



Waimate Event Centre Stage One panels being installed

# The Thompson Group Newsletter

December 2015

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### Message from Thompson

The end of another busy year is upon us. Thompson have been working on a number of projects throughout the South Canterbury, Canterbury and North Otago regions as well as the MacKenzie Country. We are proud to design, fabricate and construct each project which we have been involved with.

We have also completed some steel fabricate-and-supply only jobs. Our workshop has been kept busy with the 1263ton of steel leaving the workshop this year.

Thompson Precast have produced a number of panels this year pouring a massive 4728m<sup>3</sup> of concrete to-date.

Thompson would like to say a huge thank you for the continuous support over the last year and to wish everyone a safe and happy holiday. We look forward to working with you all again in 2016.



## Design Team

It has been a big year for the Thompson Design team. We have met many challenges producing architectural and structural drawings with accuracy and attention to detail. Our ability is ever-increasing, we are now producing high level renders and 3D animations. These enable walk-thrus for clients to see in detail how their building will look both inside and out.

The team has submitted many building consents and managed them through to issue with the following councils: Waimate, Waitaki, Mackenzie, Timaru, Ashburton and Christchurch. These varied from large bulk stores, warehouses, coolstores, a petrol retail outlet, cafe, offices, workshops, farm buildings, a sports complex and truck depot.

Our design team focuses on accurate and comprehensive drawings. By putting in time at the design stage we create a solid base for the fabrication and onsite construction phases.



Tulloch Transport Office and Cafe Render



Tulloch Transport Office and Cafe in construction Dec 2015



Render of Hadlee & Brunton's new offices



## A & M Motors Retail Outlet & Lube Bay - Winchester



Getting geared up to start installing panels



In construction with all panels installed



Forecourt canopy being installed

A & M Motors owners Dwayne and Kate were looking to create a smart new image to attract customers into their business. They decided to upgrade their premises with a brand new retail outlet and lube bay that front an existing workshop built by us a few years ago. By working together with the client they were able to remain open during the build of the new premises.

The lube bay has a 3.6m by 3.6m roller door for easy access.

The 112m<sup>2</sup> shop area is constructed from precast panels up to 4m high. This area contains the mailroom/store, office, showroom, bathroom and two security doors. Customer access into the shop is through a wide 3m glass automatic sliding door.

Out front are two fuel pumps each serving three fuel types on either side. The area is finished off with a 5.4m high canopy to keep everyone dry when filling up.



Workshop and showroom painted



Completed

## GOC, 'The Landing' - Timaru

On one of Timaru's prominent vacant sites on State Highway One is now being filled by this project, which is well under construction. Thompson Precast has supplied all precast panels as subcontractor to the main contractor Gibson O'Connor Construction.

We supplied 68 precast panels and four sets of concrete stairs with a total of 236m<sup>3</sup> of concrete poured. Eight panels were 450mm thick with the remaining at 150mm thick. The tallest panel is 10.29m and the heaviest panel weighs a massive 19T. Our logistic team transported all these panels safely to site.

Thompson Precast showed their efficiency by achieving production of these panels between early September and mid October 2015.

The complex will be occupied by Hunting & Fishing, Pita Pit, Hell Pizza, Burger Fuel, Columbus Coffee and Timpany Walton and is a great new building for Timaru.



Panel being lifted from the bed with protection cover



Panel ready to be transported to site



Panels in place on Theodosia Street, Timaru



## Ullrich Aluminium Offices & Warehouse - Christchurch



Foundation works in progress

We are really proud to be selected by Ullrich Aluminium to continue building their South Island projects. The first time we built for them was 10 years ago.

Using a combination of precast and Ullrich Aluminium's cladding system gives the front of this building a sharp and unique finish. This two storied office and showroom area includes a cross laminated timber mid-floor. Cross laminated timber is a new product used by us and it has proven to be very successful. Upstairs the roomy staffroom opens onto a balcony area giving a great place for employees to relax.

