



1978 TO 2018

Company Profile



Semiton
Building With Care



SEMITON LTD,

DUNGARVAN ROAD
CLONMEL
CO. TIPPERARY

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Company Introduction

Semiton Ltd. has been operating since the late 1970's as contract builders. It has established a substantial contracting business with turnover in recent years ranging between 8 and 15 million euro. The Company is based in Clonmel where it operates from its head office, on the Dungarvan Road.

An office in Ballygarvan, Co. Cork, was established in 1992 and has made a significant contribution to the Company, in enabling it to broaden its operational base.

80% of the company's turnover comes from repeat business, some of our previous clients include Dairygold, Avonmore, Merck Sharpe & Dohme, Goodman International, AIBP (Cahir, Waterford, Bandon, Nenagh), Munster Agricultural Proteins, Mica Micanite Mallow, South Eastern Health Board, Nestle Rowntree, Bank of Ireland, Nutricia, Abbott Vascular, Boston Scientific, Abbey Machinery, Showerings Irl. Ltd. Teva Pharmaceuticals, Takeda and Abbott Vascular.

The Company has been consistently profitable, despite trading through more than one difficult economic period. Shareholders funds have steadily increased throughout the life of the company, providing the company with a strong equity base to trade from.

The company is taking advantage of its strong trading position and has significant confirmed work on its order books. Having consolidated its position in the industrial sector, the Company is enjoying much success in the Pharmaceutical Industry in particular in our business dealings with TEVA Pharmaceutical, Boston Scientific and Merck, Sharpe & Dohme..

The Company employs, depending on the demand, between 60 and 100 staff, with a total available pool of up to 200 personnel.

The Company, in common with all sectors of the construction industry, employs specialist sub-contractors to supplement its direct labour force. All sub-contractors are subject to the full internal quality controls of the company and are fully certified and registered.

Semiton Ltd. has a first class safety record, this being recognised by the Construction Industry Federation with yearly Safe T certificate accreditation.





Ethos & Emphasis

“ Our mission is to combine the skills and attributes of our workforce with a commitment to provide a professional and high quality level of service. The purpose is to fulfill the requirements of all our varied clients to their complete satisfaction. All company activities are carried out in a safe and healthy working environment.”

Our values are expressed by the duty of care we show for people, the environment and quality.

In caring for people, we look after the health and well being of those that work for us, with us and those we work for.

We care about the environment and the impact that we may have on it. We seek to minimise waste, recycle as much materials as possible and use resources sparingly.

We strive to achieve predominately a high standard of quality.

Our strategic business plan is to grow naturally within the capacity of a well trained workforce and close relationships with our supply chain.

We work for those with a continuous need, and in one off projects of high quality.

We are unique as a construction firm in that we employ all our own labour directly.

One of the benefits of this approach is that we have an exemplary safety record achieved through the fastidious training of our staff and maintenance of equipment.

We are a business committed to our employees, 65% of our labour has been with us for over 20 years and the company has invested in apprenticeships of which 50% of these have grown with the company.



Key Personnel

Sean Murphy - Managing Director

Sean has been at the helm of Semiton since the company was established in 1978, having begun his professional and business career in the 1970's. In addition to his managerial role, Sean is still involved in the company and likes to share his vast wealth of experience by being highly visible and involved in all aspects of the company.

Darren Murphy - Commercial Director

Darren returned to the Semiton team in Jan '19 having gained extensive experience working in civil construction projects in Australia for 1 year and a further 11 years in the underground construction sector in California. Having initially trained as a Q.S. in Ireland, Darren developed into a Project Engineer before becoming a Project Manager on large scale public infrastructure and private civil utility construction projects. Darren's skills and expertise will allow him to introduce processes and procedures that will add to the efficiency of operations and the value of Semiton's end product.

Niall Murphy - Contracts Director

Niall is a Contracts Manager with a wealth of experience in large scale developments, pharmaceutical, retail and commercial. Niall possesses extensive management experience having delivered a variety of mixed development projects; which include but are not limited to high tech pharmaceutical clean room works, prestigious retail complexes and high end commercial office builds. Niall is committed to producing excellent standards of construction, combined with a high quality service and an in-depth understanding of the industry.

