



IMPECCABLE CARE

Cutting-Edge Aged Residents Facility in Carine



All building projects require meticulous planning, scrupulous attention to detail and a well-coordinated on-site team. Some, however, call for an even stronger commitment to perfection. Aged care facilities, for example, where our senior citizens have earned the luxury of absolute comfort and convenience once their own working lives have been completed.

BGC Construction was fully aware of this social responsibility when taking on the Opal Aged Care Facility in Carine.

The 145-bed residential complex is a two-storey building with an undercroft car park, a basement to house the fire pumps, and two plant decks at roof level for the mechanical and HWU equipment. The building is split into five wings to facilitate accommodation for permanent residents, and others needing short-term (respite) care

THE TEAM

BGC Construction

Phone: 6363 9444
www.silverthomashanley.com

Phone: 9722 3100
www.bgc.com.au

silver thomas hanley
HEALTH ARCHITECTURE

total PROJECT MANAGEMENT

A wholly Western Australian owned company carefully structured and positioned to provide efficient and effective project management consultancy services.

m: 0418 925 102
e: tony@totalpm.com.au
Level 6, 1008 Hay Street
Perth WA 6000

www.totalpm.com.au



“The building is split into five wings to facilitate accommodation for permanent residents, and others needing short-term care or dementia specific care”

or dementia specific care. Each wing contains a nurse station, medical room, luxurious living and dining rooms, servery, audio rooms and access to an external veranda or balcony. The building also includes a commercial kitchen, clean and dirty laundry, cafe, hairdresser, offices, meeting and training room, staff room and staff change room facilities.

The main building structure is a combination of in-situ concrete slabs and wall, structural steel wall and roof framing, lightweight and heavy gauge steel framework, and brickwork. It is clad in several different materials, and features curved colourbond sheeting, colourbond sun shade fins, metal sun shade fins and metal window hoods.

Extensive earthworks were required to bring the site down to level, with the installation of contiguous bored piles to the east and west boundaries and soldier piles to the southern boundary.

Work Completed at Effective and Efficient Pace

According to BGC Construction, the project was initiated with the construction of piling rig platforms in order for the contiguous flight augured piles to be installed on the west and east boundaries

of the building's perimeter. A total of 228 piles were installed, 600-millimetre diameter and to a depth up to 10 metres.

Following the pile installations, the bulk earthworks commenced with the removal of the piling rig platform and excavating the three-acre site down to the proposed sand pad level. The basement tank and pump room was then excavated and constructed, and simultaneously the lift pits and services trenches were also excavated.

CAYS ENGINEERING
COMMITTED TO QUALITY

60
YEARS
1956 - 2016



Phone: (08) 9582 6611
www.cays.com.au



The ground floor slab pouring sequence was split into 11 zones due to the size of the building, and the first floor suspended slab followed a similar sequence, being split into 10 zones constructed in concrete. At roof level two plant decks were built, one at the south end of the building and the other at the north. There are four fire emergency stairs throughout the building, constructed with cast in- situ concrete walls, floors and stairs to ensure the required fire ratings were achieved.

The building's concrete pouring sequence was strategically programmed to ensure construction works proceeded at an effective and efficient pace.

The structure's external walls consist of a mix of types, in order to provide a variety of external finishes to the building; while the roof structure is constructed using steel framework consisting of trusses, rafters, beams and purlins.



Geotechnical Contractors
PO Box 1362 South Perth WA 6951
T: 08 9497 5637 F: 08 9498 3290
geopractika@inet.net.au | www.geopractika.com.au

