

# THOMAS BUILDING

Where innovation meets know-how

## WHAT WE DO:

**FEASIBILITY ASSESSMENT** – Intuition and knowledge based on decades of experience as both a developer and a builder.

**PROJECT CONSULTING** – A parallel service that will underpin key decision making on every project.

**DESIGN & CONSTRUCT** – Our design and construct teams will deliver outstanding value on turnkey projects.

**REGIONAL AND REMOTE** – Specialist expertise will assist you to deal with complex regional challenges.



## HOW WE OPERATE:

Thomas Building's core values are **INTEGRITY, RELIABILITY** and **ACHIEVING SUPERIOR OUTCOMES FOR CLIENTS.**

These ideals are underpinned by our reputation of quality delivery and client satisfaction.

Thomas Building's business philosophies are:

- You get what you are expecting - no surprises
- The company's directors are actively involved and will add value to every stage of your project
- You can have confidence in our extensive development and construction experience
- You can trust our integrity.

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#### WHO ARE WE:

Thomas Building has been built on Alan Thomas' experience and dedication to the building and construction industry, spanning over 30 years; across Perth and in regional Western Australia.

Alan Thomas prides himself on his hands-on approach as a Director for Thomas Building. Previously a major shareholder and a Managing Director for Rapley Wilkinson, Alan spent many years working on-site and he advanced his career through the ranks, from Site Manager, to Construction Manager and General Manager.

He has built a reputation for his integrity, while overseeing successful projects not only in Perth but throughout WA.

Thomas Building has undertaken a range of projects including; Aged Care & Health, Mixed Use, Industrial, Apartments, Resorts, Education, Learning & Childcare, Remote & Mass Housing and Community based projects.

Thomas Building's Director and General Manager, Greg Cran, also provide extensive experience in building and developing strategies for managing mixed use developments, large scale housing, Medical Centres, Childcare Centres, townhouses, apartments and hotel developments in Perth and across the state.

With Alan and Greg's combined experience and expertise, Thomas Building can confidently add value to your project.



## THOMAS BUILDING PROJECTS COMPLETED IN THE LAST 7 YEARS

### Aged Care / Health

- ▶ IBN Corporation - Limpet Crescent - Independent Adaptable Living Accommodation
- ▶ Department of Housing - Respite Centre Port Hedland
- ▶ Kalgoorlie Health Campus - Renal Services Expansion
- ▶ Butler Medical Centre, including fitout
- ▶ Palmyra Medical Centre

### Mixed Use

- ▶ Mixed use development – Walcott St

### Industrial

- ▶ Sealy Australia - Office & Factory Warehouse
- ▶ Callidus Warehouse - Karratha

### Apartments

- ▶ Glenariff Apartments - 44 residential apartments

### Resort

- ▶ The Ranges Resort Karratha (including café)

### Education

- ▶ Bold Park Community School Undercover Assembly

### Learning and Childcare

- ▶ Childcare Centres - Myaree & Baldavis

### Remote Housing

- ▶ Murujuga Aboriginal Corporation - 13 houses Karratha
- ▶ Caprice Gardens - Geraldton - 20 two storey townhouses
- ▶ Yara Housing - 19 Houses Karratha
- ▶ BHP Staff Houses - 14 Houses Port Hedland
- ▶ Department of Housing - various in Karratha & Port Hedland
- ▶ Roy Hill - residential houses - Port Hedland
- ▶ WA Country Health - 16 houses, Sth Hedland
- ▶ Various Individuals - 6 residential houses, Sth Hedland
- ▶ Various Individuals - 8 houses Karlkurla, Kalgoorlie
- ▶ Various Individuals - 11 houses, Elements Estate, Sth Hedland

### Community

- ▶ Department of Housing - South Hedland Youth Hostel

## PREVIOUS PROJECTS / EXPERIENCE

### Aged Care / Health

- ▶ Ravensthorpe District Hospital
- ▶ Waneroo Community Nursing Home
- ▶ Multiple DOH - Disability Housing
- ▶ St Ives Retirement – Nedlands

### Mixed Use

- ▶ Mixed use development – Nedlands
- ▶ Mixed use development – Oxford Street
- ▶ Mixed use development – West Leederville

### Retail

- ▶ Currambine Retail Bulky Goods
- ▶ The Good Guys – Retail
- ▶ Retail Showrooms – Waneroo
- ▶ Five storey office and retail development – Joondalup
- ▶ South Hedland Shopping Centre Refurb

### Industrial

- ▶ Southern Steel Stage 2 – Warehouse, Factory and Offices
- ▶ BHP Warehouses
- ▶ Office and Warehouse – Cablelogic

### Apartments

- ▶ Three level office and luxury apartments – West Leederville

### Resort

- ▶ Cable Beach Club Resort - Broome
- ▶ Broome Beach Resort - Broome
- ▶ Bali Hai Resort & Spa - Broome
- ▶ Cable Beach Sanctuary Resort
- ▶ Frangipani Resort - Broome
- ▶ Tropicana Resort – Broome
- ▶ Seashells Resort – Mandurah

### Education

- ▶ Curtin University – Building 213
- ▶ Pinjarra High School Additions
- ▶ Karratha Primary School
- ▶ Integrated Learning Centre – John XX III College
- ▶ New Accommodation Wing – Singapore Flying College
- ▶ Irene MacCormack – Catholic College Stage 2
- ▶ Newman College – Stage 11
- ▶ St Marks Anglican Community School – Sport Pavilion
- ▶ St Elizabeth Catholic Primary School – Stage 1
- ▶ Swan Valley – Anglican Community School – Stage 6
- ▶ 17 BER Schools





### Learning and Childcare

- ▶ Maranatha Christian College – Early Learning Childcare Centre
- ▶ St Peters and Emmaus Church and Childcare Centre Joondana

### Leisure and Recreation

- ▶ Karratha Leisure Centre
- ▶ Mandurah Catholic College – Gymnasium
- ▶ Derby Recreational Centre



