

Armstrong's Wellington - SP1 & SP2

\$7M

**SP1 Commenced
September 2023**

**SP1 Completed June
2024**

**SP2 Commenced
May 2023**

**SP2 Completed
October 2024**

This archaus designed upgrade of the facilities at Armstrong's Wellington consists of two parts; Separable Portion One (SP1) involved demolition of an existing Barker St building and replacement with a high spec new Workshop. Separable Portion Two (SP2) is an extension of and alterations to the Porsche showroom on Fifeshire Ave.

SP1 - New Vehicle Workshop

The scope of SP1 included demolition of the existing workshop, excavation and installation of car service pits in contaminated ground and below the in-ground water level (a tricky construction challenge!), underpinning of the adjacent building's structure while installing new foundations, and construction of the new workshop; a steel structure with insulated panel cladding and roofing – all the while ensuring that the Armstrong's showrooms could continue with business as usual.

The most challenging part of the workshop's construction was the installation of the car service pits (MAHA pits). The specialist MAHA pit components had to come from Germany, with a long lead time, meaning that the construction had to start before they would be available on site. Together with Archaus and Silvester Clark engineers, the team devised a clever solution (which we dubbed "The Russian Doll solution") to take the pit installation off the critical path. Rather than having to install sheet piling & dewatering (due to the high water table), we were able to dig smaller slots/trenches, drop in precast concrete tubs with a preinstalled waterproof tanking layer, backfill these to keep them in place, and then drop in the steel MAHA boxes, all the while utilising pumps to suck out the groundwater due to the level of the water table. This method, albeit not without risk, tuned out to be a great success. Practical Completion was achieved in June 2024 as programmed. The workshop is now in use by Armstrong's.

SP2 - Refurbishment of Porsche Showroom

The scope of SP2, the alterations to the Porsche Showroom, included an extension of the building, the creation of a mezzanine, and all new coverings and linings to the interior. This work was completed in October 2024.