Arlene Murphy - Operations Director

Arlene joined the Semiton team in 2013, providing advice, guidance and instruction in all Health & Safety matters to management, safety representatives, employees and Subs. Her busy Safety role has now diversified and progressed to include drafting, organising and managing full site set-up plans along with supplying a key directors role.

Gezz Bayliss - Finance Director

Gezz leads the day-to-day accounting and finance needs of the company. In this position, he is responsible for managing our annual operating budget and the establishment of a sustainable financial model for Semiton's future. He has a 30 year career in the building industry both in Scotland and here in Ireland.

Joe Finn - Contracts Manager

Joe is a bright, talented and ambitious contracts manager who has the required qualifications along with comparable experience of working to the highest standards. He has a successful track record of ensuring projects are delivered to the highest quality and within budget by effectively organising, managing and utilizing all resources. Joe is able to lead teams on commercial, industrial, utilities, education and health projects where the highest standards are routinely demanded. Always wanting to be actively involved in all aspects of the project life-cycle and can deliver high-value projects in matrixed organisations and across different geographies

Peter Hogan - Health & Safety Manager

As Health & Safety Manager Peter directs and implements progressive health, safety, environmental and quality policies and procedures that support the Company's overall strategic and commercial objectives in line with statutory compliance and best industry practice. He is also responsible for promoting a culture of continuous improvement including the further development of all Semiton staff, training and development.

Jack Reidy - Purchasing Officer

Jack collaborates with our clients and suppliers to realise the best value and to minimise inefficiency and waste, and is a key figure in improving our procurement process. Jack also contributes significantly to leading the plant dept. within the Company, and conducts regular audits as well as having a leading role in company-wide supply chain management.

Clients



Our Clients

A photograph of a modern building's interior, featuring large glass doors and windows that look out onto a parking lot and trees. The floor is a smooth, light-colored material. A fire extinguisher is visible on the left side of the frame.