## MIXED USE DEVELOPMENT, BOORAGOON WA

Client: IKRA Australia Pty Ltd

Construction Address: 557 Marmion St, Booragoon WA

Contract Description: Apartment & Commercial Unit Development

Contract Value: \$9m

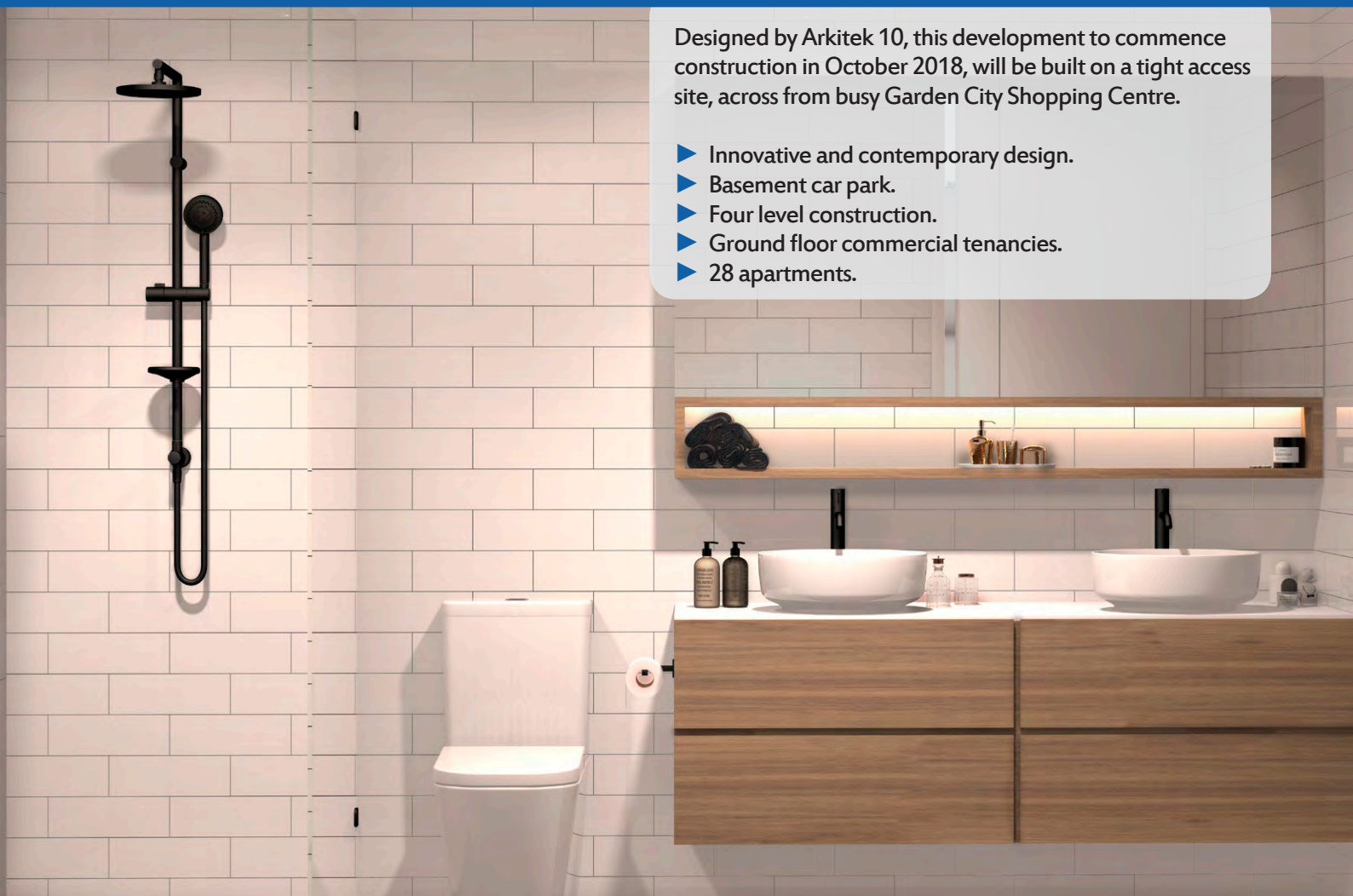
Construction Period: Oct 2018 to Dec 2019



### Where innovation meets know-how

Designed by Arkitek 10, this development to commence construction in October 2018, will be built on a tight access site, across from busy Garden City Shopping Centre.

- ▶ Innovative and contemporary design.
- ▶ Basement car park.
- ▶ Four level construction.
- ▶ Ground floor commercial tenancies.
- ▶ 28 apartments.





## MIXED USE DEVELOPMENT SOUTH FREMANTLE WA

Client: Lemeg Ventures Pty Ltd

Construction Address: 240 South Terrace, South Fremantle WA

Contract Description: Apartment & Commercial Unit Development

Contract Value: \$3m

Construction Period: Oct 2018 to Oct 2019

*Designed by Maine Architecture, this exclusive development comprising of 8 apartments and 2 commercial units has been designed to capture the best of the local landscape in a comfortable and unique living space. Construction is a perfect mix of industrial chic and modern style, with the interior spaces offering flexible living. Project works on a very tight site with difficult access.*

Where innovation meets know-how







## WALCOTT ST APARTMENTS, MENORA WA

Client: Griffin Projects Group  
 Construction Address: 204 Walcott St, Menora WA  
 Contract Description: Mixed Use Development  
 Contract Value: \$4m  
 Construction Period: Oct 2017 to Oct 2018

