



**Accuracy - Innovation - Independence**

Concrete Structure Investigations Limited

## Capability Statement

2019

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# Background

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With a lot of research, trial and error, and a whole lot of commitment, CSI was born in mid 2013.

It started with a team of 2, scanning buildings throughout New Zealand, assessing structural strength/weakness and where they found weakness, the cause of it. As time passed, it was obvious there were much needed improvements to be made in the construction industry. Instead of settling for the generic and ordinary, they did their own in-depth research to maximise the capabilities of the scanners, to get the results they wanted and that no one else can get.

They have grown to a quality team of 13 (including a few part-time staff) with each person highly respected in their field. They are proud to deliver high quality results using the best tools on the market, and to offer services that their customers can only get with CSI.

They are continuing to apply both their scientific and engineering expertise to develop technologies which enable them to stay ahead of competitors. They are excited for the future of non-destructive testing and their leading role in the field.



## Snells Algies Pipe Bridge

**Working on the Snells Algies Pipe Bridge became a great experience because it was the first time CSI took on a project that required nearly all the services CSI provides. They are used to working on a wide variety of structures but on this job, it was their first time deep in mud!!**

# What CSI does

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The purpose of the business is to provide analysis and assessments of steel reinforced concrete structures. These services are provided to building surveyors, consulting engineers, building owners and related construction and civil works companies.

## **For consulting engineers, building surveyors and building owners, CSI:**

- carries out verification of steel reinforcing and concrete composition in concrete buildings.
- supplies full reports including marked-up plans, photos and scanned images and associated data.

## **For construction and civil work companies, CSI:**

- scans beams, columns and slabs for reinforcing hit prevention.
- offers an extensive range of non-destructive testing methods.

CSI changed the face of scanning through extensive research and expert application and

worked hard to change the preconception of the technology held by engineers and property owners.

CSI investigates what would be useful to their clients in the non-destructive testing space through market research.

CSI continues to offer clients new technologies in non-destructive testing and operates to international standards when gathering and reporting data crucial to decisions on building/infrastructure upgrades.

As well as Scanning, CSI also now offers Rebar Corrosion Determination and Corrosion Control, Pile Integrity Tests, Material Tests, Corrosion Condition Surveys, Crack Monitoring, Anchor Testing, Pull-off Strength Tests, Ultrasonic Testing, Structural Health Monitoring, URM Testing and QA.

CSI is determined to continue as leaders in their field through innovation and educating the industry as to what is possible. CSI is well respected by the current customer base and are known for going the extra mile to provide value to clients.



## **Textile Centre**

**Working on this heritage building located in Auckland is CSI's largest heritage job to date. They worked on this project for months doing extensive and detailed investigations.**

# The market

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CSI's initial focus has been on the New Zealand market. Since commencing business in August 2013, CSI has built an already extensive database nationwide of 4000+ engineers (civil and structural), property owners and government institutions who could potentially use its technologies.

But CSI has no intention of stopping there. They believe there is a need for their technologies throughout Australia as well, and further afield. CSI are now pricing for jobs in the Asia/Pacific region.

Consulting engineers make up 80% of CSI's business (Beca is a large client, for example).

## After that come:

- civil contractors;
- building owners;
- government institutions;
- the construction industry.
- And building surveyors

CSI is working in collaboration with other New Zealand companies on potential overseas contracts.



**Premier Building, Queen St, Auckland**

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**CSI did a seismic assessment for consulting engineers. This is now a retail and office space.**



## Competitive advantage

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CSI offers the most expert and comprehensive service for concrete scanning throughout the country. Additionally, CSI has added ground-breaking non-destructive testing technologies such as Pile Integrity Tests, Ultrasonic Testing and digital crack monitoring and reporting and will continue through research and development to investigate and implement new technologies as mentioned previously.

# Customers

CSI's current marketing reach is consulting engineers, civil engineers, architects, civil contractors, councils, building surveyors and building owners; and to a lesser extent construction companies.

