



Building Consultancy

SEDGWICK BUILDING CONSULTANCY

Overview

Sedgwick building consultancy offers a wide range of consulting services, from traditional cost estimating and scheduling to total project management.

When property damage occurs, the various steps involved in obtaining repair estimates and technical advice can be overwhelming. Having a partner managing the process can help control costs and improve the outcome.

WHO WE ARE

As independent construction experts, we bring strength and stability to all aspects of the rebuild process, from scoping and costing, to managing the reconstruction of damaged structures. We can provide tailored solutions to our clients' requirements, from residential to commercial buildings, including critical infrastructure projects and heritage buildings.

We work with builders on our clients' behalf to eliminate waste, improve efficiency and profitability. Technology is at the forefront of our approach to minimise time in the provision of our reports.

Our building consultants offer services across New Zealand and abroad. Being part of a larger team means the building professionals in our network can easily respond when and where they are needed most.



 **33,000**
colleagues

 **80**
countries

 **900+**
offices

For more information on how we can help, please contact:

Skot Penfold
Head of Sedgwick
Building Consultancy



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SEDGWICK BUILDING CONSULTANCY

Services to fit your needs

TAILORED SERVICES

Our team provides expertise for both insurance and non-insurance jobs requiring construction management solutions.

Our team of technical experts delivers an all-of-business end-to-end solution. Our loss adjusters and building consultants work together to ensure an outstanding customer experience, quality and timely reporting, to achieve cost-effective outcomes for our clients.

Sedgwick offers a bespoke service where you can choose individual, combined or customised options to suit your specific construction management requirements for both insurance and non-insurance related work. Our industry-leading team includes experienced building professionals who provide:

- Building consultancy reporting
- Scope of works
- Design services

- Quantity surveying
- Dispute resolution/expert witness
- Repair compliant
- Major and complex loss
- Project management
- Variation assessment
- Dilapidation/condition survey

Our team's insight and technical expertise in the decision-making process, allows us to see things from all sides, to recommend the best approach and effectively manage the repairs.



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Our consultants assess each case on its merits and have the experience to truly understand and respond to each client's unique needs.

BUILDING CONSULTANCY REPORT

Identifying the cause of damage and assisting in the application of policy response when:

- The cause of building damage is unknown, not clear or requires confirmation Scope of works
- A report is required to potentially support a partial or full claim denial

SCOPE OF WORKS

To precisely identify the building damage, providing a detailed measured scope of each building item that requires repair and/or replacement completed on a room-by-room basis.

The detail enables strong management of building reinstatement cost by ensuring:

- Accurate quoting
- Separation of resultant damage and building defects and/or maintenance
- Transparency to minimise scope creep
- Quick identification of potential uninsured works
- Tender management, required for use during the competitive tendering process for partial and total losses

DESIGN SERVICES

We offer architectural services that assist with the:

- Identification of increased building costs
- Identification of compliance requirements for local authorities
- Design documentation including detailed plans, specifications and a scheduled engagement of specialised services, e.g. engineering
- Building consent approval certification for detailed construction value
- Engaging territorial authority through the consent and sign-off process



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QUANTITY SURVEYING

Detailed cost estimate

A detailed cost estimate calculated from a measured scope of works will assist with:

- Preparation of budgetary cost estimate at project feasibility study stage including site selection
- Pre-qualification of tenderers and tender risk analysis
- Preparation of elemental cost estimate from concept design till detailed design stage
- Providing a clear reserve for complex building repairs
- Comparing quotations to identify if the quotation/s submitted are reasonable (or not)
- Negotiating a price with a builder/s to secure reasonable cost outcomes
- Providing a depreciation costing schedule

Tender appraisal

Comprehensive analysis report from a measured scope of works which includes:

- A detailed tender analysis
- Trade-by-trade comparison of tender values
- Anticipated construction program
- Recommendation of best value tender
- Evaluating the best procurement method for project

Construction/contract monitoring

Construction and contract reviews, resource allocation, programming and activities which includes:

- Preparing pricing schedules, tender return analysis, cost levelling and negotiate tender tags
- Project cost control, monthly cost reports, monthly payment claims, value engineering, building codes and contract compliance
- Final account settlement and handover of completed project to client
- Monitoring project contingency sum expenditure and return of residual funds not expended
- Resolving construction claims professionally and respectfully to prevent disputes
- Acting as an independent claim assessor for liquidators, insurance brokers and lawyers
- Acting as an engineer to the contract representative
- Evaluating the best procurement method for the project



Services to fit your needs

- *Unparalleled technical and industry knowledge*
- *Efficient and high quality service*
- *Cost-effective solutions*

DISPUTE RESOLUTION/EXPERT WITNESS

To address specific issues raised during the Internal Dispute Resolution (IDR) process. Our reporting is completed following industry standards.