The warehouse area includes multiple large roller doorways and a drive-thru across its 28m width, creating excellent access. A gantry crane runs the full 60m length of this building. To maximise structural strength and storage versatility, we have once again, used our precast and installed 2.4m panels around the perimeter. To allow natural light in through the roof, each of the nine bays has one strip of clearlight. Also in this area are offices for practical and efficient dispatch.



Panels being installed for the office



First office panels installed



Office in construction





Warehouse steelwork being erected



Cross laminated timber flooring being installed



Two storied office in construction with painting beginning



Fit out of offices in progress



In construction Dec 2015

## Tulloch Transport Cafe, Offices & Warehouse - Christchurch

Situated on Islington Avenue in the Waterloo Business Park, this office complex being built for Tulloch Properties, will be split into a multi-tenancy building and will include a 129m<sup>2</sup> cafe on the ground floor. The offices are fitted out with a fully mechanical ventilation system. Internally there are glass partitions with high spec aluminium joinery creating a high-end environment for the occupants. The building contains seven individual office spaces spread throughout the two stories. This front area is constructed with precast panels reaching 8.4m with four large “insitu timber look” panels, these provide a strong architectural element along with practical bracing for the building.

At the rear of the office is a 860m<sup>2</sup> warehouse giving this building plenty of scope for use. The warehouse has precast panels around the perimeter and is clad with iron. It has three roller doors each 5m high by 6m wide allowing for easy access for large vehicles.

The timeline for this project from when the section was chosen, to near completion, is just on 12 months.



Office panels being installed



Architectural textured panels installed



Office panels, warehouse panels and steelwork installed





In construction September 2015



Warehouse and yard



Warehouse and offices in construction



Office, cafe and warehouse in construction with asphalt laid December 2015

## Waimate Sports Complex - Waimate

This is the first civic project for our team. The Thompson design team has worked closely with Les and the team from Rooney's to plan the project with input from the local community and Waimate District Council. Waimate will have a great facility to hold multiple sporting events in the future.

This new sports complex is now under construction on the corner of Paul Street and Victoria Terrace. Our role is to design, fabricate steel and precast, and erect everything onsite. In addition we will complete a full fitout.

Precast is a major component of this building with 93 panels made with 300.7m<sup>3</sup> of concrete. These were fabricated at our Washdyke Plant and transported to site by our logistics team. The tallest panel height is 10.2m.

The first stage has an area of 2470m<sup>2</sup> and is being constructed behind the existing squash courts. Inside this complex there will be two multi-sport courts which will have a 72mm sprung timber floor on top of a structural concrete slab. There will be a gym, multi-lounge area with a bar and kitchen facilities, changing rooms and an entrance with offices and reception area. And, lastly there will also be a mezzanine floor for a spectators area above the courts.

There will be a second stage later on adding extra changing rooms and toilet facilities.



Render of the sports complex



First panels being installed



Panels being transported to site and installed





Panels being installed



In construction



Waimate Stadium in construction



## Dialan Dairy Fertilizer Bunker - Rangitata

This project is to store bulk fertiliser and other products. The roof is designed to allow a 56T truck room for tipping and quick unloading.