Currently CSI has approximately 650 customers, with the largest customers being Consulting Engineers.

The customer base continues to grow strongly and because each 'customer' is actually an organisation, CSI is used by many different professionals within each organisation.

### Top 15 customers

Beca Ltd	Aurecon Ltd
Body Corporates	Downer New Zealand Ltd
Scentre Group	Holmes Consulting Ltd
Clendon Burns and Park Ltd	AECOM New Zealand Ltd
Talavera Property Group Limited	Fletcher Construction Co Ltd
Hawkins Construction Ltd	Prime Property Group Ltd
Spencer Holmes Limited	




### Reinforcing Verification Reporting

**CSI provides non-destructive structural analysis for locating reinforcing bars, pre-tensioning tendons, plastic pipes, electric cables and cavities in concrete at depths of up to 300mm.**

# Pricing

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All quotes or estimates are built up using hourly charge-out rates multiplied by standard labour constants. Also fully quoted jobs are undertaken where that is the client's preference.

These have been developed from past experience using back costing and the like from historic projects.

To this is added any material, subcontractor, travel, access pricing (estimating) and other such costs.

The final pricing element relates to overhead, with margin determined on a case by case basis.

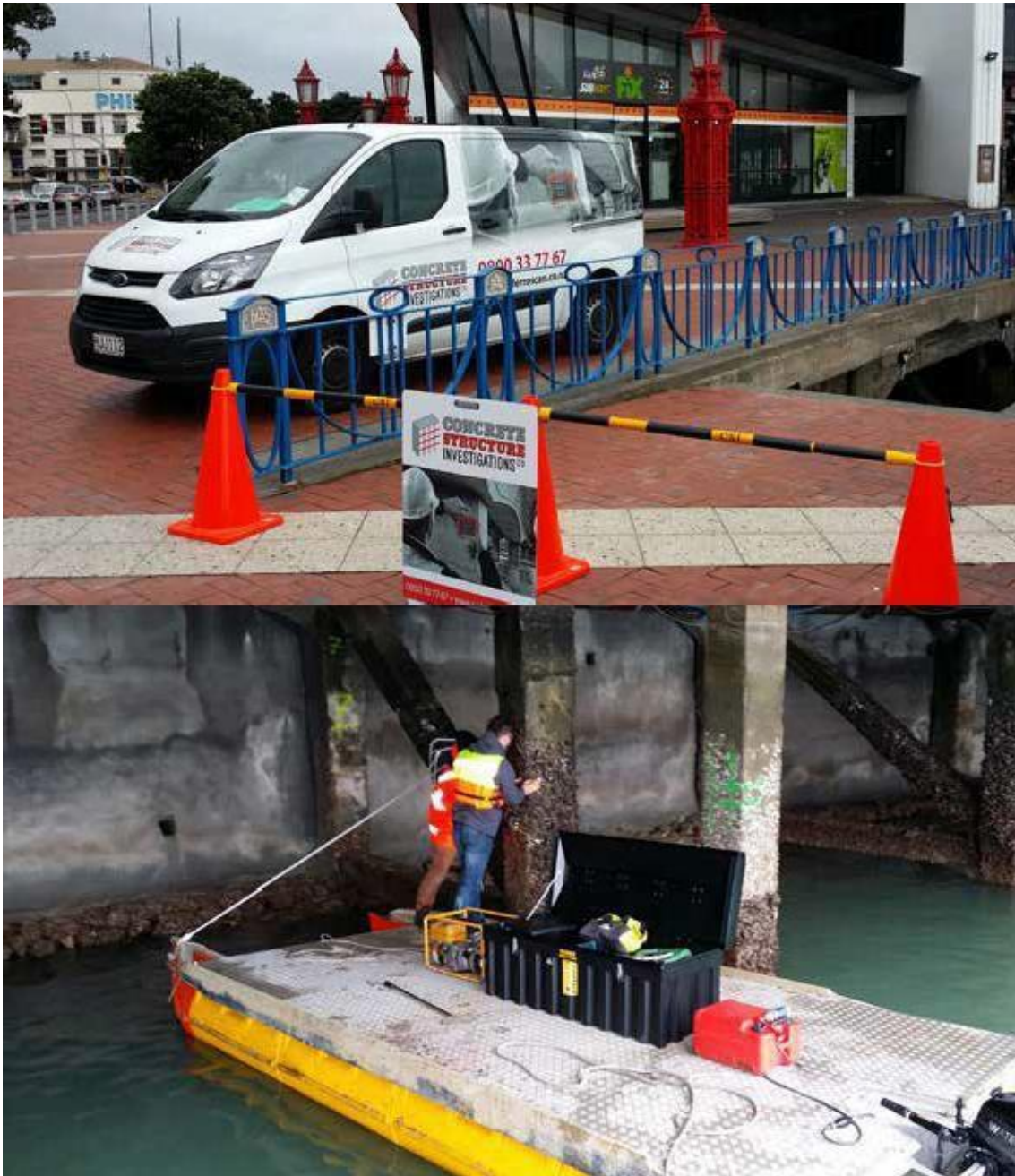
This is applied to the sub-total of the above to arrive at the total value for the quote or estimate.

