

SITE INSPECTION REPORTS

Nos. 1 to 21

FOR

SEISMIC STRENGTHENING OF BUILDING

FOR

BODY CORPORATE 66502

AT

4 to 10 TENNYSON STREET

TE ARO

Project: Seismic Strengthening
SITE INSPECTION
REPORT
No. 1

4-10 Tennyson Street
Te Aro

Subject: Structural Work

Seismic Strengthening:- 4-10 Tennyson Street, Te Aro

Visit to site early morning on Tuesday 11 September 2012.

Purpose of visit was to view the start of the seismic strengthening work.

Contractor on site.

The work has commenced in No. 4 Tennyson Street.

The Unit is being upgraded for a new tenant.

The suspended ceiling on the mezzanine floor level has been removed.

The steel framed structure for the roof has been exposed.

A number of roof braces are needed to satisfy the bracing requirements for the roof.

This work will now be carried out before the new ceiling is installed.

Took photos of the work

Derek de Lisle

Derek de Lisle
B.E.(Civil)Hons, M.Eng., M.I.PENZ

Kerslake and Partners
Consulting Engineers
16 Armadale Street, Petone
P O Box 38 997
WELLINGTON

Project: Seismic Strengthening
4-10 Tennyson Street
Te Aro

**SITE INSPECTION
REPORT**

No. 2

Subject: Structural Work

Seismic Strengthening:- 4-10 Tennyson Street, Te Aro

Visit to site mid morning on Friday 14 September 2012.

Purpose of visit was to view the seismic strengthening work in Unit 4.

Contractor on site.

The seismic strengthening work continues in No. 4 Tennyson Street.

The steel flat required by the drawings has been connected to the steel roof beams and fitted to the underside of the steel purlins.

The steel flats are welded to the steel roof beams and screw fixed to the underside of the steel purlins.

The additional bracing has been installed to the drawing requirements.

Took photos of the work



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Project: Seismic Strengthening
4-10 Tennyson Street
Te Aro

**SITE INSPECTION
REPORT**

No. 3

Subject: Structural Work

Seismic Strengthening:- 4-10 Tennyson Street, Te Aro

Visit to site early morning on Wednesday, 19 September 2012.

Purpose of visit was to view the seismic strengthening work in Unit 4.

Contractor on site. Met Paul de lisle on site.

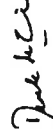
The seismic strengthening work continues in No. 4 Tennyson Street.

The work on the mezzanine floor is proceeding well.

Now that the precast slab beams are exposed carried out a measure up of the floor units.

Sub of Inside to upgrade drawing of floor layout so that the support brackets for the floor units can be determined.

Took photos of the work



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SITE INSPECTION REPORT

No. 4

4-10 Tennyson Street
Te Aro

Subject: Structural Work

Seismic Strengthening:- 4-10 Tennyson Street, Te Aro

Visit to site early morning on Wednesday, 26 September 2012.

Purpose of visit was to view the seismic strengthening work in Unit 4.

Brendon and 3 others from Trademark on site.

The seismic strengthening work continues in No. 4 Tennyson Street.

All floor members are in place and fixed in position in unit No. 6. This is for Phantom tenancy.

Trial drilling for the fixing of the support brackets for the Tee beam s has been carried out.

Need to lower the position of the bolt to miss the reinforcing steel.

This is acceptable.

Will commence drilling the brackets.

The first load of brackets will arrive on Friday.

Will start drilling on Saturday for the installation of the brackets.

Took photos of the work



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SITE INSPECTION REPORT

No. 6

4-10 Tennyson Street
Te Aro

Subject: Structural Work

Seismic Strengthening:- 4-10 Tennyson Street, Te Aro

Visit to site late afternoon on Monday, 8 October 2012.

Purpose of visit was to view progress on the seismic strengthening work.

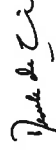
3 from Trademark on site.

The seismic strengthening work continues in No. 8 Tennyson Street.

Went through the space at the rear of No. 8 (The Phantom tenancy) and ticked off all the support brackets For the floor units and the shear fixing brackets between the floor units.

All the bracket work in this area is completed.

Took photos of the work



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Project: Seismic Strengthening

4-10 Tennyson Street
Te Aro

Subject: Structural Work

SITE INSPECTION REPORT

No. 7

Seismic Strengthening:- 4-10 Tennyson Street, Te Aro

Visit to site late afternoon on Thursday, 18 October 2012.

Purpose of visit was to view progress on the seismic strengthening work.

3 from Trademark on site.

The seismic strengthening work in No. 10 Tennyson Street is underway.

The area has been cleared so that there is access to the walls where the brackets are to be installed.

Looked over the areas for the brackets. The distance of the web of the unit from the wall varies from close to 0mm to over 50mm.

The need for the support brackets is obvious.

Need to consider how to support the floor units over the timber framed walls.