Project Portfolio

Pharmaceutical

Food Processing

Retail

Healthcare

Educational

Industrial

Pharmaceutical Projects



Abbott Laboratories



Boston Scientific



Takeda Grangecastle, Dublin



Teva Waterford

TEVA Pharmaceuticals, Waterford



Nypro Pharmaceuticals, Waterford



MSD, Ballydine

Food Processing Projects



AIBP, Cahir



Dairygold



Bulmers, Clonmel



Kepak, Watergrasshill



Cashel Blue Cheese, Cashel



Nutricia, Macroom

Retail Projects



Supervalu, Tipperary



Supervalu, Midleton



Supervalu, Cobh



Supervalu, Fermoy



Centra, Fermoy



Supervalu, Dungarvan

Educational Projects



Presentation School, Clonmel



St. Ailbes School, Tipperary



High School, Clonmel



Cork Language School



Clonmel Swimming Pool



LDS Church, Limerick

Healthcare Projects



South Tipperary General Hospital



St. Luke's Hospital, Clonmel



Cashel Hospital



Knockanrawley Resource Centre



St. Patrick's Hospital, Cashel



Sacred Heart Nursing Home, Carlow

Industrial Projects



Abbey Machinery, Toomevara



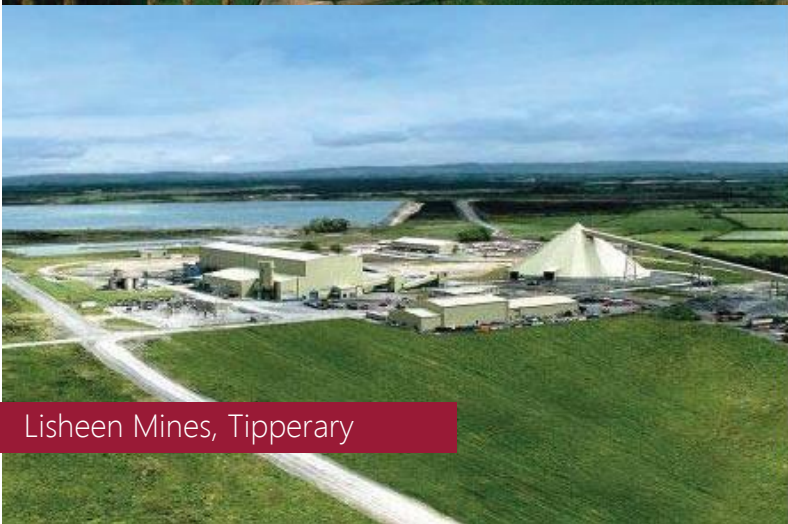
Acorn Recycling, Littleton



Medite Europe, Clonmel



FCI, Fermoy



Lisheen Mines, Tipperary



EPS Mallow



Recently Completed Projects

Pharmaceutical

Retail

Industrial

Educational

Healthcare



Client	MSD
Project Overview	New Entrance Building & Associated Site
Works	
Role	Civil & Structural Contractor
Value	€1,200,000.00
Consulting Engineers	Jacobs Engineering Ireland LTD Blackrock Co. Cork



MSD are one of the largest pharmaceutical companies in the world. They employ over 2,000 in Ireland and have been based in Ballydine, Co. Tipperary since 1976.



Client	MSD
Project Overview	MSD Spray Drier
Role	Main Contractors
Value	€1,500,000.00
Completion Date	Feb-17
Architects	Jacobs Engineering
Engineers	Jacobs Engineering
Surveyors	Jacobs Engineering



MSD are one of the largest pharmaceutical companies in the world. They employ over 2,000 in Ireland and have been based in Ballydine Co. Tipperary since 1976.



Client	Takeda Pharmaceuticals
Project Overview	Extension to existing Warehouse, Attenuation Tank, Visitors Car Park and Ancillary Works
Role	Main Contractors
Value	€1,500,000.00
Completion Date	Feb-14
Architects	Mc Elroy & Associates, 72 Haddington Road, Ballsbridge, Dublin
Engineers	Malone Engineering 238 Blanchardstown Corporate Park, Ballycoolin, Dublin
Surveyors	Daughton & Associates, 75 Merrion Square, Dublin.

Takeda Ireland are part of the Takeda Pharmaceutical Company Ltd, the No.1 pharmaceutical company in Japan. Locating in Ireland in 1997, they employ over 1000 people.



Client	Teva Pharmaceuticals
Project Overview	Construction of a new Equilibrium Warehouse
Role	Main Contractors
Value	€4,500,000.00
Completion Date	Apr-15
Architects	Mc Elroy & Associates, 72 Haddington Road, Ballsbridge, Dublin
Engineers	Prochem, 14 Danville Business Park Kilkenny.
Surveyors	Mc Elroy & Associates, , 72 Haddington Road, Dublin 4.



Teva Pharmaceuticals are the largest generic drug manufacturer in the world with their HQ in Petah Tikva, Israel. They employ over 38,000 people worldwide.



Client	Teva Pharmaceuticals
Project Overview	Construction of a new Spirpmax Filling and Packing Expansion which includes the following:- 2 no new MDPI automated filling lines A new packing line Support services space for the mentioned production equipment
Role	Main Contractors
Value	€11,500,000.00
Completion Date	May-16
Architects	Mc Elroy & Associates, 72 Haddington Road, Ballsbridge, Dublin
Engineers	Prochem, 14 Danville Business Park Kilkenny.
Surveyors	Mc Elroy & Associates, , 72 Haddington Road, Dublin 4.