For urgent, large, small or more complex jobs we revisit the constants, rates, pricing, margin etc and adjust them accordingly to ensure the quotes or estimates are tailored to the project and are appropriately competitive.

This would also apply for large, ongoing jobs where costs to CSI would be reduced due to continuity and the security of the ongoing work.







### Auckland Wharves

**PIT testing at Auckland Wharves.**

# The CSI Team

## CONTRACTORS

Based in WLG + AKL and produce work for both AKL and WLG (and NZ wide when those jobs come up). Generally not required to Travel

Report to the GM

Maree Grigg (Accounts)  
Tim Rosenbrook (Marketing)  
Geoff Hulls (QS)

## DIRECTORS

Michael and Jane Roach  
Spend 50% of their time in Auckland

## Kurtis Cuttle GM

Travel when needed.  
Spends most time in Auckland

Reports to Directors

## Informal Advisory Board

Auckland has CSI branded truck, office space and lock up for tools.

## Darren Clark

AKL Engineer, Operations  
Manager and NDT Analyst.

(Travels when required. Joins WLG team for training etc.)

Report to GM + Director

## Daniel Traeger

R & D/ WLG Leader (Travels as required)

Report to GM + Directors

## Sam O'Connor

Job Manager (Travels as required)

Reports to GM

## KEY

Based in WLG

Based in AKL

Remaining permanent part time staff operating from Wgtn but working for both Ak and Wgtn (or NZ wide when those jobs come up).

All Report to the GM

Mark Hearfield  
(Ass. Technician)



### **Michael Roach**

#### **Director**

Ex Construction Project Manager  
Ran Roach Construction Company in the 90's

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Michael's key skills, expertise and focus, are to develop and provide investigative services into concrete structures for Structural and Civil Consulting Engineering companies; resulting in Consulting Engineers saving their clients time and money in the process of remedial design or seismic upgrading of existing steel reinforced concrete structures. Michael is results-driven in the quest for the continual development of processes and techniques, research and development to enable CSI to provide their Consulting Engineering clients and end users to find answers quickly, in a non-destructive manner. Michael's background, after running his own construction company, is commercial construction where he was for many years a contract project and construction manager for Matrix Consultants Group Ltd.



### **Kurtis Cuttle**

#### **Auckland based General Manager**

Qualified Builder, previously self-employed

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Kurtis Cuttle is a builder and has a background in residential and light commercial building and has been working in the construction industry 11 years.

He has always enjoyed and been a part of the construction industry. Prior to his time at CSI he was self-employed and managing his own projects. This has given him a good understanding of the day to day running of commercial enterprises.

