

Building consultancy and restoration services

Services guide 2021



Building consultancy

Dispute resolution/ expert witness

We can assist with specific issues that arise during disputes with other parties or insurers and other parties to an insurance claim. Our experts will produce a report of their findings that complies with the 'Expert Witness Code of Conduct' required by legal consumer tribunals in each state or territory and courts of law.

Forensic cause of building damage report

Our team of qualified and experienced building consultants inspect domestic, commercial and industrial buildings to accurately identify the cause of building damage. Our findings are presented in clear and consistently formatted reports that reference relevant legislation, standards and regulations.

Measured floor plan

We can produce an A3-size CAD floor plan of a building and/or property. It shows the scale and relationship between rooms, spaces and other features for each level of a structure.

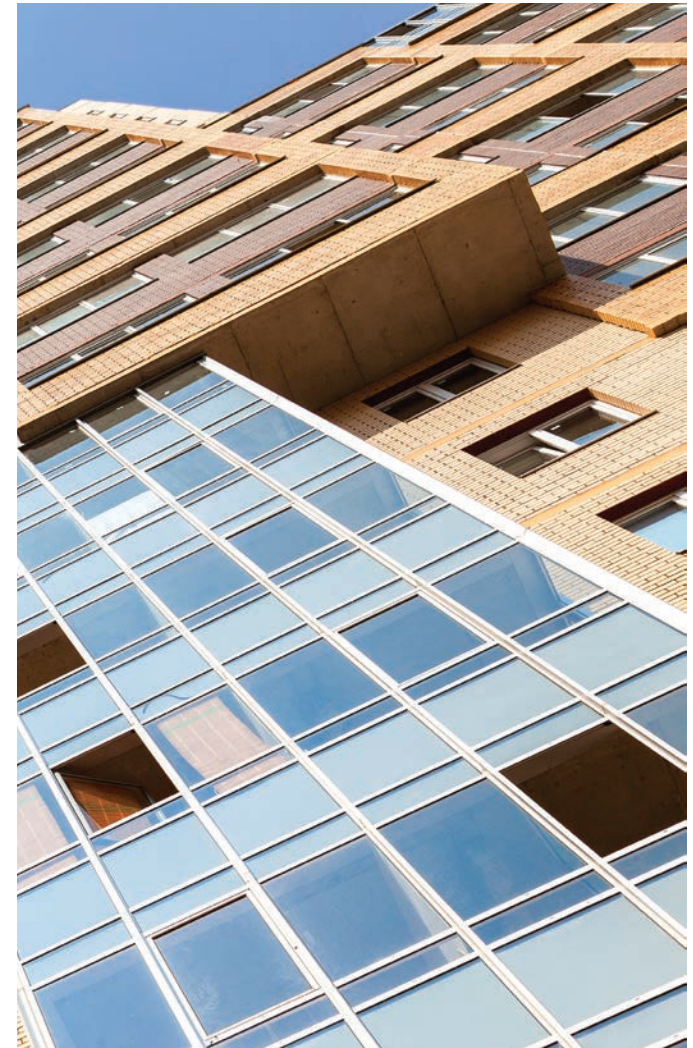
Repair audit report

We will conduct a review of the quality of workmanship in your building repair or reinstatement. We will produce a report that confirms that the work has been completed in accordance with the scope of works, specifications, contract documents and relevant building codes and/or standards.

Scope of works

A 'scope of works' is a critical document that details the extent of work to be performed. Whilst it can be a generalised document, frequently the scope of works will include a detailed measured list of building components requiring repair and/or replacement completed on a room-by-room or area-by-area basis.

From an insurance perspective, you will be able to easily distinguish resultant damage, building defects and maintenance. This knowledge will empower you to manage building cost reinstatement via accurate and transparent quoting and minimised scope creep.



Restoration services

Containment assessment and remediation

Sedgwick's team of specialist hygienists, environmental professionals and remediation contractors can conduct site inspection assessments on domestic, commercial or industrial sites suspected to be affected by hazardous contaminants.

We can assist with such hazards as:

- asbestos
- lead-based paints
- mould
- illegal drug manufacture (including methamphetamine).

Our comprehensive service includes:

- environmental and hazard analysis
- testing
- reporting
- complete site remediation
- provision of clearance documentation (post remediation).