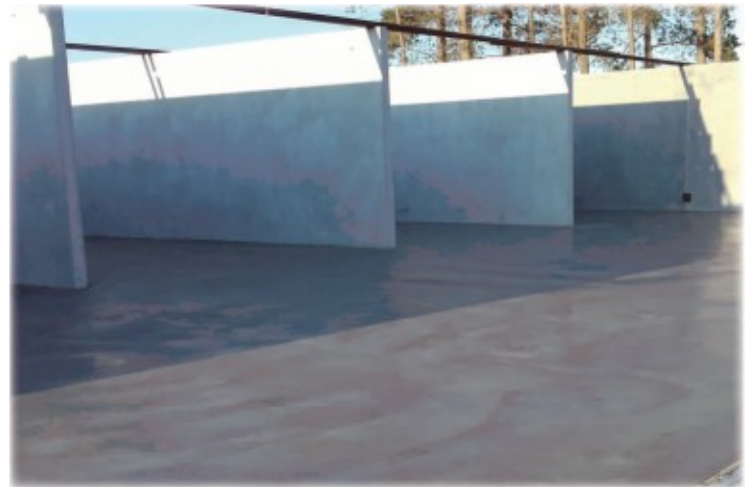
You might notice the steelwork is not our usual Thompson blue as it has had a special coating to protect it from corrosion by fertiliser.

This 20m by 18m fertilizer bunker consists of four bays with a concrete apron at the front. The bunker has a front eave of 10.54m slopping down to 8m at the rear. It is made with 3m high precast panels constructed by Thompson Precast and installed by Thompson Construction and Engineering.

This bunker is now completed and full of fertilizer.



Precast panels being installed



After the concrete pour



Fertiliser bulkstore completed



## Makikihi Fries Workshop & Freezer Building - Makikhi

This project for Makikihi Fries consists of a workshop, freezer and office area.

The workshop is 938m<sup>2</sup> with 2.4m high precast panels around the perimeter of the building. It has an eave of 8.4m high. A 4m wide by 4.5m high and a 6m wide by 5m high roller doors allow access into the workshop. There is a strip of clearlight in the roof for each of the three bays to allow natural light in. Inside the workshop there are two 2.5T gantry cranes that run on separate beams.

The freezer consists of two freezers each 393m<sup>2</sup> which reach temperatures as low as -18 degrees. The 3m by 3m sliding door allows easy access into the freezer. It is a height of 6m at the knee and 7.8m at the apex.

There is an office area which contains a 28m<sup>2</sup> staffroom and an external canopy with a 5 degree pitch.

The onsite construction team enjoyed a daily portion of chips from the testing kitchen.



Steelwork erected and purlins installed



Roof being installed



Floor prepared for concrete pour



## Davis Food Ingredients Office Block - Waterloo Business Park, Christchurch (fronting the Drystore, Freezer and Chiller storage included in our previous addition)



Steelwork, precast panels and metra panel second storied floor installed

Davis Food have centralised their Christchurch branch from two locations into this one. This client wanted to create a flagship base in the South Island. We have helped them achieve this with a glass curtain frontage which falls from the top of the parapet to the bottom of the ground floor.

The 17m long by 7.5m wide area consists of open plan office areas on both floors. This building has a cross-laminated timber mid-floor. It has a 29m<sup>2</sup> meeting room and a 15m<sup>2</sup> lunchroom. Precast panels conclude the exterior reaching 7.66m high.

There is a sprinkler system that extends through from the warehouse into the office space. Everything is well protected.



Glass being installed



In construction December 2015



## St John Ambulance Bay & Accommodation - Temuka

Temuka is home to a new St John multi-purpose premises. Also a civic project, it has come about due to earthquake damage to their old premises and also a realisation that South Canterbury needed an emergency triage centre, especially if the Opihi and Temuka Rivers flooded.

It is made from precast panels, steelwork, and metra panel for the interior walls. Precast has been a large factor in ensuring this building achieves structural integrity. It has to meet Importance Level 4 so it can survive a major natural disaster. The precast panels were fabricated by Thompson Precast while Thompson Construction and Engineering fabricated the steelwork and completed the onsite construction.

The premises is made up of four sleeping areas, kitchen, staff lounge, office area, training hall, meeting room and kitchenette. It has a two bay ambulance garage which is accessed through two roller doors. The new carparking area, access, and all earthworks are being completed by Temuka Transport.

St John Temuka is wheel chair accessible, has safety glass and has fire doors between the staff area and garage, and between the entrance and training area.