Kurtis believes his experience and approach to the industry has been applied in CSI. Some of the skills Kurtis offers are:

- Sound experience of the construction industry and a strong commitment to relationship building.
- A safe working environment
- Team leadership, encouraging teamwork and attention to detail.



**Jane Roach**  
**Executive Director, Marketing**  
 Ex marketing and teaching

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Jane has previously successfully run her own business and loves the challenges associated with a growing industry. Jane is a skilled organiser. Her numerous responsibilities include overseeing Human Resources, capital raising coordination, marketing, assisting on-site, and involvement with all areas of management and administration.



**Tim Rosenbrook**  
**Marketing Consultant**  
 Master of Management (Marketing),  
 Bachelor of Business Studies (Marketing)

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A skilled strategic marketing professional with over seventeen years' experience developing marketing strategies for many New Zealand and international market leading businesses. Influencing brand development, marketing planning, customer loyalty and positioning with companies such as Z Energy, Shell, Air NZ, Avis Australia and DFS Galleria.





**Maree Grigg**  
**Accounts Administrator**

Worked in Accounts for Construction previously

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Maree has been working for CSI part time since 2013, looking after the accounts and wages for the staff. It's her role to ensure CSI's accounts are up to date.

Maree has many years of experience in accounting and administrative roles, and has worked with a number of different accounting and payroll packages. Being a part timer benefits CSI too as this flexibility gives Maree time to work for other organisations, and she brings her experience of different working practices and knowledge back to CSI.



**Sam O'Connor**

**Report writer, researcher, site technician, job manager**

Qualified Biochemist

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Sam has a Bachelor of Science, majoring in Biochemistry, from Otago University in 2014 and has been working at CSI since April 2015. Sam's academic background equips him for report writing, and his CSI role includes comprehensive reports for clients. Sam has demonstrated his organisational skill by being promoted to also managing jobs.



**Daniel Traegar**

**Site technician, R & D and Wgtn Leader, report writer.**

Previously 3D printing specialist; worked for Rocket Lab

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Daniel spent 4 years at the University of Applied Science for Plastic Engineering. The following decade Daniel helped developing a technology called Selective Laser Sintering which is referred to under the umbrella term of 3D Printing. Daniel was part of a small development team for material and process development. The following years Daniel swapped to work in the service field. As Operations Manager he served in and educated the NZ industry with the appropriate production strategies and technologies for their needs. After 16 years in this field he was excited to find CSI, a company utilising new and exciting technologies, trying to make a difference to make living in NZ safer. Daniel's experience in R&D but also in running operations and customer relations is helpful for a small organisation like CSI.



**Mark Hearfield**  
**Assistant site-technician**  
 Ex BRANZ Research

Mark works 'on call' to CSI when demand is high and extra hands are required. Mark has a formidable research and practical background. While qualifying as BSc in Physiology, he worked as a Science Technician at DSIR Ecology Division/Landcare for 14 years. Mark was a Senior Technician at BRANZ for 19 years and more recently divides his time between CSI and Passive Fire Protection.



**Geoff Hulls, QS**  
**Experienced QS in the Construction/Property Industries**

Geoff Hulls is an experienced professional quantity surveyor and project manager and is an Associate of NZQIS. Geoff has been working in the construction industry for over 25 years and has been involved projects ranging from \$100K to \$120 million covering roles such as estimating, development management, project management and professional quantity surveying. Geoff brings a wealth of experience to CSI and while Geoff's role is primarily an estimator he is also a mentor providing support, oversight, training and assistance with business development (construction), systems, quality management, pricing, project management, contracts and project financial control. Geoff is also versatile and willingly provides help with day to day business operations primarily focusing on client project related matters.



**Darren Clark**  
**Project Manager/Analyst NDT Ack**

Darren has come to CSI as a Project Manager/Site Engineer. Previously he was a Field Service Engineer at an automation company. His background is in Mechatronics Engineering which he studied at the University of Auckland. Darren's skills include general site work, troubleshooting, leading teams, job scheduling and basic CAD work.