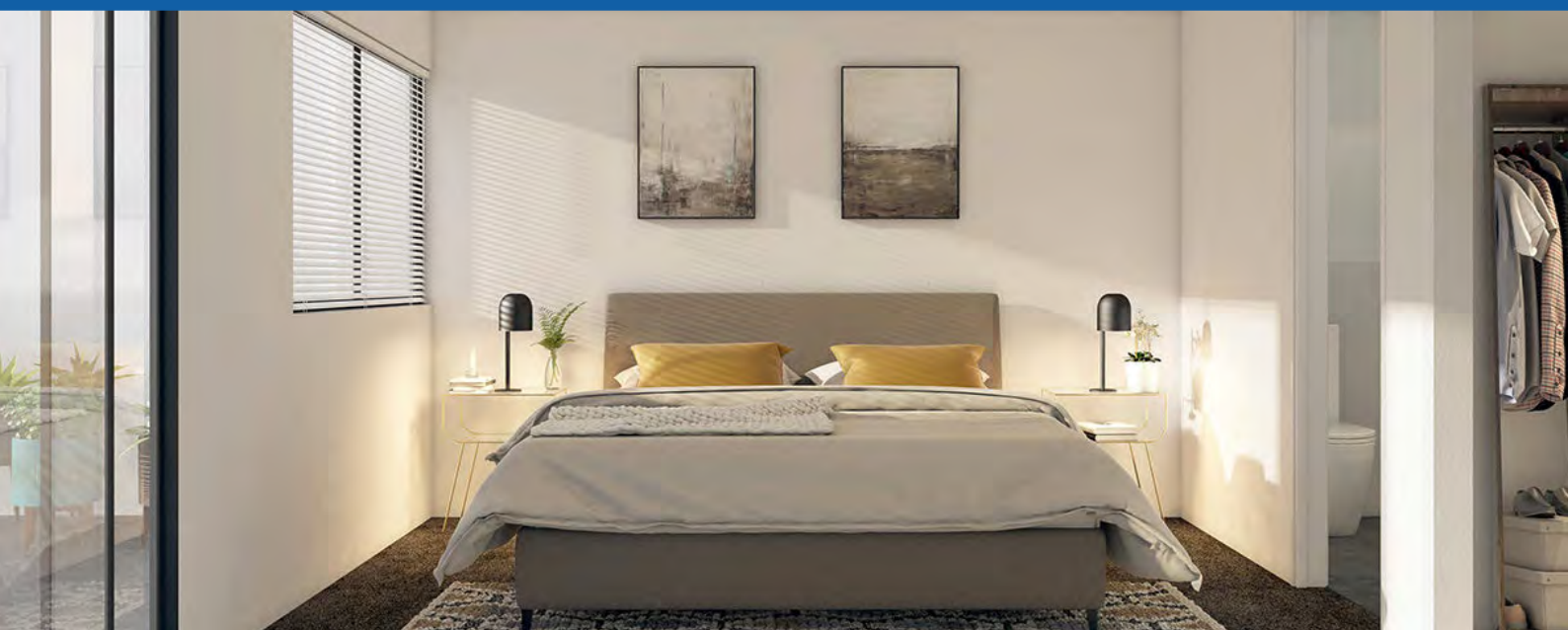
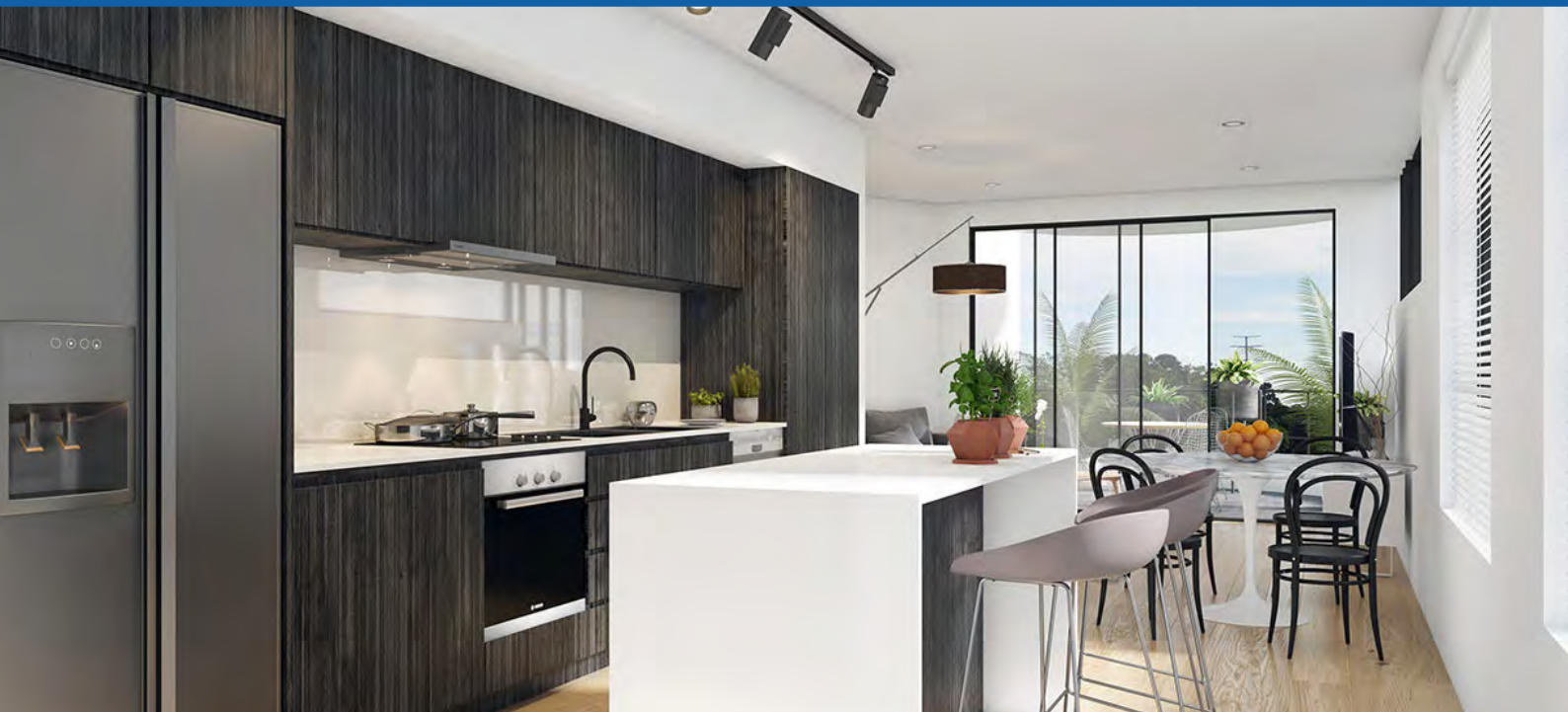
Where innovation meets know-how





From a design by Urbanize Architects, this development consisting of 11 Apartments, 6 Offices and a café, provides a stylish and sophisticated urban lifestyle.

- ▶ Constructed on a 776m<sup>2</sup> sloped block, with limited access on a busy corner intersection.
- ▶ Four level construction.
- ▶ Lift installation included.
- ▶ Undercroft car parking.
- ▶ AFS Logicwall product used in construction as well as colourbond roofing.
- ▶ Construction within 7 metres of high pressure gas main and high voltage power lines.





## MEDICAL CENTRE, PALMYRA WA

Client: Crosstown Holdings Pty Ltd

Construction Address: 4 Antony Street, Palmyra WA

Contract Description: Medical Centre

Contract Value: \$3m

Construction Period: Nov 2017 to Aug 2018





State of the art two storey Medical Centre nestled between two existing commercial buildings on sloping grounds. Designed by Vabasis (QLD).

- ▶ Undercroft Parking.
- ▶ Vertical transportation.
- ▶ Purpose built for two main tenants.

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*"Thomas Building combine a thorough design management service with a comprehensive understanding of regulatory requirements. The delivery of project in a co-ordinated, timely and controlled manner. It was a pleasure to deal with a company that managed to deliver quality and value on its projects"* Dennis Butler Architect, Vabasis Pty Ltd.