Took photos of the work



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4-10 Tennyson Street
Te Aro

Subject: Structural Work

SITE INSPECTION REPORT

No. 8

Seismic Strengthening:- 4-10 Tennyson Street, Te Aro

Visit to site early morning on Wednesday, 24 October 2012.

Purpose of visit was to view progress on the seismic strengthening work.

3 from Trademark on site.

The seismic strengthening work in No. 10 Tennyson Street continues.

The installation of brackets for the beams is underway.

There are some odd supports in the vicinity of the north door and the toilet area. The new supports will need to be worked around the revised wall framing for this area.

Support channel fixed somehow into precast concrete wall panel.

Some thought required and then direction of what is needed is to be given to Trademark

Took photos of the work



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Project: Seismic Strengthening **SITE INSPECTION**
REPORT **No. 9**

4-10 Tennyson Street
Te Aro

Subject: Structural Work

Seismic Strengthening:- 4-10 Tennyson Street, Te Aro

Visit to site mid afternoon on Thursday, 25 October 2012.

Purpose of visit was to view progress on the seismic strengthening work.

3 from Trademark on site.

The seismic strengthening work in No. 10 Tennyson Street continues.

Carried out an investigation into the position of the concrete wall panel supporting the double Tee.

Took measurements and will now sort out detail to support the concrete floor unit off the wall framing.

Supports for the floor units will need to be part of the wall framing.

Took photos of the work



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REPORT **No. 10**

4-10 Tennyson Street
Te Aro

Subject: Structural Work

Seismic Strengthening:- 4-10 Tennyson Street, Te Aro

Visit to site late afternoon on Wednesday, 1 November 2012.

Purpose of visit was to view progress on the seismic strengthening work.

Met up with Paul de Lisle on site.

The seismic strengthening work in Nos. 4 & 10 Tennyson Street continues.

Discussed with Paul de Lisle the fixing of the floor units at the toilets in units 4 & 10.

Need to incorporate the fixing of the floor units into the wall framing. Details to be provided.

Checked out the supports in Unit No. 10.

Most of the fixings are in place. The remaining ones are associated with the floor units over the toilets.

The suspended ceiling in Unit No. 4 has been removed and the floor units are now exposed. The installation of the brackets can proceed.

Took photos of the work



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SITE INSPECTION REPORT

No. 11

4-10 Tennyson Street
Te Aro

Subject: Structural Work

Seismic Strengthening:- 4-10 Tennyson Street, Te Aro

Visit to site mid morning on Wednesday, 7 November 2012.

Purpose of visit was to view progress on the seismic strengthening work.

Trademark on site.

The seismic strengthening work in Nos. 4 Tennyson Street continues.

Good progress has been achieved with the installation of the brackets to support the floor units in Unit No. 4.

Most of the brackets are now in place.

The shear brackets to the underside of the panels have also been installed

Working on the framing supports for the toilets.

Took photos of the work



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SITE INSPECTION REPORT

No. 12

4-10 Tennyson Street
Te Aro

Subject: Structural Work

Seismic Strengthening:- 4-10 Tennyson Street, Te Aro

Visit to site early morning on Friday, 9 November 2012.

Purpose of visit was to view progress on the seismic strengthening work.

Trademark on site.

The seismic strengthening work in No. 10 Tennyson Street continues.

The timber beam to support the precast floor units above the upgrade toilets is now in place.

Need to install 2 Bowmac brackets to fix the rear of the timber beam to the underside of the concrete beam.

This will mark the completion of the bracket work in Unit No. 10.

Took photos of the work



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SITE INSPECTION REPORT

No. 13

4-10 Tennyson Street
Te Aro

Subject: Structural Work

Seismic Strengthening:- 4-10 Tennyson Street, Te Aro

Visit to site mid morning on Monday, 26 November 2012.

Purpose of visit was to view progress on the seismic strengthening work.

Trademark on site.

View the bracket supports and shear fixings in Unit No. 4.

All bracket and shear plates are in place.

Supports for floor units over toilet is in place..

This will mark the completion of the bracket work in Unit No. 4.

Took photos of the work



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SITE INSPECTION REPORT

No. 14

4-10 Tennyson Street
Te Aro

Subject: Structural Work

Seismic Strengthening:- 4-10 Tennyson Street, Te Aro

Visit to site early morning on Tuesday, 12 March 2013.

Purpose of visit was to view progress on the seismic strengthening work.

Trademark on site.

Installation of the support brackets for Unit No. 6 has commenced.

Three brackets need to be modified as the access is restricted by pipes and framing.

Took dimensions and measurements so that a "L" shaped bracket could be devised.

Will provide information on the changed bracket.

Took photos of the work



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Project: Seismic Strengthening **SITE INSPECTION**
REPORT

No. 15

4-10 Tennyson Street
Te Aro

Subject: Structural Work

Seismic Strengthening:- 4-10 Tennyson Street, Te Aro

Visit to site early morning on Wednesday, 13 March 2013.

Purpose of visit was to view progress on the seismic strengthening work.

Jake and 2 others from Trademark on site.