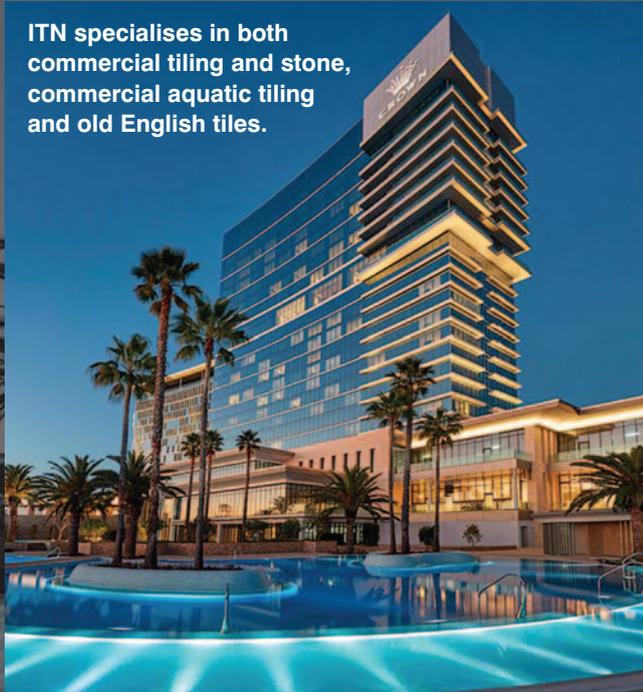


NEW DIRECTION PAINTING
Nick Dyer
0415 148 890
Email: newdirectionpainting@hotmail.com



**AQUATICS
COMMERCIAL AND
RETAIL SHOPPING
CENTRES
APARTMENTS
PUBLIC
INFRASTRUCTURE**

ITN specialises in both commercial tiling and stone, commercial aquatic tiling and old English tiles.



I Tiling North (ITN) are your next partners for commercial or high-end residential projects. ITN takes pride in quality and maintaining good relationships with everyone in the spectrum. The team comprises of four key members; being Ben Heo (*Founder and CEO of ITN*), Eliot Heo (*Director/Operating Manager*), Samuel Heo (*Contracts Manager*) and Jay Lee (*Supervisor*).

ITN also works with many sub-contractors that assist in providing the perfect quality required. Sarang Tiling are one of ITN respected sub-contractors With In Heo as the director of this company.

ITN is WA based and are well known within the Perth building and construction community.

For further information, please visit ITN's website.

15 Canvale Road, Canningvale 6155 WA

Phone : 0431 097 644 / 08 6161 1557

Email : tenders@itilingnorth.com

www.itilingnorth.com



“Extensive earthworks were required to bring the site down to level”

The external facade of the building is also cladded in different materials. All panels are grey with a light, medium and dark grey effect. Detailed set-out plans were provided as the panels are cut to show a different layout on each elevation.

The timber cladding is a mix of three different colours using Dark Cedar, White Oak and Cedar, mixed in a random pattern and installed vertically; and all edges, window and corner trims are finished with proprietary aluminium profiles in Monument Matt.

Throughout the main spine, glazed curtain walling has been installed to take full advantage of the morning and evening sun. The facade features Arcadia Zest rectangular sun shade fins, and custom Arcadia Zest window sun shading surrounds have been installed on a number of the bedroom aluminium windows to control the natural light coming into these rooms.

Diverse Landscaping Features... and State-of-the-Art Technical Services

Around the building on the ground floor and within the courtyards, the landscaping is highlighted by different types of trees, shrubs and plants, a mix of Kikuyu village green and synthetic turf, natural earth limestone block walls, steel arbor structures covered in Bluechip's Durodeck composite timbers, different style timber bench seats, bird baths from Bali, large pots and three different styles of water features.

As for electrical services, the substation is a Western Power-owned asset, with the room construction and all access points keys to their requirements, and the building is secured using a complete and fully integrated access control system connected to Opal's security network.

universal foodservice designs

Phone: (02) 4329 0630
 Email: studio@ufd.net.au
www.ufd.net.au

RESIDENTIAL & COMMERCIAL

STAMFORD BRICKLAYING

Call John Bracewell
 Phone: 0410 534 609
 Fax: 9304 8661
 Email: jmbrace.bracewell@gmail.com



“The installations take full advantage of the morning and evening sun... and control the natural light entering rooms”