REPAIR COMPLIANT

An independent report on the quality of workmanship, completion of the scope of works, or specifics on whether nominated repairs have been completed to the building codes and/or standards.

MAJOR AND COMPLEX LOSS - COMMERCIAL

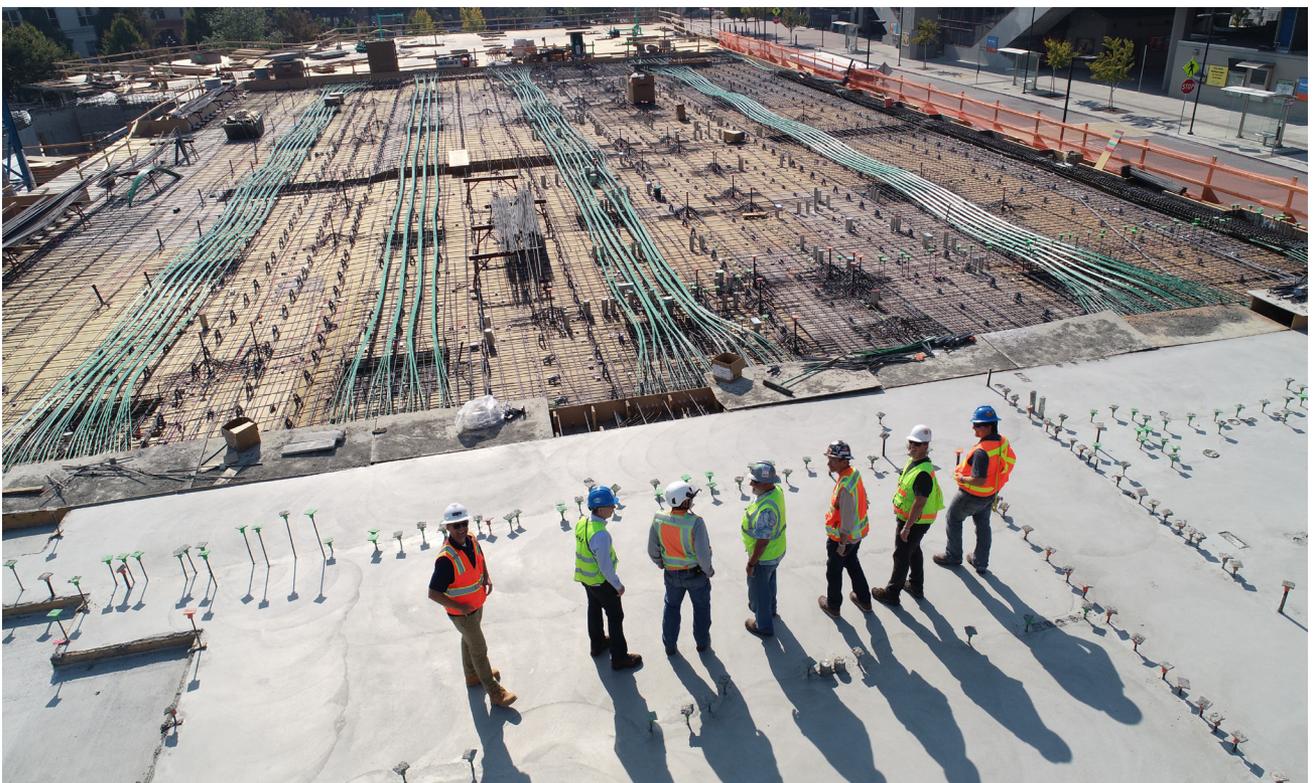
Major and complex loss building consultancy options include:

First response

- Assessment and make safe recommendations
- Arrangement of make safe or temporary repairs, as required to mitigate/preserve any further loss
- Health and safety assessment, structural assessment, demolition scope of works

Analysis

- Cause identification reports provided on building defects and vulnerabilities



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Services to fit your needs

PROJECT MANAGEMENT SERVICES

We will oversee and manage the building repair/restoration and assist with milestone inspections to value completed construction works.

This ensures that the payment claim approvals do not exceed the value of works completed. A project cost monitoring report precisely identifies the project's current financial status, variations and potential risks. We are also able to negotiate directly with the builder if required.

This service assists:

- With the certification of construction milestones
- When the support for the release of progress payments is required
- When a cost monitoring plan is required, to ensure repair reinstatement runs to budget
- Contract document preparation
- Contractor cost control and claim assessments programming
- Time management, technical and compliance management
- Progressive site inspections and reporting
- Completion and occupation permits to allow handover

VARIATION ASSESSMENTS

A variation assessment report provides an analysis of changes to the construction contract, which can potentially alter the contract terms or the scope or the character of the works.