Emergency trades service and make-safe

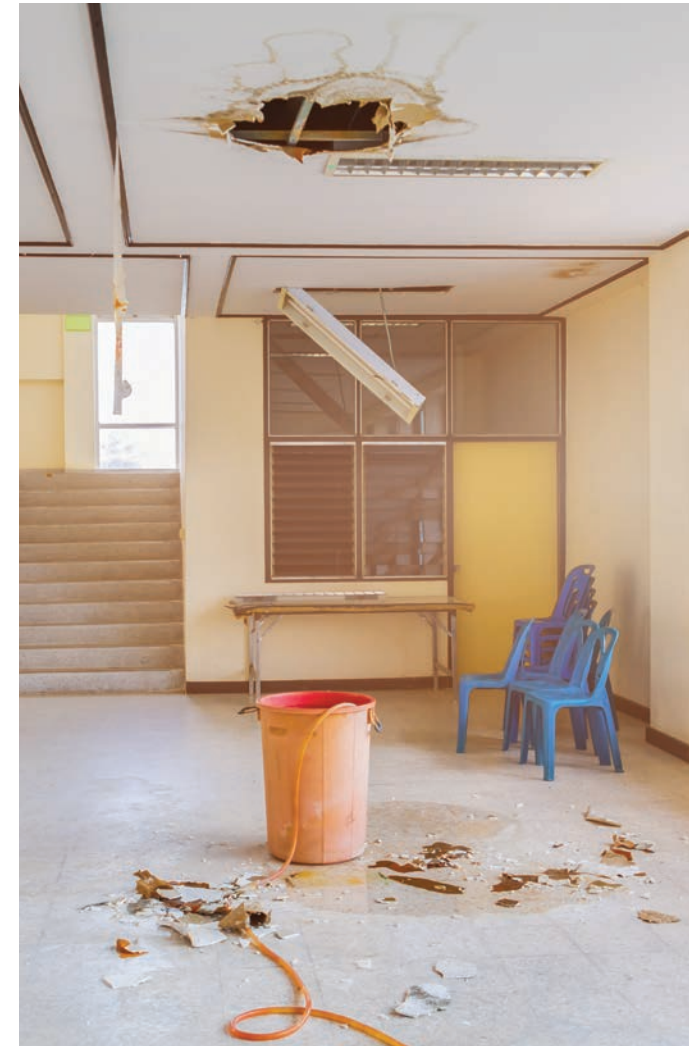
Our specialist teams will respond rapidly to your emergency and building trade needs across Australia. Our Australian-based customer service centre is available 24/7 for lodgement of your service request.

Fire and water damage mitigation and restoration

Sedgwick's qualified and experienced restoration team can expertly return domestic, commercial or industrial contents and building to their pre-loss condition following exposure, inundation or damage due to water or fire.

LeakCheck – Sedgwick's leak detection service

Sedgwick's leak detection service provides traditional and advanced inspection techniques including CCTV, sonar and infrared technologies. Our expertise and technology solutions enable us to accurately determine the source of water or moisture issues. Results are presented in a professional, easy-to-understand report.



Audit/Quality/Defect assessment

Office-based services

This service is designed to focus on individual builders that are included in a panel or formal group of suppliers. It reviews and analyses specific areas of builder performance. The service can be customised to review both individual jobs or a portfolio of work to identify opportunities for cost savings and efficiencies.

Depreciated replacement (Indemnity assessment)

This service provides a depreciation schedule based on information from the property owner and a site inspection. It reflects the structure's current depreciated value calculated on anticipated life of each building element. The estimate excludes contents, personal property, land value, site improvements and authority fees.

Desktop audit review

Desktop reviews gather information by telephone and various Internet research tools. We can evaluate information about customer satisfaction and fundamental builder compliance factors. Our service includes basic cost analysis. *Note: Desktop reviews are conducted on finalised matters only.

On-site audit review

Sedgwick offers a site inspection process to review the scope of works to confirm that it is accurate, measured and pertains to the stated cause. We also assist with the identification of potential building defects and maintenance issues.



Quantity surveying services

Detailed cost estimate

A detailed cost estimate calculated from a measured scope of works presented in a trade format to assist with:

- reserving complex building repairs
- confirmation of the reasonableness of the quotation/s
- negotiating a price with the builder/s.

This service is often required during a competitive tendering process where it is necessary to compare quotations against an established estimate. You will find this comprehensive estimate valuable when negotiating costs with builders.

M2 elemental estimate

An estimating report typically used, but not restricted to, total/major loss insurance claims to determine the indicative value of the reinstatement cost. This service can include external works and site improvements, for example, outbuildings, landscaping, fencing, pools, driveways and retaining walls.

Progress claims

Our experts conduct point-in-time inspections to determine the value of completed construction works. This ensures that the funds released 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.

Tender appraisal

Our expert consultants can prepare a comprehensive analysis report from a measured scope of works which includes a detailed estimate or trade-by-trade comparison of each quote. We can also include a forecast of project construction time and a recommendation of best value tender.