## GLENARIFF APARTMENTS, CANNING VALE, WA

Client: 412 Ranford Development Trust  
Address: 3 Glenariff Boulevard, Canning Vale WA  
Contract Description: Construction 44 Apartments  
Contract Value: \$8m  
Construction Period: March 2016 - June 2017



Where innovation meets know-how



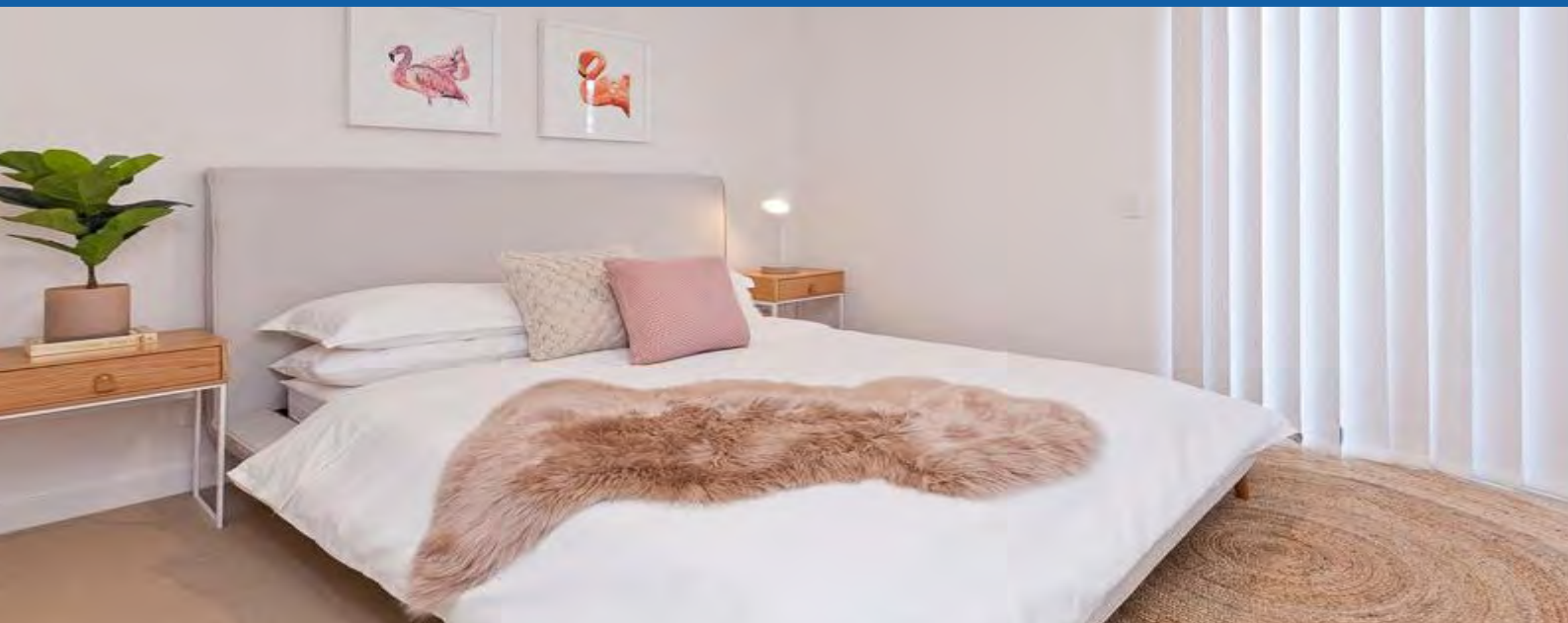
*"Meticulous attention to detail and quality control, excellent documentation, professionally appropriate liaison, no hesitation in recommending the services of Thomas Building as a preferred construction partner". Mark Gidvani, PRD.*





Designed by Colliere Architecture, the contract was for the construction of 44 Residential Apartments. Featuring the latest in stylish interior design, timber floorboards, built-in technology, security gates with voice intercom system and a striking street frontage.

- ▶ Conventional double brick 2 storey, with in-situ suspended slabs and incorporating framed mezzanine levels to the third storey.
- ▶ All landscaping and carpark areas.
- ▶ Fully integrated communications and data services.
- ▶ Final design incorporated a complex brick pattern and punched aluminium balustrade design, which was executed to fulfil the architects and clients requirements.
- ▶ Project completed within tight Budget and tight time frame, being completed within 16 months.