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Client	Teva Pharmaceuticals
Project Overview	Blending and Dispensary Project
Role	Main Contractors
Value	€2,500,000.00
Completion Date	Feb-15
Architects	Brian Dunlop & Associates
Engineers	Kilgallen & Partners
Surveyors	Brian Dunlop & Associates



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Client	Teva Pharmaceuticals
Project Overview	EQ Warehouse
Role	Main Contractors
Value	€8,000,000.00
Completion Date	March-15
Architects	Mc Elroy & Associates, 72 Haddington Road, Ballsbridge, Dublin
Engineers	Prochem, 14 Danville Business Park Kilkenny.
Surveyors	Mc Elroy & Associates, , 72 Haddington Road, Dublin 4.



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Client	Teva Pharmaceuticals
Project Overview	Filling Line 2 & Central Utilities Building
Role	Main Contractors
Value	€2,200,000.00
Completion Date	May-15
Architects	Mc Elroy & Associates, 72 Haddington Road, Ballsbridge, Dublin
Engineers	Prochem, 14 Danville Business Park Kilkenny.
Surveyors	Mc Elroy & Associates, , 72 Haddington Road, Dublin 4.



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NyproPharmaceuticals

IDA Industrial Estate, Cork Road, Waterford

Pharmaceutical



Client	Ardmac Civil & Structural works associated with two storey Pharmaceutical Fit-Out
Project Overview	
Role	Civil & Structural Contractor
Value	€1,100,000.00
Architects	Ardmac Limited Swords Business Campus Co. Dublin Republic of Ireland
Engineers	Arthur Murphy & Co. Civil & Structural Engineering Foulksmills Co. Wexford



Where success takes shape

Nypro is a plastics Technology manufacturer specializing in the Healthcare Industry. They employ over 200 people at their Waterford base.

Sanofi (Genzyme)

IDA Industrial Estate, Waterford

Pharmaceutical



Client	Sanofi (Genzyme)
Project Overview	Pen Hall Fit Out
Role	Main Contractor
Value	€1,300,000.00
Architects	Prochem Engineering
Project Managers	Prochem Engineering
Quantity Surveyor	Edward Cotter Partnership
M&E Consultant	Prochem Engineering
Civil / Structural Engineer	Kilgallen & Partners





Client	Riordans SuperValu - Fermoy
Project Overview	Construction of a 1200m2 extension to the current supe and complete renovation to 1000m2 existing shop floor
Role	Main Contractor
Value	€3,600,000.00
Consulting Engineers	Colman Cotter Consulting Engineers Great Island Enterprise Park, Innishmore, Ballincollig, Co. Cork

SuperValu
Real Food, Real People

20

Supervalu is part of the Musgrave Group; grocery and food distributor. Established over 30 years ago it has over 200 stores throughout Ireland.



Client	Herlihy's Centra, Fermoy
Project Overview	Demolition of existing building. Construction of new three building and associated site works
Role	Main Contractor
Value	€650,000.00
Architects	John Thompson & Partners Ballinacurra House Limerick

CENTRA

Centra is Ireland's leading convenience retail group with over 450 locations throughout the country.



Client	Jim Hurley - SuperValu
Project Overview	Renovation and extension of existing supermarket with associated site works
Role	Main Contractor
Value	€1,000,000.00
Consulting Engineers	Colman Cotter Consulting Engineers Great Island Enterprise Park, Innishmore, Ballincollig, Co. Cork

SuperValu
Real Food, Real People

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Client	Tipperary Co-Op SuperValu
Project Overview	Construction of a 650m2 extension to the existing supermarket and complete renovation and upgrade of 1200m2 shop floor over a phased programme
Role	Main Contractor
Value	€1,600,000.00
Consulting Engineers	R.B. Kenny Consulting Engineers, Mallow, Co. Cork

SuperValu
Real Food, Real People

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Client	Ray & Maura Keating - SuperValu
Project Overview	Construction of a two storey supermarket incorporating various retail units and filling station
Role	Main Contractor
Value	€2,200,000.00
Consulting Engineers	Colman Cotter Consulting Engineers Great Island Enterprise Park, Innishmore, Ballincollig, Co. Cork

