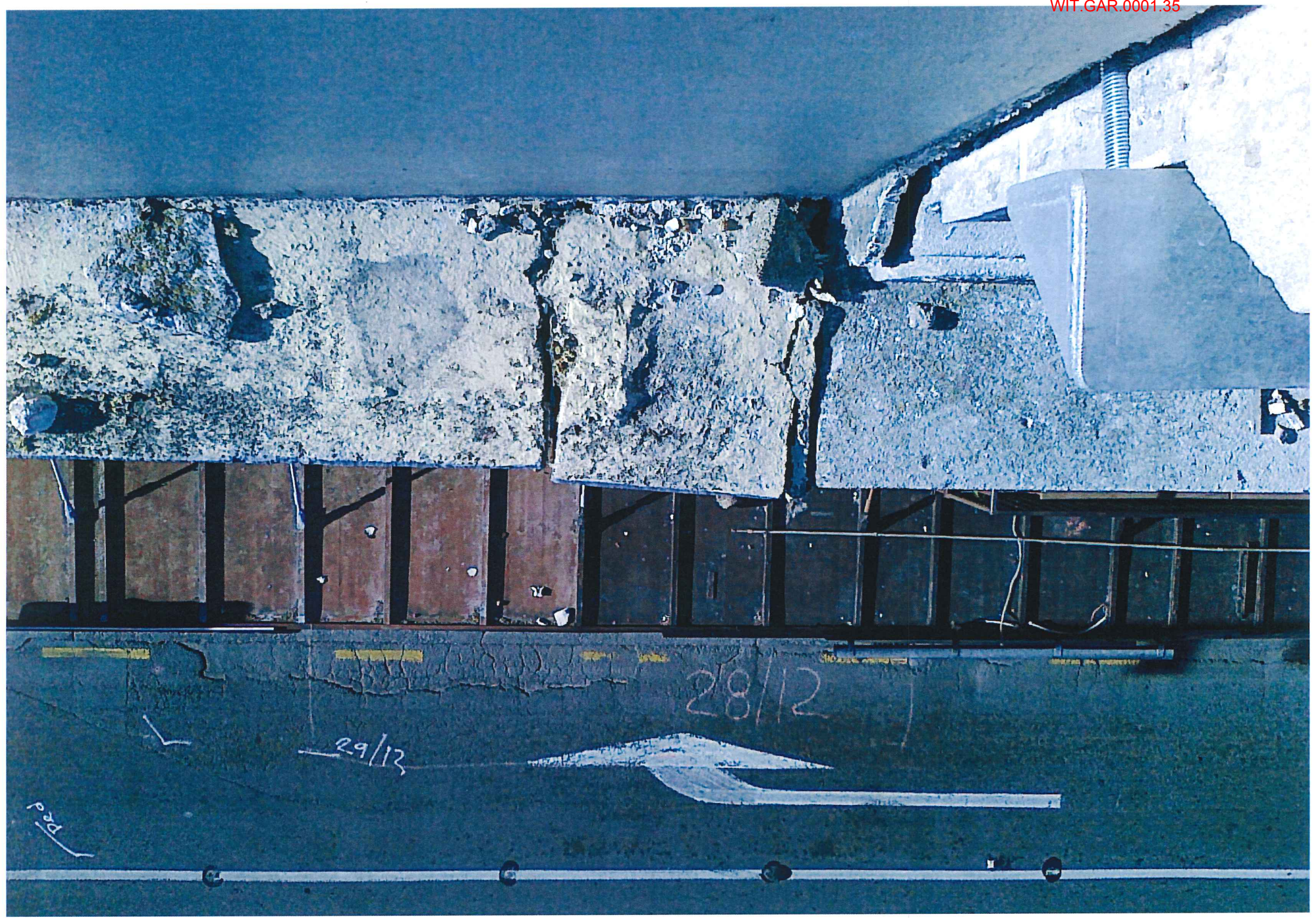
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29/12

28/12

Nicola Stafford

From: Sean Gardiner
Sent: 18 February 2011 10:46 a.m.
To: Andrew Bell; Jason Lavington
Subject: RE: 116 Lichfield photos

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks Andrew,
Hi Jason, are you in a position to authorize the proposed securing works? Is there anything else we can provide to help?
Thanks and regards,
Sean

Sean Gardiner
sgardiner@structex.co.nz

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Studio2 Limited
6 Norwich Quay
Lyttelton, New Zealand
Tel: 021 462 723 Fax: 03 968 4927

From: Andrew Bell [<mailto:ABell@cl-nz.com>]
Sent: Friday, 18 February 2011 10:07 a.m.
To: Sean Gardiner
Subject: Re: 116 Lichfield photos

Hi Sean
I have forwarded all the information to Jason recommending that he authorises remedial work.
As Jason is the loss adjuster on this claim he will be the best person to contact regarding this.
If you have any problems please let me know

Cheers

Andrew Bell
Building Consultant

Sergon Building Services

mob: +027 8601 535
email: andrew_bell@sergon.co.nz
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