Installation of the support brackets for Unit No. 6 continues.

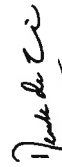
Handed over 2 copies of drawing SK1 of the special bracket required to miss pipes and framing.

Some of the revised bracket work has already been done.

Discussed the one sided bracket, will draw up a detail for this bracket.

Installation of the brackets generally proceeding well.

Took photos of the work



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Project: Seismic Strengthening **SITE INSPECTION**
REPORT

No. 16

4-10 Tennyson Street
Te Aro

Subject: Structural Work

Seismic Strengthening:- 4-10 Tennyson Street, Te Aro

Visit to site early morning on Thursday, 14 March 2013.

Purpose of visit was to view progress on the seismic strengthening work.

Jake and 2 others from Trademark on site.

Installation of the support brackets for Unit No. 6 continues.

Handed over 2 copies of drawing SK2 of the special "L" shaped bracket.

L shaped brackets being installed.

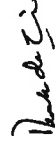
Fixing the in the threaded rods.

Still to complete the site welding for the SK1 brackets.

Brackets in the other area are now installed along with the shear connections.

Can proceed with the reinstatement of the sound proofing and the ceiling tiles.

Took photos of the work



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Project: Seismic Strengthening **SITE INSPECTION**
REPORT **No. 17**

4-10 Tennyson Street
Te Aro

Subject: Structural Work

Seismic Strengthening:- 4-10 Tennyson Street, Te Aro

Visit to site early morning on Friday, 15 March 2013.

Purpose of visit was to view progress on the seismic strengthening work.

Jake and 2 others from Trademark on site.

Installation of the support brackets for Unit No. 6 continues.

Trademark are working their way through the installation of the threaded rods.

The final site welding is scheduled to be carried out today.

The work in Unit No. 6 is nearing completion.

Took photos of the work



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Project: Seismic Strengthening **SITE INSPECTION**
REPORT **No. 18**

4-10 Tennyson Street
Te Aro

Subject: Structural Work

Seismic Strengthening:- 4-10 Tennyson Street, Te Aro

Visit to site early morning on Wednesday, 20 March 2013.

Purpose of visit was to view progress on the seismic strengthening work.

Trademark on site.

Installation of the support brackets for Unit No. 6 continues.

The installation of the "L" shaped brackets is now complete.

The site welding has been done and the brackets are now suitable.

Took photos of the work



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Project: Seismic Strengthening

4-10 Tennyson Street
Te Aro

Subject: Structural Work

SITE INSPECTION REPORT

No. 19

Seismic Strengthening:- 4-10 Tennyson Street, Te Aro

Visit to site late morning on Saturday, 23 March 2013.

Purpose of visit was to view progress on the seismic strengthening work.

Trademark on site.

The work in the Inside Office area of Unit No. 8 has been scheduled to take place over the weekend.

All the work areas have been covered off with polythene and a large team on site to install all the floor support brackets and the shear plates.

The bracket installation is proceeding well. After installing brackets in the other areas the techniques have been well developed so progress is good.

The acoustic material is being removed from the ceiling in order to install the shear plates to the underside of the floor units.

The work will be completed by the end of the weekend.

A big clean up will be needed on Sunday so that Inside can use their space on Monday morning.

Took photos of the work



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Project: Seismic Strengthening

4-10 Tennyson Street
Te Aro

Subject: Structural Work

SITE INSPECTION REPORT

No. 20

Seismic Strengthening:- 4-10 Tennyson Street, Te Aro

Visit to site early morning on Tuesday, 16 July 2013.

Purpose of visit was to view progress on the seismic strengthening work.

Met up with Paul de Lisle on site.

The bracket work in Unit No. 8 is complete.

View the strap bracing installed on the underside of the toilet roof at the rear of Unit No. 8. This is suitable. Unit No. 6 similar.

Viewed the roof bracing in Unit No. 10. The roof bracing is different to what is shown on the original drawings.

Extra bay of roof framing installed. Diagonal roof bracing missing.

Discussed with Paul what is required.

Paul to organize with Trademark Services to have the missing bracing installed. The strap bracing to be fixed to the underside of the steel purlins.

Took photos of the work



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Project: Seismic Strengthening

SITE INSPECTION REPORT

No. 21

4-10 Tennyson Street
Te Aro

Subject: Structural Work

Seismic Strengthening:- 4-10 Tennyson Street, Te Aro

Visit to site early morning on Tuesday, 13 August 2013.

Purpose of visit was to view progress on the seismic strengthening work.

Met up with Paul de Lisle on site.

Viewed the bracing work to the roof in Unit No. 10.

The bays which had missing roof braces have now been fixed.

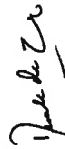
The steel bracing straps have been installed to the underside of the steel purlins and welded to the beams at the ends.

The bracing work is now finished.

This marks the end of the seismic strengthen work for 4 to 10 Tennyson Street.

The Producer Statement-PS4-Construction Review can now be issued

Took photos of the work



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