Often, variations to the scope of works are necessary, as no project is perfect and changes are required to meet unforeseen circumstances or altered requirements. Variations can be in the form of additions, omissions, or substitutions. We are also able to negotiate directly with the builder if required.

This service assists when additional work is added to the contracted scope-of-works and a cost validation is required.



Our methodology and people

We've built an undisputed reputation for excellence, delivering the best outcome for our clients. This is the level of engagement and experience that sets Sedgwick apart from the competition.

A THOUGHTFUL APPROACH

With locations across 80 countries and nearly 30,000 colleagues globally, our Sedgwick's building consultancy services can be deployed swiftly and professionally.

We take the time to listen to our clients' needs and ensure we provide a solution that streamlines the process and meets your business requirements.

THE RIGHT PEOPLE FOR EVERY JOB

Our most important asset is our people. Our service is built on the proficiency of qualified building consultants who are experts in commercial, industrial and residential structures. Our team's insight and technical expertise in the decision making process, allows Sedgwick to provide integrated and customised solutions, putting forward the right person for every job.

Skot Penfold
Head of Sedgwick Building Consultancy



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Skot Penfold became the Head of Sedgwick's Building Consultancy division in 2021. Skot's previous experience includes over 20 years in the construction industry.

He is an experienced project manager having overseen the successful repair and reinstatement of residential, multi-unit dwellings, commercial and heritage buildings.

Skot was actively involved with the rebuild effort in Christchurch after the Canterbury earthquake and worked closely with a number of insurers in providing scopes, costings, settlement recommendations, and reinstatement solutions on a variety of projects.

Terrence Phoon
Head of Quantity Surveying
BSc (Hons) MRICS
MCIQB MSISV MNZSCL



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Terrence has a BSc (Hons) in Quantity Surveying and is a Chartered Quantity Surveyor, Chartered Construction Manager, and a Registered Quantity Surveyor. Terrence is also a member of the NZ Society of Construction Law. Terrence has acted as an independent claim assessor for liquidators, insurance brokers and legal firms.

Terrence is skilled in numerous forms of contracts (3910, 3916, SCC etc.), can complete pricing schedules, tender analysis, feasibility studies, tender return analysis, construction claim assessments and more. Terrence joined the Sedgwick Building Consultancy division in 2021.



Our team

Northern region

Lauren Cochrane

Building Consultancy Coordinator

Auckland

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Lauren is an experienced office manager who joined Sedgwick in 2021, she is highly effective in coordinating the teams tasks and schedules.

Rui Chu NZ Dip Eng Civil, BA
Architectural Designer

Auckland

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Jiarui (Rui) Chu is an architectural designer with rich residential housing experience. Before joining Sedgwick in 2023, Rui worked at a busy architectural studio for over three years, gaining expertise in resource and building consents.

Chris Harris NZIQS, LBP Carp
Project Manager

Auckland

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Chris has been in the construction industry for over 30 years working in residential and commercial sectors as a builder, manager and operating his own construction and renovation company. He is a LBP and a member of the NZ quantity surveying Institute having gained a NZ Diploma in QS in 2012.

Danny Lan DipQS, MCS, BCs Stats
Quantity Surveyor

Auckland

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Danny is an experienced Quantity Surveyor with strong expertise in cost estimation, budget management, and project control. He is known for his precision in various project types, commitment to sustainability and staying updated on industry trends.

Heta Patel NZIQS, BConst, DIBM
Quantity Surveyor

Auckland

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Heta has a BConst (QS) who specializes in precise cost management, quote reviews, tender analysis, survey of damage/loss, preparation of scopes and/or costing. She assists on quantity surveying post-contract services such as site valuation and payment claim valuation.



Our team

Northern region

Kristine Soria BCS, DIBM
Building Consultancy Coordinator

Auckland

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Kristine is part of the Building Consultancy Services admin team. She previously was a claims technician before joining the Building Consultancy division in 2023.

Nick Riedel NDBCS, Nat Cert Reg
Comp, Nat Cert Carp, LBP Carp, LMBOINZ
Building Consultant

Auckland

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Nick has over 25 years of experience in the construction industry and worked for the Auckland City Council and Forensic Building Consultants before joining Sedgwick in 2021.

Nick is skilled in building codes, building surveying, project management, construction estimating, and report writing.

Kevin Tran MPM, B.Eng (Construction),
MRICS
Building Consultant

Auckland

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Kevin is an experienced project manager, quantity surveying and building consultant for new and remedial work. Kevin has three previous years of experience as a building inspector before joining Sedgwick in 2022.