## SEALY OFFICE AND WAREHOUSE, CANNING VALE WA

Client: Sealy Australia

Construction Address: Barley Place, Canning  
Vale WA

Contract Description: Construction of  
Office and Factory Warehouse

Contract Value: \$7m

Construction Period: April 2016 - Jan 2017

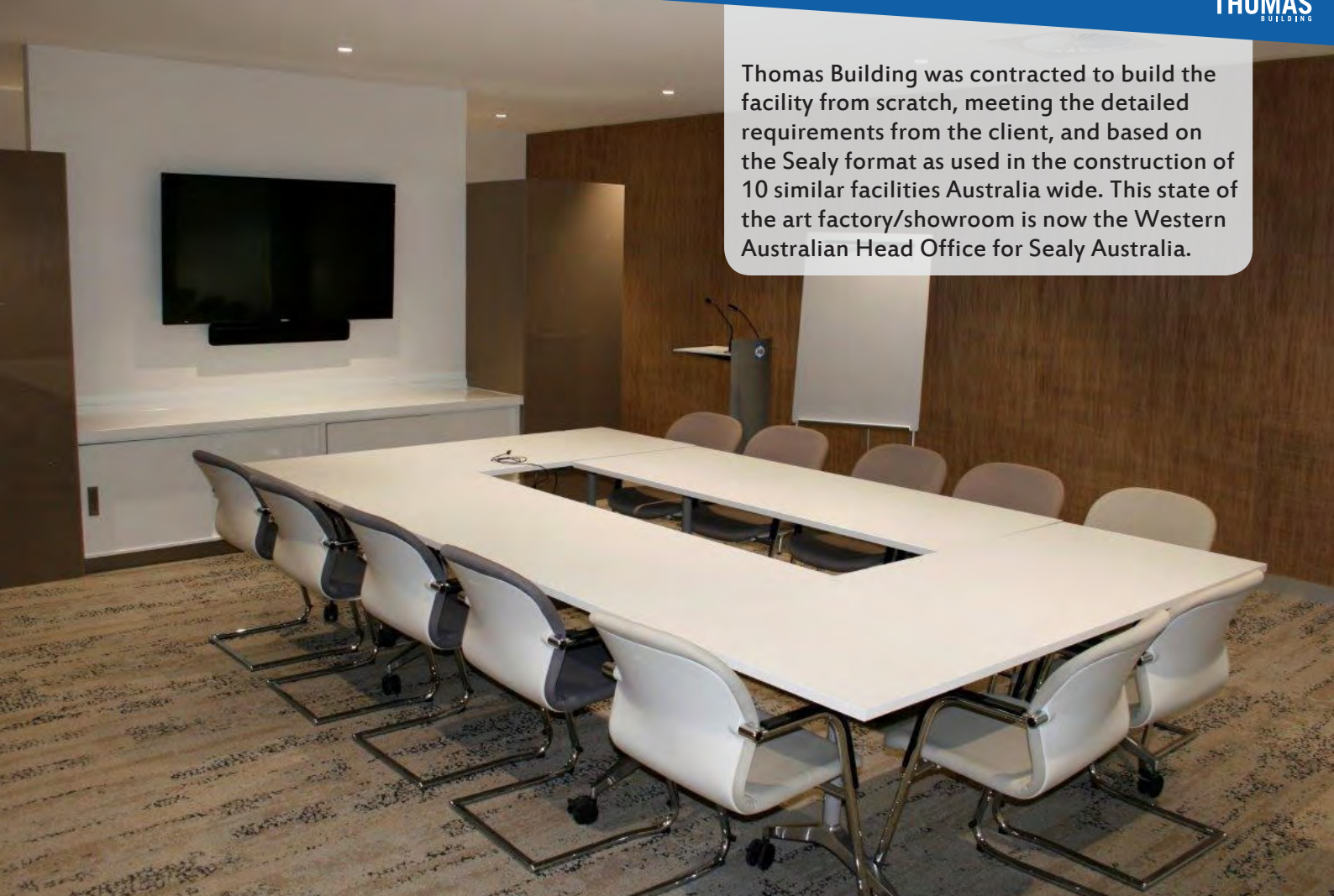


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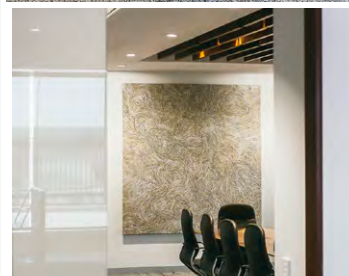
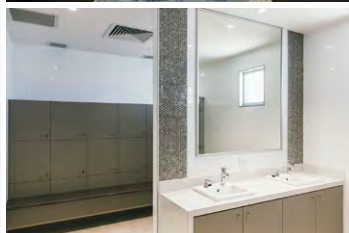




Thomas Building was contracted to build the facility from scratch, meeting the detailed requirements from the client, and based on the Sealy format as used in the construction of 10 similar facilities Australia wide. This state of the art factory/showroom is now the Western Australian Head Office for Sealy Australia.



- ▶ Construction of 6000m<sup>2</sup> Manufacturing Warehouse and 500m<sup>2</sup> Office, Staff Amenities and Showroom.
- ▶ Tilt panel walls with steel roof structure.
- ▶ The office is a steel structure, an A1 level finish, with metal cladding externally and lined stud frame construction internally.
- ▶ Aluminium windows and doors are incorporated within the external office walls and the front feature canopy has Alucobond soffits, fascia and feature entry columns.
- ▶ Full fitout.
- ▶ All external works such as concrete paving, landscaping, stormwater retention basins and connections to fire services.





## CHILD CARE CENTRE, BALDIVIS WA

Client: Folkestone Investment Management Limited

Construction Address: Lots 3-8, Amberley Drive, Baldivis WA

Contract Description: Childcare Centre

Contract Value: \$2m

Construction Period: Oct 2017 to Aug 2018



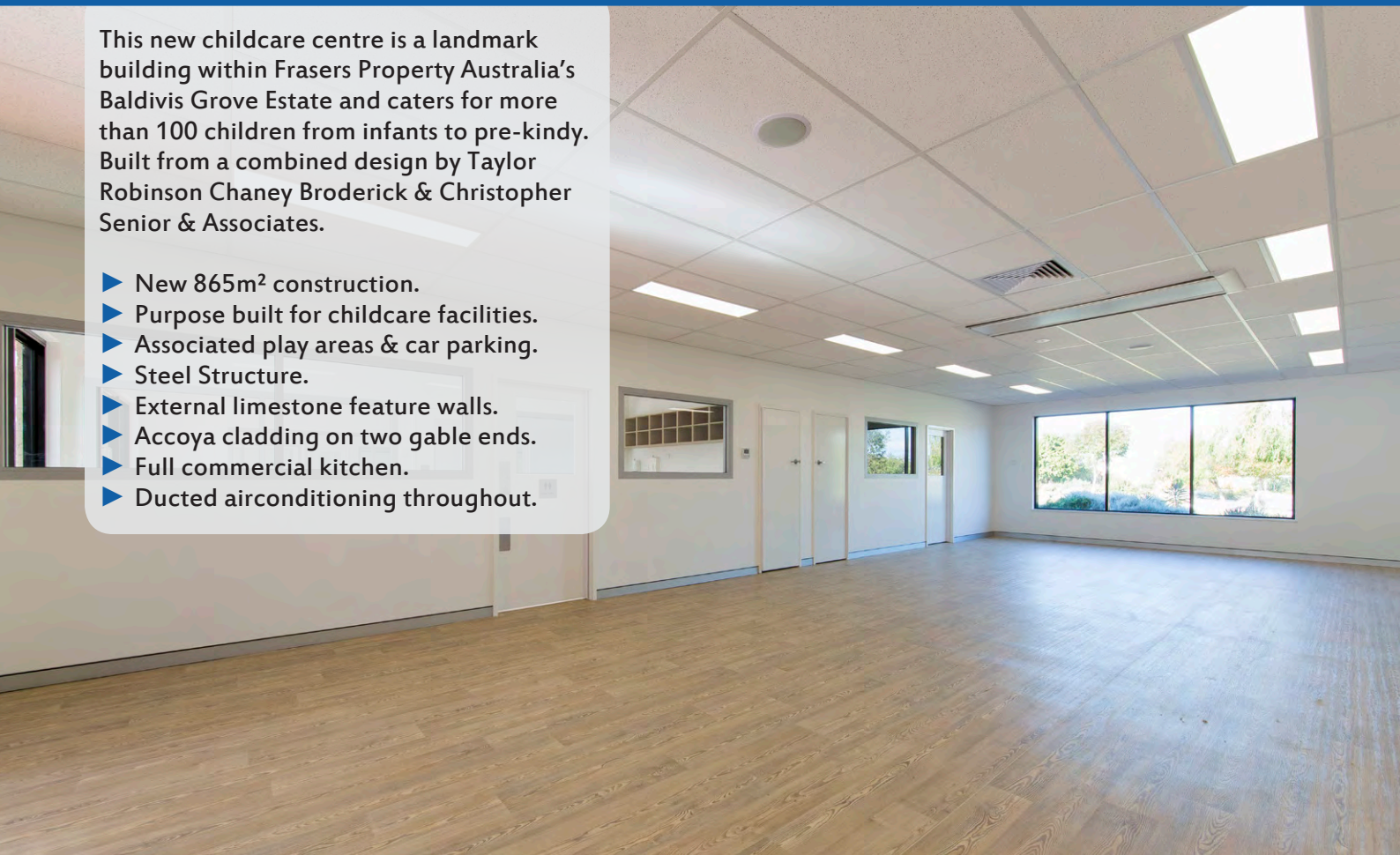




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This new childcare centre is a landmark building within Frasers Property Australia's Baldivis Grove Estate and caters for more than 100 children from infants to pre-kindy. Built from a combined design by Taylor Robinson Chaney Broderick & Christopher Senior & Associates.