PROMINENCE™ **SHADOWLINE™ 305 (WA)** **BOULEVARD™** **GRANDEUR®** **NEO ROMAN™**

finesse
ARCHITECTURAL STEEL CLADDING

The Fielders Finesse® range includes five unique profiles: Neo-Roman™, Boulevard™, Grandeur™, Shadowline™ 305 (WA), and Prominence™, on display at our head office in Wangara. Mention this ad when you come in and you could go into the draw to take home a Fielders Esky Cooler - conditions apply, stock is limited. fielders.com.au/finesse | Wangara Sales Office: 35 Prestige Parade, Wangara, WA, 6065



A CCTV system installed throughout the building is integrated with the access control system. Cameras have been installed to monitor the front entry, reception, all treatment room doors, car park areas and car park entry. The CCTV system operation is connected to the facility manager's PC, and the nurse call system is integrated with the fire alarm panel, security alarm systems and wireless handset phone system.

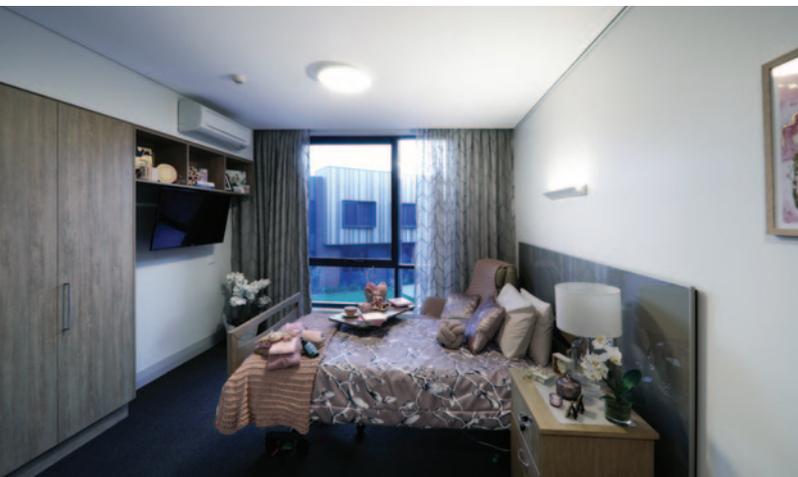
A full fire detection and occupant warning system is installed throughout the building, with the use of thermal, smoke and duct detectors all linked to the fire indicator panel, which is located internally adjacent to the main entrance and connected to the fire brigade. A fire sprinkler system has been installed throughout the entire facility, including the undercroft car park. For the hydraulic services, the main water service is brought in from the front boundary and is installed adjacent to the fire

meter. This provides cold water to all the required areas on the ground floor, first floor and plant decks. The domestic hot water supply is provided to the development via a centralised hot water system with a flow and return loop.

Reticulated gas services all gas cooking equipment in the commercial kitchen, laundry dryers and hot water unit heating plant.

Two lifts have been installed within the facility, each one withstanding 1,275 kilograms per 17 people and equipped with latest security facilities.

Several World Wide Timber Traders products have been used on the project externally and internally on the walls and ceilings, and further WWTT Victorian Ash timbers in the custom Opal Vic Ash stain have been incorporated to a variety of different features throughout the facility.




SKYWARD
ROOFING SERVICES

“Quality doesn't cost, it pays”



Specialists in: Commercial • Industrial
Domestic (Metal Deck & Tiles) • Documented Quality,
OH&S and Environmental Policies and Procedures

Phone: (08) 9207 2822 Rhys Fode: 0412 772 799
Email: rhys@skywardroofplumbing.com.au
www.skywardroofplumbing.com.au



WESTERN RED
DESIGNERS, CONSULTANTS AND CONTRACTORS
TO THE CATERING AND HOSPITALITY INDUSTRY

Western Red is one of the most experienced contracting companies in Western Australia with the capacity to design, supply and fit-out a wide range of projects from small to large.

Tel: 0488 551 284 E-mail: info@westernred.com.au
www.westernred.com.au