SuperValu
Real Food, Real People

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Abbey Machinery

Toomevara, Co. Tipperary

Industrial



Client	Abbey Machinery, Toomevara, Co. Tipperary
Project Overview	Construction of a new 9000 m2 Research & Deployment Unit and Production Facility
Role	Main Contractors
Value	€6,500,000.00
Completion Date	Apr-14
Architects	Healy Partners, The Mill, Glenworth St., Limerick
Engineers	Punch Consulting Engineers, 97 Henry St., Limerick
Surveyors	Gordon Campbell Associates, Ballythomas House, Ardcroney, Nenagh, County Tipperary



Established in Nenagh, Co. Tipperary in 1967 by the Cavanagh family, Abbey Machinery has grown into one of Ireland's largest and most respected manufacturer of agricultural equipment.



Client	DairyGold
Project Overview	Construction of 5 nr. Milk Intake Lanes and associated process drainage
Role	Main Contractor
Value	€600,000.00
Consulting Engineers	Lynch & Associates The Corner House, South Square, Macroom, Co. Cork



Dairygold is Ireland's Largest farmer owned dairy business and the country's second largest dairy processor with locations in Munster. They employ over 1000 people.

Acorn Recycling

Thurles, Co. Tipperary

Industrial



Client	The Arlo Group, Thurles Construction of a 2500m2 precast concrete and cladded facility, associated site works and soil stabilization treatment of the entire site
Project Overview	
Role	Main Contractor
Value	€3,800,000.00
Consulting Engineers	Cruach Mhor Engineering LTD Beaufort, Killarney, Co. Kerry



Acorn Recycling is a waste management company which provides a range of environmentally and cost effective processing, recycling and disposal services for local authorities and private commercial and

Cashel Blue Cheese

Industrial

Fethard, Co. Tipperary



Client	Cashel Blue Cheese LTD
Project Overview	Construction of a new cheese manufacturing and storage facility, complete with effluent treatment plant
Role	Main Contractor
Value	€2,200,000.00
Architect	Brian Grubb Architect Clonlara, Limerick, Co. Clare



**Makers of fine cheeses,
Cashel Blue Cheese have
A long history dating
Back to the 17th century
And export their cheeses
All over the world.**

Clonmel Swimming Pool

Educational

Clonmel, Co. Tipperary



Client	Clonmel Borough Council Demolition of existing part structure, renovation
Project Overview	and extension to swimming pool
Role	Main Contractor
Value	€1,700,000.00
Architects	W O 'Morrissey & Sons Thomas Street Clonmel Co. Tipperary
Engineers	Punch Consulting Engineers 97 Henry Street Limerick

Located in Mick Delahunty Square, the Pool is a vital part of Life in the town.

Cork English Language School

St. Patricks Bridge, Cork City, Co. Cork

Educational



Client	Language and Activity Holidays, Cork
Project Overview	Complete renovation and fit out of College
Role	Main Contractor
Value	€1,100,000.00
Architects	W O 'Morrissey & Sons Thomas Street Clonmel Co. Tipperary
Engineers	Punch Consulting Engineers 97 Henry Street Limerick



**Established in
Cork City in 1978,
this family run
College provides
English Courses to
non-native
speakers**



Client	HSE
Project Overview	Complete strip out, refurbishment and fit out of St. Theresa's Wing
Role	Main Contractor
Value	€1,200,000.00
Architects	W O 'Morrissey & Sons Thomas Street, Clonmel
Engineers	Punch Consulting Engineers 97 Henry Street, Limerick
Surveyors	Duffy Quigley & Associates Coleville Road Clonmel, Co. Tipperary



The HSE provides public health and social care services to everyone living in Ireland



Health & Safety

Health and safety is central to everything we do at Semiton. It influences the way we think, the way we plan, the way we behave and most importantly the way we perform. Working safely is a core value for Semiton and we pride ourselves on our efforts to work incident and injury free. Our health and safety strategy moves us closer to our goal of operating with Target Zero to employees, sub-contractors and the people around us.

Safety Ethos

Safety is one of our core values and is integral to the way that the company does business. An active safety culture is continuously promoted in the company. It is our goal that our work activity shall not cause harm to anyone.

