



05 September 2019

John Glover
Kinloch Lodge
862 Kinloch Road
Glenorchy

Dear John

HISTORIC KINLOCH LODGE SEISMIC ASSESSMENT – LEWIS BRADFORD CONSULTING ENGINEERS OFFER OF SERVICE

Thank you for the opportunity to offer our services for the seismic assessment you require for the historic lodge building shown below.



From my review of the photographs you provided the single level building structure comprises light weight timber framing for floors, walls and roof and there are two tall brick chimneys to each of the gable ends. Timber framed structures of this type are not typically earthquake prone but the two chimneys would be unless strengthened.

Scope of Work

We anticipate our scope of work to prepare the report would include:

- Visit the property to view the building and available documentation in context of the seismic assessment. If feasible an inspection of the chimney flues would be carried out.
- Office based time for the seismic assessment and preparation of the report.

- Preparation of concept strengthening details described on engineering sketches which we anticipate, at this stage, will only relate to the brick chimneys. Preparation of building consent documents for strengthening would be carried out under a future engagement.

I understand that plans of the building would be prepared by others, based on their site measurements. We would take sufficient measurements for the purposes of our assessment.

The structural philosophy for our assessment will be assessment of the lateral strength of the building relevant to collapse of the structure subject to the design earthquake. The building would likely be significantly damaged but the intention is that life safety of occupants is achieved when subject to the design earthquake. If you require a greater degree of seismic resilience please advise as the scope of our work and subsequent fees would be greater.

Fees

We propose we provide our services on a time basis. For the above described scope of work, we suggest a budget for our services of \$4,000.00 plus GST is allowed for. This includes for vehicle travel disbursements for one visit to site from Queenstown.

Our hourly rates excluding GST are as follows:

Director	\$ [REDACTED]
Design Engineers	\$ [REDACTED] to \$ [REDACTED] depending on seniority
Draughtspersons	\$ [REDACTED] to \$ [REDACTED] depending on seniority
Construction Monitoring	\$ [REDACTED], plus vehicle travel \$0.76/km.

Geotechnical Requirements

The QLDC GIS hazards information identifies the site as being possibly susceptible to liquefaction. We would assume flexible subsoil conditions for the purposes of determining the seismic design actions based on this information. Should new foundation work be required or site-specific liquefaction assessment be necessary it may become necessary to engage a geotechnical engineer to provide the required geotechnical advice, the costs for which are not included in the above sums.

Conditions of Engagement

Our Client would be Kinloch Lodge and our conditions of engagement are the combined ACENZ/EngNZ/IPWEA “Conditions of Contract for Consultancy Services”, December 2017 version.

If you have any questions or require additional information please contact the undersigned.

Yours sincerely,

Timothy M Bradford
 DIRECTOR
 Le190905 offer of service