- ▶ New 865m<sup>2</sup> construction.
- ▶ Purpose built for childcare facilities.
- ▶ Associated play areas & car parking.
- ▶ Steel Structure.
- ▶ External limestone feature walls.
- ▶ Accoya cladding on two gable ends.
- ▶ Full commercial kitchen.
- ▶ Ducted airconditioning throughout.





## CORBET PLACE YOUTH HOSTEL, SOUTH HEDLAND WA

Client: Department of Housing

Construction Address: Lot 13 Corbet Place, Sth Hedland WA

Contract Description: Construction of Youth Hostel

Contract Value: \$3m

Construction Period: Jun 2014 to Mar 2015



*"Delivering a high level of finish from subcontractors and this is reflected in the quality outcome, with minimal RFI's, cost variations and achieving PC within programme...highly recommend them to future clients as a building company of excellent standing and commitment". Christopher Chee, Sandover Pinder Architects.*



The construction of a 1 x 8 Bed Youth Hostel & 2 x 1 Bed Transitional Dwellings at Corbet Place was awarded to Thomas Building. Completed in April 2015 the project demonstrated a successful working partnership between YIC, the Land and Housing Construction (LHC) and Thomas Building that will have a long lasting positive impact for the South Hedland community.



- ▶ Impressive modern facility with a youthful appeal.
- ▶ Single storey facility with eight one-bedroom units and two separate transitional units in a single bedsit configuration.
- ▶ Articulated roof that incorporates a louvered clerestory window to provide ample natural light deep into the heart of the facility.
- ▶ Wide panned colorbond cladding running vertically on exterior walls, giving unusual street character for the building.

### Where innovation meets know-how



*"The deadlines for this project were tight, but we were able to meet all their requirements to reach successful completion of the project. The YIC is delighted with the new facility and the outcome we have been able to achieve"*  
Sean Tan, LHC Project Manager.



## KALGOORLIE HEALTH CAMPUS RENAL DEVELOPMENT

Client: Minister for Works

Construction Address: Piccadilly Street,  
Kalgoorlie WA

Contract Description: Kalgoorlie Health  
Campus Renal Services Expansion

Contract Value: \$2.5m

Construction Period: Mar 2016 to Nov 2016



*" Thomas Building senior staff, project managers and site supervisors always conduct themselves in a most professional manner and have always demonstrated a thorough knowledge of the construction process. Overall great and enjoyable experience. We are confident in recommending Thomas Building to other clients". Con Lampropoulos, Peter Hunt Architects.*





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## Before Construction



This project consisted of the construction of a new renal ward without any interruption to the daily operations of the Health Campus.

- ▶ Designed by Peter Hunt Architects.
- ▶ Partial demolition of the existing facilities.
- ▶ Construction included consultation rooms, office, reception and treatment bays.
- ▶ Renal ward consisting of 15 dialysis units.





## RANGES RESORT - KARRATHA

Client: Greenvally Asset Pty Ltd

Address: Lot 1090 Karratha Road, Karratha WA

Contract Description: Construction of The Ranges Resort

Contract Value: \$21m

Construction Period: Stage 1A: Feb 2012-Nov12. Stage 1B: Nov 2014 - Jun2015

Where innovation meets know-how

The Ranges was designed and built by Thomas Building to provide resort-styled accommodation for workers and tourists visiting Karratha. Thomas Building was responsible for the design, contract administration and construction of Stage 1A and Stage 1B.

- ▶ The combined stages included the construction, delivery and complexing of 73 Modular Units.
- ▶ In-situ construction of the Reception and Managers Residence building.
- ▶ Construction of the pool and associated first aid and ablutions.
- ▶ In-situ construction of carports and recreation gazebos.
- ▶ Additional works included the sinking of the town water mains, extension of the rising water mains and the installation of an electrical transformer to support the electrical requirements of the development.





In 2017, Thomas Building developed the new Poolside Dining in the Resort – a Café providing dining options for resort guests and the general public. By assisting the design team with the initial design of the project and fitout, a cost effective result was achieved. Works included the full fit out of the café and commercial kitchen.

*"Good attitude & willing to assist for the good of the project & client"* Christopher Senior, Architect.



*"We have found the company to be easy to deal with and their staff to be competent professionals. Variations have been kept to a minimum and contracts have been completed on time. The quality of the end product is excellent. Defects have been insignificant and have been dealt with"* Angus Murray, PRD Nationwide.





## BOLD PARK COMMUNITY SCHOOL ASSEMBLY AREA, WEMBLEY WA

Client: Bold Park Community School  
Construction Address: Wembley WA  
Contract Description: Construction of  
Undercover Assembly  
Contract Value: \$0.7m  
Construction Period: Dec 2017 – Jan 2018