Sam Overfield BSc (Hons) MNZIBS
Building Surveyor

Whangarei

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Sam is a degree-qualified building surveyor and a registered member of the New Zealand Institute of Building Surveyors (NZIBS). Sam has over eight years of experience working in New Zealand with leading building consultancy practices, specialising in building pathology, forensic building analysis, damage assessment, contract administration, expert witness and construction monitoring. Sam joined Sedgwick in 2023.

Paul Barry LBP Carp
Building Consultant

Tauranga

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Paul is a trade qualified builder with over 25 years' experience in the construction industry in both New Zealand and the UK. Paul has considerable experience in residential/commercial refurbishments, high end alterations, estimating, scoping and project management. Paul joined Sedgwick in 2021.

Our team

Central region

Craig Heta LBP Carp/Des
Building Consultant

New Plymouth

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Craig joined Sedgwick as a building consultant in 2017. Craig's prior experience includes five years in the building industry, where he worked as a contractor, completing earthquake assessments and loss adjusting.

Graeme Kissick LBP Site 2
Building Consultant

Palmerston North

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Graeme is an LBP Builder and has over 30 years' experience in the construction industry having worked in NZ, the Middle East and Georgia. He has considerable experience in residential, commercial, light commercial and civil fields. He has taught carpentry at the BCITO and has also had experience with project management, tendering and costing, resource and building consent applications and logistics.

Richard Wyn BOINZ
Building Consultant

Wellington

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Richard is experienced in the construction industry and is skilled in building assessments, property condition reporting, building consent compliance and leaky homes investigations as well as EQC and BAU assessments.

Richard is formerly an accredited building surveyor and technical panel adviser to the Building Officials Institute of New Zealand and has several published articles with the Accredited Building Surveyors division.



Our team

Southern region

Aaron Ray BBSoc, PMP
Project Manager

Christchurch

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Aaron has 15 years' experience in the construction industry, focusing on contract management and project delivery within the residential and commercial sectors. Aaron has a Bachelor of Building Science, majoring in Project Management and Sustainable Design, and is PMP qualified.

Prior to joining Sedgwick in 2022, Aaron had experience as a project manager in managing a portfolio of remediation claims with insurers as well as delivering commercial vertical build and interior fit-out projects. Aaron has broad experience in project delivery from project initiation to project closure and is skilled in contract management, project scheduling, cost and quality management and disputes negotiation.

Matt Cain
Project Manager

Christchurch

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Matt has 25 years' experience in the construction industry with a strong emphasis on insurance and remediation services. Matt commenced his career in trade based roles working in the residential and commercial sector. He also ran his own building company

before moving into an insurance consultancy role in Brisbane.

Prior to joining Sedgwick in 2021, Matt spent the previous nine years working as a project manager with insurers, overseeing assessments, scoping, costing as well as managing repairs and rebuilds of homes, units and commercial buildings across the Canterbury and Marlborough regions. Matt is also experienced in client and contractor negotiations and relationship building.

Liam Coleman
Project Manager

Christchurch

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Liam worked as a licensed building practitioner for 10 years until the Christchurch earthquakes when he began assessing and estimating for EQC. After a short time with EQC he started with Fletcher EQR as a Works Manager. Liam then gained extensive experience leading teams who were project managing portfolios of earthquake repair claims in Christchurch and Kaikoura for Insurance clients. He then owned a building business before joining Sedgwick in February 2023. Liam is also experienced in client and contractor negotiations and relationship building.

Graeme Smith Trade Cert Carp, B.E (Civil), Dip Arch Tech (L6)
Architectural Designer

Christchurch

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Graeme is an experienced building consultant with over 35 years' experience in the construction industry, working as a builder, civil engineer and architectural designer. Graeme holds a Bachelor in Civil Engineering, Trade Certificate in Carpentry and a Diploma in Architectural Technology. Graeme owned his own business for over 20 years, specialising in concrete floors and structural repairs, before joining Sedgwick in 2019.

Craig Scott BSC Math
Building Consultancy Coordinator

Christchurch

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Craig is part of the Building Consultancy Services admin team. He specialises in data analysis and control.

Kerry Young LBP Des, NZCD (Arch), DANZ (Member)
Building Consultant

Christchurch

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Kerry has over 30 years' experience in architectural design and documentation in both New Zealand and Australia, including working with housing companies and the council on domestic and commercial projects. Kerry joined Sedgwick's Building Consultancy Services in 2012.



To learn more about our solutions,
visit [SEDGWICK.COM](https://www.sedgwick.com)