Variation assessments

A variation assessment report provides analysis of changes in a construction contract that can potentially alter the contract terms or require changes to the scope or character of the works. Variations can be in the form of:

- additions
- omissions
- substitutions.

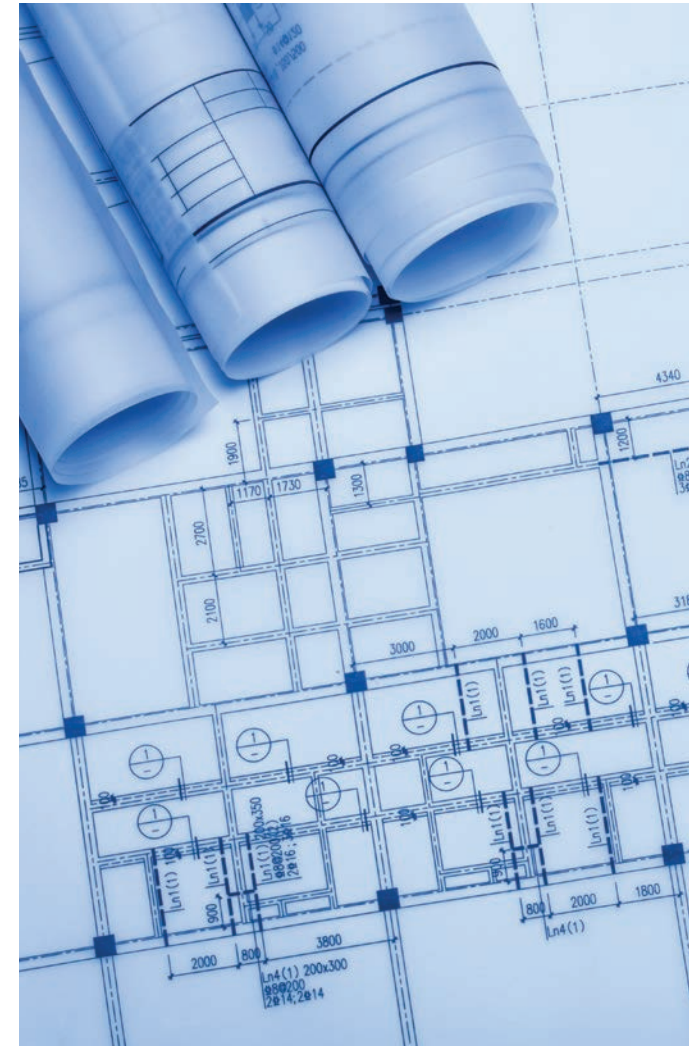
This service assists when a cost validation is required for additional works to the original contracted scope of works.

Verify quote costs

Our suitably qualified Quantity Surveyors can prepare a detailed cost estimate report comparing a builder's quotation against industry standard building rates and margins.

Value at risk

Sedgwick's M2 elemental report which estimates the total 'value at risk' of a property assists in verifying the adequacy of the sum insured for the purpose of applying an insurance/underinsurance clause.



Construction management

Site inspection and office-based services

Our team provides expertise for both insurance and non insurance jobs requiring construction management solutions. For insurance work, complex and/or large losses require a greater level of control over the repair process to ensure a quality, timely and cost effective repair.

Our team of technical experts deliver an all-of-business end-to-end solution. Our loss adjusting, building consultancy and restoration services work together to ensure an outstanding customer experience, quality and timely reporting and 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.

Options include:

- first response/make-safe recommendations
- forensic building consultancy (cause identification)
- forensic engineering
- expert witness and reporting
- design services
- detailed scope of works
- building approval
- detailed cost estimate
- contract selection, administration and execution
- tender management
- project management
- construction methodology analysis to determine viability including business interruption costs vs construction costs

Elements such as scope of work, compliance, design documentation and building approvals can delay building works if they are not addressed appropriately. Sedgwick are highly experienced in early intervention, coordinating various aspects of the project and working with all key stakeholders to ensure delays are mitigated and that contractors can commence work as soon as possible.

Project management of remedial work requires a high degree of technical expertise to ensure issues are dealt with appropriately. Our highly qualified staff specialise in bridging the gap between builders and owners that often exists on complex projects.

We understand that individual projects have unique requirements; we offer a range of project management options to suit a wide range of situations.



Engineering

Forensic engineering report (cause identification)

Sedgwick's engineering team provides specialist forensic civil and structural engineering services. Our engineering service can provide on-site make-safe and structural assessments to determine cause for damage, failure or collapse of a structure or structural element.

Forensic engineering report (cause identification) and scope of works

This services includes the forensic engineering cause identification report and a detailed measured scope of works for the structural elements only.





Global solutions.
Local expertise.

Contact us

1300 735 720 | info@au.sedgwick.com