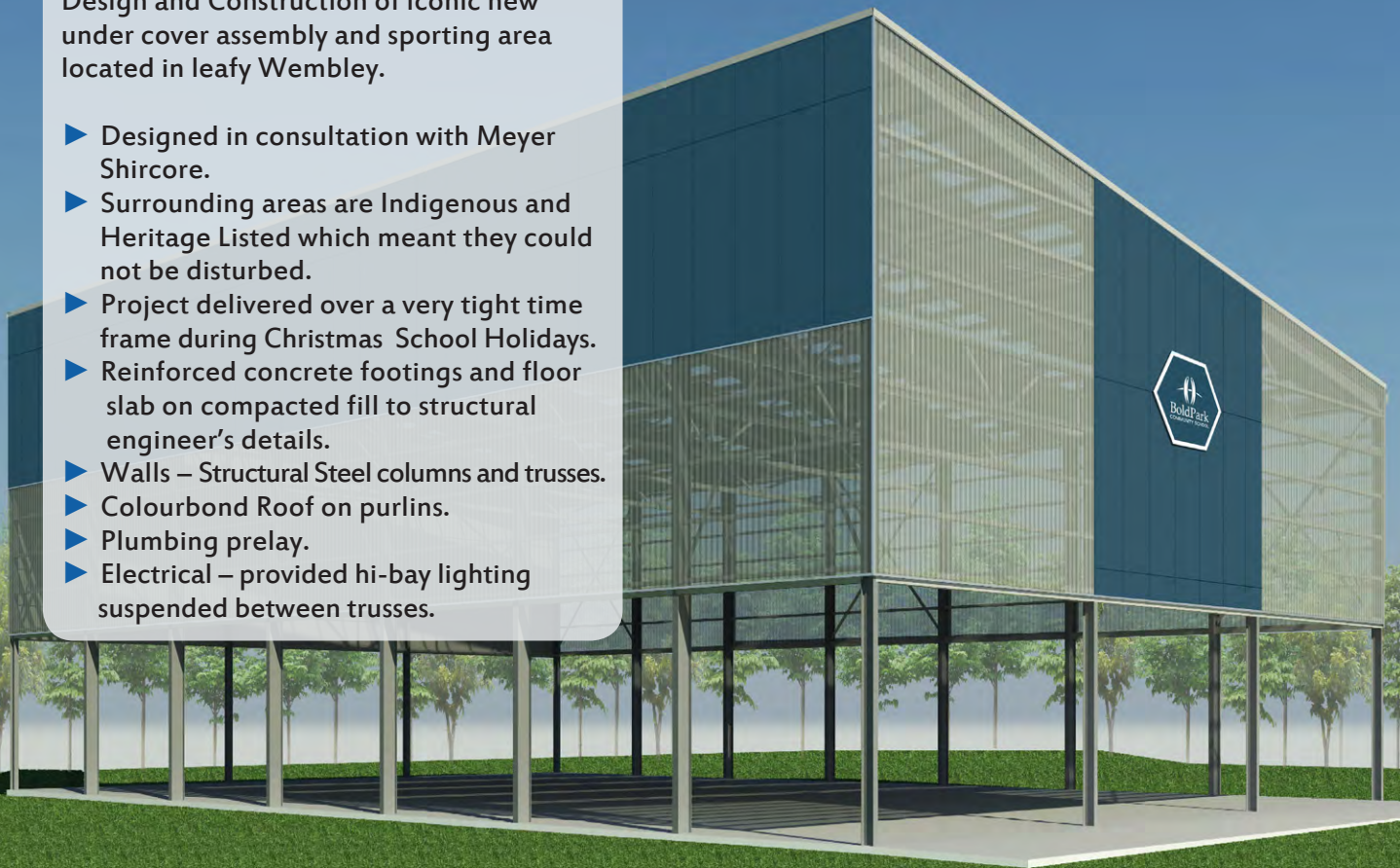


*"The Bold Park Community are delighted with the Undercover Area product delivered by Thomas Building. The Staff were honest, dependable and incredibly hard working. They were a joy to work with, team players and managed to foster positive discussions"*  
Sue Wyatt, Business Manager Bold Park Community School.



Design and Construction of iconic new under cover assembly and sporting area located in leafy Wembley.

- ▶ Designed in consultation with Meyer Shircore.
- ▶ Surrounding areas are Indigenous and Heritage Listed which meant they could not be disturbed.
- ▶ Project delivered over a very tight time frame during Christmas School Holidays.
- ▶ Reinforced concrete footings and floor slab on compacted fill to structural engineer's details.
- ▶ Walls – Structural Steel columns and trusses.
- ▶ Colourbond Roof on purlins.
- ▶ Plumbing prelay.
- ▶ Electrical – provided hi-bay lighting suspended between trusses.



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## BUTLER MEDICAL CENTRE - WA

Client: Griffin Projects Group

Construction Address: Marchwood Boulevard,  
Butler WA

Contract Description: Construction of Medical  
Centre

Contract Value: \$3m

Construction Period: May 2017 to Apr 2018





This construction included a Medical Centre, Childcare Centre and seven Commercial suites. Designed by Box Architects.

- ▶ Two storey with lift installation.
- ▶ Precast concrete & steel construction.
- ▶ First level car parking deck.
- ▶ Glazed awning.



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## HOUSING PROJECTS – KARRATHA & PORT HEDLAND

Client: Murujuga Aboriginal Corporation  
Construction Address: Various sites, Karratha WA  
Contract Description: 13 Design & Construct Houses  
Contract Value: \$6m  
Construction Period: Apr2012 to Oct 2012

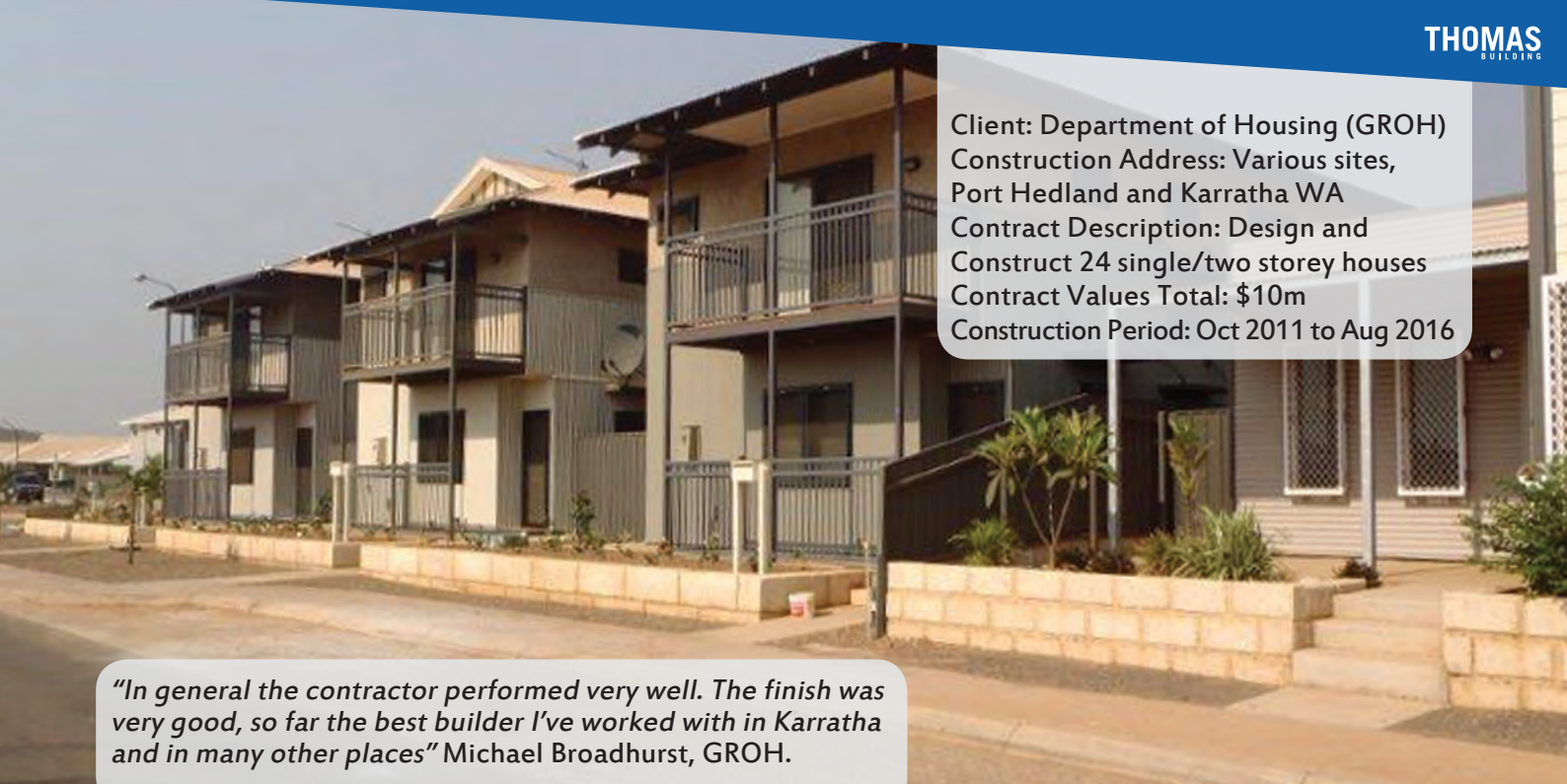
Design, project management and construction of thirteen  
3 bedroom houses for Murujuga Aboriginal Corporation.