Health and Safety advice is provided across the company by our qualified safety and occupational health professionals. Safety promotion, communication and consultation with staff on safety issues are essential in maintaining and improving the safety culture.

We have been awarded Safe T Cert accreditation in recognition of Semiton Safety Standards. Semiton recognises that the measurement of health and safety performance is essential in determining the effectiveness of the existing health and safety management systems and in identifying areas where improvements are required.

Contractors and suppliers can have a considerable impact on the overall safety performance of the company. Safety is a key consideration during the tendering and selection of contractors particular for high risk work such as roofing and steel works.

In accordance with our Accident Prevention Policy it is an on going objective of Semiton Ltd to achieve and sustain the highest standards possible in the areas of Health, Safety and the Environment.

At a minimum this means conformance to the requirements of Irish and European legislation as it pertains to Environmental Health and Safety.

To this end we commit ourselves as an organisation to comply with all Irish and European Safety Legislation and to achieve the highest standard in Environmental Health and Safety.





Company Information

DIRECTORS

Sean Murphy
Darren Murphy
Niall Murphy
Arlene Murphy
Gezz Bayliss

SECRETARY

Gezz Bayliss

BANKERS

Bank Of Ireland
Parnell Street
Clonmel
Co. Tipperary

AIB
O'Connell Street
Clonmel

INSURER

McDonald Dwyer Reddy Byrne
131-132 The Quare
Waterford

AUDITORS

Binchy & Co.
6 Dr Croke Place
Clonmel
Co. Tipperary

SOLICITORS

Binchy Solicitors
Quay House
Clonmel
Co. Tipperary

REGISTERED OFFICE

Dungarvan Road
Clonmel,
Co. Tipperary
Rep. Of Ireland

Registration
No. 63127

Current Project

We are proud to be associated with Tipperary County Council for the construction of 26 new Social Houses at Glenconnor Heights in Clonmel, Co. Tipperary.

This represents a significant and welcome new challenge for our team and marks the undertaking of the first social housing contract in our 40 year history.

"Minister for Housing Eoghan Murphy turns the sod on site of new Clonmel social houses"



Minister for Housing Eoghan Murphy turned the sod at the site of 26 new social houses in Clonmel on Friday afternoon.

Contractors Semiton Ltd are set to commence work imminently on the site at Glenconnor Heights, with the two and three bed houses set to be complete by early 2020.

Addressing a gathering made up of public representations, Tipperary County Council officials and contractors, Minister Murphy said: "The ambition and vision is absolutely integral if we are to get things done. It's great to see the plan for this site - 26 new homes is no small thing! It's going to make a big difference for a lot of people".

Testimonials

Merck, Sharp & Dohme / Project Management - MSD Ballydine

"All

I would like to point out the excellent job Semiton have done so far in the Traffic/Pedestrian Management of the busiest road on site.

Work-fronts @ Boiler-house, M&I, ESB, Main Gate, Admin & RMWH simultaneously, taking note of how clean the site is for the works involved.

Regards

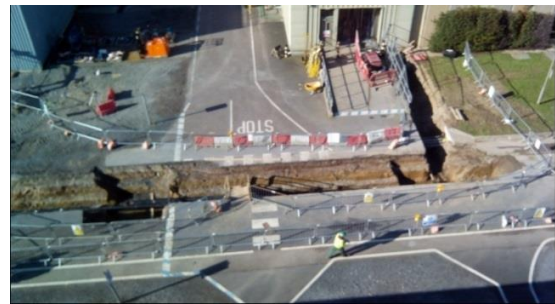
Eddie Prunty

For Project Management "

Boiler House



M&I



M&I Crossroad



Main Gates & Administration



Aerie Pharma – Athlone

Perfect job on the louvers, they are working well. In fact thanks for the level of commitment to the work done on Aerie site, first class work done throughout the scope of works in Aerie from offices in the headblock to the portacabins refit.

Regards,

Brendan Keenaghan

Commissioning