# 17. Advisory Board

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## **Graham Shaw**

Graham has an extensive business pedigree. With a background in accountancy, Graham has been a founding Director of Xero, was a Senior Manager at KPMG, CEO at Kensington Swan, CFO at Works Civil Construction to mention but a few roles. He is a board member and Chairman of many companies. Also a representative of Downer and running his own business Corporate Concern.

## **Paul Treacy**

Paul is co-founder of Eye Magnet: a place based digital media and technological solution to retail and enterprise customers. He has many years' experience as a Product Development Manager. Paul led a global team in the technical and commercial development of ICT systems in world championship motorsport. He was part of the team that won 4 world championships at the leading edge of its industry. Paul is based in Wellington, New Zealand however divides his time between the US and other international markets.

## **Gray Hughson**

Set up his own accountancy business, selling his business advisory practise to Moore Stephens Markhams, he remains a Consultant. Gray has also developed a cash flow solution franchise for Fifo Capital.

# Governance and Ownership

Michael Roach and Jane Roach each currently oversee CSI 50/50. They are CSI Directors.

The Advisory Board is included in overview discussions and members of the Advisory Board may become Directors.

**QA and Scanning:** Quality assurance is necessary for successful building outcomes. Quality assurance of all work should occur at all stages throughout the building process, from project inception to final commissioning and handover.

**What is Scanning?** Scanning is a non-destructive testing method used by CSI primarily to determine the details of steel reinforcement within concrete structures. CSI use two scanners:

1. Ground Penetrating Radar (GPR): The GPR scanner emits electromagnetic waves into a structure's subsurface. Changes in the material's properties, e.g. a change from concrete to steel, cause the waves to reflect. The signals produced by reflected waves allow us to determine details within the structure, such as centre spacing, cover, orientation and general layout of the reinforcement.
2. Ferroskan: The Ferroskan emits a magnetic field into the subsurface. Asymmetric changes in the field allow us to identify the cover and diameter of reinforcement.

**When would you use Scanning?**

Scanning can be used to determine the size and layout of steel reinforcement within concrete elements, e.g. beams, columns etc., to help determine their structural capacity – so decisions can be made without invasive investigation.

**What are the Benefits of Scanning?**

- As mentioned above, scanning is non-destructive
- The scanners are portable, so testing can be carried out in remote areas
- GPR and Ferroskan are complementary – both technologies can be used in conjunction for even better results

## Structural Health Monitoring

Wind, traffic, movement of people, changes in temperature or changes to a building itself can cause almost imperceptible stretches in concrete. Strain gauges can pick up changes at the microstrain level – in the order of 0.0001% change in length. This can be used in monitoring building loads over seconds or years. If a building has cracks, special crack monitors can be used to track whether they are growing, and how they fluctuate each day. Existing stresses can also be estimated within certain structures. This is particularly useful for old pre-stressed elements where the load on the strands is unknown.

## Material Testing

CSI offers concrete and steel reinforcing bar properties testing through compressive and uniaxial tension tests, respectively. The test to determine compressive strength of concrete is conducted according to NZS 3112: Part 2: 1986 while the test to determine tensile strength of reinforcing bars is conducted according to AS/NZS 4671. Additionally, CSI is also able to determine weld shear strength of mesh reinforcement, where the test is conducted according to BS EN ISO 15630-2.

## Rebar Corrosion Determination

Corrosion of reinforcing steel is an electrochemical process, and the behaviour of the steel can be characterised by measuring its half-cell potential. The greater the potential, the higher the risk that corrosion is taking place. An electrode forms one-half of the cell and the reinforcing steel in the concrete the other. CSI test to ASTM standard C876-09: Standard Test Method for Corrosion Potentials of Uncoated Reinforcing Steel in Concrete.



## Pile Integrity Test

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Low strain integrity test is one of the methods for assessing the condition of cast-in-place piles, drilled shafts or driven concrete/timber piles.