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*"Extremely efficient skills resulting in a 4 week early completion date, no unforeseen price hikes, workmanship done to a very high level. Excellent client relationships, all staff easy to work with and extremely efficient".*  
Ron Critchley, Murujuga Aboriginal Corporation.





Client: Department of Housing (GROH)  
Construction Address: Various sites,  
Port Hedland and Karratha WA  
Contract Description: Design and  
Construct 24 single/two storey houses  
Contract Values Total: \$10m  
Construction Period: Oct 2011 to Aug 2016

*"In general the contractor performed very well. The finish was very good, so far the best builder I've worked with in Karratha and in many other places"* Michael Broadhurst, GROH.



Client: Yara Pilbara Housing  
Construction Address: Various sites,  
Jingarri Estate, Karratha WA  
Contract Description: 19 Design &  
Construct Houses  
Contract Value: \$9m  
Construction Period: Dec 2013 to Aug 2014

Design and construct of nineteen houses of 3 types.  
Completed ahead of program and the client was very  
satisfied with the whole process and final result.



Client: BHP Billiton Iron Ore Pty Ltd  
Construction Address: Various  
sites, Pretty Pool, Port Hedland WA  
Contract Description: Design and  
Construct 14 residential houses  
Contract Value: \$8m  
Construction Period: Jun 2012 to May 2013  
Residential Housing, including swimming  
pools for BHP employees.





## PORT HEDLAND RESPITE CENTRE, COOKE POINT WA

Client: Department of Housing

Construction Address: Athol Street, Cooke Point, Port Hedland WA

Contract Description: Construction of Respite Centre

Contract Value: \$2m

Construction Period: Jan 2017 to Oct 2017



*"The Contractor (Thomas Building) completed the construction to a high standard...construction period was fairly tight...contractor met the PC date. Overall performance above average".*  
Finn Pedersen, Iredale Pedersen Hook Architects.



Tender was awarded to Thomas Building to construct two Hostel buildings compliant with accessibility requirements.

- ▶ Constructed on a 2,225sqm site.
- ▶ Steel wall frames, colourbond roof and walls.
- ▶ Modwood Privacy Screens.
- ▶ Incorporated the supply and install of Bariatric Equipment and completed to meet disability standards.
- ▶ Included flexible design options and uses.
- ▶ All subcontractors and suppliers were sourced from locally based people where possible, to support and sustain the local economy.
- ▶ Project completed ahead of time.



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## ADAPTABLE LIVING ACOMMODATION IBN CORPORATION

Client: IBN Corporation

Construction Address: Limpet Court, Sth Hedland

Contract Description: Construction of Adaptable Living Acommodation

Contract Value: \$5m

Construction Period: June 2014 to Jan 2015



*"IBN are very pleased with the outcome of this development. Thomas Building have proved to be a well run, professional organisation that has delivered the project on time, to budget and to a high standard". Chris Duirs, IBN Corporation.*





Mirli Maya, the first Aboriginal owned and operated purpose built retirement village in the Pilbara Region was designed specifically to meet the cultural and lifestyle needs of Aboriginal people. Thomas Building was awarded the contract to design and construct the facility and worked closely with the client to meet their particular needs.

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- ▶ Five 2 Bedroom & 1 Bathroom units, and One 2 Bedroom & 2 Bathroom unit
- ▶ Wheelchair friendly, fitted with security and panic buttons
- ▶ Two shared communal gardens, fire pit, shaded seating
- ▶ Outdoor kitchen with shower and toilet facilities.





## ALAN THOMAS AND GREG CRAN – Previous Experience Resorts

Alan Thomas as Managing Director of Rapley Wilkinson Pty Ltd was involved in the development and construction of iconic resorts in Broome and Perth.



### Cable Beach Sanctuary Resort – Completed in 2005 (Stage 2 - 2007)

- ▶ Elegant modern design by architects Rothe Lowman, drawing on the traditional architecture and colours of Broome.
- ▶ 155 beautifully appointed self-contained apartments.
- ▶ Three pools, restaurant, retail outlet and day spa.

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### Tropicana Resort – Completed in 2008/2009

- ▶ Construction of 120 units.
- ▶ Set in tropical gardens.





**The Frangipani Resort – Completed in 2006/2007**

- ▶ 2008 MBA Award for Excellence in Construction.
- ▶ 46 apartments and 8 villas, set in tropical garden paradise.
- ▶ 2 tropical pools.
- ▶ Superior fitout, with interior design capturing the spirit of the Broome style.



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**Footprints at Preston Beach – Completed in 2008**

- ▶ Innovative beach shack resort, stylish and bold, designed by architect James Christou.
- ▶ 102 beach shacks and 28 larger two-storey townhouses.
- ▶ Restaurant, heated swimming pool, BBQ areas, tennis court, playground and parking.

**Other resorts:**

- ▶ Broome Beach Resort.
- ▶ Bali Hai Resort & Spa.
- ▶ Seashells Resort Mandurah.
- ▶ Cable Beach Club Resort, Broome.