The day time operational staff are employed by St John. In addition night-time volunteers now have sleeping facilities allowing them to stay over. This means the previous 4km radius no longer limits the volunteer pool.

This project has come about through the hard work from a number of volunteers and generous support by the community.



First panels installed



Panels installed for the ambulance bay and entrance



Nearing completion December 2015

## Thompson Investment Shed 3 Bulkstore - Washdyke

This project is known as “Shed 3” amongst the team. It is the fourth bulkstore to be constructed in 18 months on Meadows Road for the commercial property arm of the Thompson Group. They now have bulkstorage capacity of around 15000m<sup>2</sup> plus canopy areas of about another third. In July 2016 Shed 4 is due which will be their biggest building yet.

Shed 3 has 3000m<sup>2</sup> of bulkstorage with a 345m<sup>2</sup> canopy over the entrance. There are 3m high precast panels all the way around and it has web trusses throughout. The bulkstore has a leg height of 8m and the lean-to height is 6.35m. This building required access for many trucks and they gain entry through the 7.3m wide x 5m high sliding doors. At the moment we have temporarily blocked off all but the drive-through with removable precast panels. This is to increase storage capacity for palm kernel.



First truss being erected



East wall cladding being installed



Nearing completion



## Rural Transport Truck Wash - Ashburton

After relocating to their new site in the Ashburton Business Park, Rural Transport saw the benefit in investing in a new truck wash system. Their old one at their previous site had become unusable. This new truck wash helps keep their fleet in prime condition so it looks great on the road.

The collaborative design effort between Thompson and Rural Transport brought together the best ideas from different systems to create a wash system that best suits their needs. Throughout the design and construction processes the main considerations were the ease of use for staff, keeping the maintenance costs low and ensuring longevity.

It is a multi-purpose wash that can be used by stock, fertilizer and freight trucks as well as smaller vehicles. The wash has a capacity for four truck and trailer units to be cleaned at once. The water passes through sediment separation wedges and tanks, and a proportion of the water is recycled back into the wash.



Concrete pour in progress



Truck wash completed

## Hilton Haulage Storage Facility - Washdyke



Pads for steelwork in construction

Hilton Haulage is adding to their storage and distribution capability with this large warehouse. Thompson are busy constructing stage one at the moment. The site is handy to their main base across the Washdyke number one drain. Future access will also be available via a new road off Meadows Road. We wonder what the new road will be named?

Stage one is a 4032m<sup>2</sup> bulkstore with a 1825m<sup>2</sup> lean-to on the side with an attached dispatch office at the rear. It has an apex of 12.4m and an eave of 10.7m. There are 2.5m high precast panels around the perimeter and web trusses spanning 40m. Two strips of clearlight per bay allow natural light into the facility and the 6.5m high by 7m wide roller door is great for easy access for heavy vehicles.

The attached roomy dispatch office includes a 23m<sup>2</sup> staffroom and plenty of office space. It is future-proofed with surplus space for extra offices if required. It contains large amounts of storage with an internal cupboard 2.4m wide by 2.28m high and a wide opening bifolding cupboard door. The internal walls are metra panel which is a robust product that can handle any commercial use. The roof has a five degree pitch and the overall area is 144m<sup>2</sup>.



Steelwork being transported to site by Thompson





80T crane erecting the steelwork



Half of the trusses erected



Panels installed and roof cladding beginning



Roof on, wall cladding in construction and floor set out for concrete pour

Some photos have been supplied by the client

## Finished Projects from the Last Issue



Rooney Earthmoving (Shed 11) 67m clear span bulkstore completed, Washdyke



Alperna Warehouse completed, Oamaru



Zealyn Bulkstore completed, Washdyke

## Coming up in the next issue...

- Wilson Bulk Transport Warehouse
- Thompson Investment Shed 4
- Rooney Earthmoving Sheds 12, 13 and 14
- Simla Farms Piggery Shed 2