The test is based on wave propagation theory. 'Low strain dynamic test' stems from the fact that applying a light impact to a pile produces a low strain.

This procedure is performed with a hand-held hammer to generate an impact, an accelerometer or geophone placed on top of the pile to measure the response to the hammer impact, and data acquisition, along with subsequent interpretation of the electronic equipment. PIT is standardised by ASTM D5882 Standard Test Method for Low Strain

## Crack Monitoring

CSI use crack monitors to gauge horizontal or vertical movement across a crack on flat or adjacent surfaces.

## Corrosion Condition Survey

Corrosion Condition Survey: CSI assesses the deterioration mechanisms and causes of the associated damage that are designed to lead to the selection of the appropriate corrosion mitigation technique(s).

CSI testing utilises:

Visual Inspection

Acoustic Sounding

Concrete Cover

Corrosion Potential

Chloride Content Test

Carbonation of Concrete

Rebar Corrosion Determination

## Corrosion Control

Galvanic corrosion control is applied to areas between patch repaired sites, where corrosion has been initiated, but spalling has not yet occurred. Another sacrificial anode system is available to provide 'Galvanic corrosion control' to specific areas.

These anodes are inserted and grouted into predrilled holes, and electrically wired together in a grid pattern. ASTM Standard STP 1137: Corrosion Forms and Control For Infrastructure.

## Pull-off/Shear Tests

ANCHOR TESTING: There are two types of tests depending on the goal: ultimate and proof test. An Ultimate test is carried out until failure of the connection is reached, either by reaching plastic deformation or complete breakage. Ultimate strength/deformation relationship can then be used in design calculations. On the other hand, proof testing is conducted when you want to make sure that an anchor has been correctly installed and not damaged; in this test the anchor is loaded up to a specific fraction of the rated load (not to failure).

PULL-OFF STRENGTH TEST: The Pull Off Strength Test can be used to evaluate the pull-off strength of Fibre Reinforced Polymer (FRP) laminate systems adhesively bonded to a flat concrete surface. The test determines the ultimate tensile strength an FRP system can sustain before detachment occurs. The test can be used for quality control and assessment of field repairs of structures using adhesive composite materials, such as FRP-wrapped concrete. The test is conducted following ASTM D7522

## URM Testing

Unreinforced masonry.

Unreinforced Masonry or (URM) is a type of construction that has in the past been widely used in New Zealand, It can comprise of brick/stone or concrete blocks that are unreinforced and only bonded with a mortar or ties. URM structures pose a very real risk to failure and collapse in a significant earthquake, causing major repercussions.

While there are many ways and methods to secure and work with URM in existing structures it is paramount that the existing components condition and properties are tested so that an effective design can be applied.

URM Services:

- Concrete and URM scanning,
  - Identifying ties and spacings in existing URM structures.
  - Identifying cavities and thickness of existing URM structures.
  - Identifying mortar compaction.
  - Scanning nearby RC prior to use as structural connection.
- In situ measurement of masonry mortar joint shear strength
- URM compression testing.
- Anchor testing.
- Camera and drone survey.
- Scratch testing.

## Ultrasonic Testing

Ultrasonic Testing is for a few applications the only technology providing answers while it is in general complementing our tool kit.

The technology is based on the principle of acoustic wave propagation by transducer emitted soundwaves reflected from objects of different density. The return signals enable a specialized analyst to make conclusions about the quantity and quality of the objects and structures. It is possible to perform localized testing as well as area analysis. Ultrasonic testing is not only but in particular; useful for:

- Delamination, voids, leaks of filling and other defects
- Thickness and thickness variation, e.g. for slabs or tunnel linings up to 1000mm
- Objects and inclusions
- Grouting defects in Drossbachs and tendon ducts



### **Onewa Rd Bridge**

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**CSI were hired on this job as sub-contractors for Gibbons Contractors. The bridge was experiencing a fair amount of corrosion due to it being in an estuary. Corrosion Control was used to protect the existing reinforcement.**