

BUILDING QUALITY WITH CARE

DEVELOPER : Brightwater Care Group
MAIN CONSTRUCTION COMPANY : Georgiou
ARCHITECT : MJA Studios
ENGINEER : Hera Engineering
CONSTRUCTION VALUE : \$40 million
TYPE : Aged care / Mixed use



Brightwater Central involves the construction of a beautifully designed three level building, 128 bed residential aged care facility and 150-person corporate head office creating a vibrant world-class intergenerational oriented community.

Georgiou Group was appointed as the head contractor on the Brightwater Care Group's new complex, Brightwater Central. Valued at \$40 million, the project involved the construction of a new three level building, 128 bed residential aged care (RAC) facility and 150-person corporate head office which will combine with the RAC facility and an industry leading research centre.

Located in the heart of Perth's inner suburbs, Brightwater Central is a 1.51-hectare site within the established suburb of Inglewood. The aged care facility features state-of-the-art private rooms with ensuite bathrooms, landscaped courtyards and spacious communal areas, a gym and a hairdresser. It will provide high quality care for people with a range of diverse needs, including those with advanced dementia and high care needs.

"Georgiou is immensely proud to add the project to our building portfolio as our first aged care project," said then-CEO of Georgiou Group, Rob Monaci.

The project team had a very good two-way relationship with the client throughout the project. It was very much a 'one team – one goal' approach that worked well," said Construction Manager, John Parry. "The open and transparent relationship was essential in enabling us to both navigate the challenges of COVID and the resultant extension of time that was closed out in a timely manner. This relationship was a crucial part in ensuring the project was overall a success."

Georgiou Group developed a number of innovations on this project that not only reduced construction time frames but reduced the health and safety risk profile of some activities. This included pre-assembling and lifting into position the trusses for the structural pergolas and roof.

"Access to water tanks was modified to eliminate a confined space classification," said John. "Access hatches at ground level were cast into the tank walls and used to enter and exit the tanks to undertake waterproofing and maintenance works."

Conscious of the impact of the project on the local residents, the project team also implemented a community initiative with a new picnic shelter built for the Friends of Inglewood community group. "The finished product was of a very high quality and the project team felt proud of the build and satisfaction in giving something back to the community," said John.

Georgiou Group provides a wide range of design and construction services for projects in the health, commercial, retail, industrial and transport and infrastructure sectors for government and private sector clients.

Established in 1977, Georgiou has flourished and expanded into a national civil and building construction company with offices in Perth, Brisbane and Sydney. Georgiou prides themselves on working with the best people in the industry and achieving outstanding results for their clients.

Focusing on creating iconic projects that are innovative, commercial, viable and sustainable, their extensive portfolio showcases Georgiou's experience in delivering a wide range of complex building projects to clients across a variety of sectors including residential, commercial,



health, retirement and aged care, education, industrial, mining, oil and gas, defence, data centres and agriculture.

Their network of quality subcontractors and strategic procurement model enables Georgiou to provide significant supply chain value for their clients. Their specialised teams have extensive experience in the Western Australian market and manage the entire building process, from feasibility studies through to design and value management, buildability to delivery and handover.

Georgiou Group is currently delivering the New Midland Station as part of the Midland Junction Alliance, Perth Airport's Checked Baggage Screening Upgrade, St John of God Subiaco Hospital's Redevelopment, upgrades at Fremantle Hospital and two projects for Georgiou Capital.

For more information contact Georgiou Group, 68 Hasler Road, Osborne Park WA 60107, phone 08 9200 2500, website www.georgiou.com.au

Below Roofeze Metal Roofing and Cladding Specialists completed the metal roofing, wall cladding and roof plumbing for Brightwater Central.

Photograph supplied by "All About Image Photography Perth".



Roofeze, the metal roofing and cladding specialists, were contracted to construct and deliver the metal roofing, metal wall cladding and roof plumbing package for the Brightwater Inglewood complex.

"The ultimate challenge on this project for us was to marry together the physically taxing installation process with the architectural design intent, to overcome the blood, sweat and tears and produce this unique masterpiece. A lot of the roof was pitched at 45 degrees, which is not an easy plane to work from and the metal wall cladding sheets were produced in long, narrow pieces, stopping and starting around corners, around windows and interspersed with the brickwork. It was a mighty challenge to navigate in conjunction with looming deadline pressures and industry wide supply shortages," said Roofeze spokesperson, Lucas Storer. "We used a delicate combination of Australian produced sheet metal, Colorbond and Nexteel. The roof sheets are Trimdek profile which is not typically used on pitched roofs, and the metal wall cladding is created with interlocking panels, joined with a negative detail."

Colorbond Trimdek is a common and versatile roof sheeting product featuring bold, trapezoidal ribs and subtle fluting in the pans. Trimdek is ideal for commercial, industrial, and residential roofing, designed

to handle increased rainfall at low pitch. The slight twist on the application at Brightwater Inglewood was to use it at 45 degrees, which was all it needed to illustrate the grand, kingdom like roof design.

Nexteel have developed the Australis Paint Series, inspired by the colours of our exceptionally unique continent. Freycinet is the colour choice, reflecting the natural white of the beautiful sandy beaches of the Freycinet National Park, Tasmania. This soft white juxtaposed against the sleek and modern look of Colorbond Monument created a black and white visual wonder up the castle walls.

Established in December 2006, Roofeze has worked alongside architects, builders, and homeowners to create some of Perth's most architecturally stunning projects. Director, Craig Storer has 35 years experience and his professional team of skilled roofers have collectively over 150 years experience on top. Together they take tremendous pride in their commitment to service, quality and workmanship.

Roofeze is known to be a reliable wealth of knowledge, offering advice to clients, builders and architects with support from a wide range of suppliers providing them with industry knowledge and practical know-how. The roofing industry has seen significant development in recent times, with amazing new architectural products that are meeting

the demands for uniqueness, whilst also considering safe installation methodologies and a much broader awareness for greener housing living and environmental sustainability. Roofeze has become known for its flexibility to create practical solutions to any problem. Roofeze is continually adapting and evolving with the marketplace, harnessing new products and systems to provide value solutions for clients.

The company has developed great relationships with several leading WA Commercial Builders. Roofeze believes it is absolutely crucial, as part of a project team and a long line of trades onsite, that they maintain a commitment to tight schedules whilst also meeting the builders' specifications, industry standards and necessary Building Codes. It requires a great deal of coordination and project management skill to ensure that plans run smoothly, and any issues are identified early and dealt with immediately.

Roofeze has a strong management team consisting of several Project Managers, Operations Manager, WH&S advisor and multiple office staff to ensure that their tradespeople are supported 100% on site. With strong management alongside a well-supported and highly skilled crew of tradespeople, Roofeze can guarantee each project will meet the brief, on budget and on time. This is what sets Roofeze apart from their competitors.



Roofeze manages a number of residential and domestic projects alongside its commercial projects. Director, Craig Storer works closely with homeowners to co-ordinate and advise on domestic projects that may involve re-roofing, re-guttering, renovations, or restorations. The team also manages regular maintenance, repairs and building report issues to ensure everyone can experience the Roofeze guarantee.

Roofeze 
Metal Roofing & Cladding Specialists

For more information contact Roofeze, Unit 12, 6 Production Road, Canning Vale WA 6155, phone 08 6258 5855, email info@roofeze.com.au, website www.roofeze.com.au

Below Freo Fire Services installed the wet and dry fire systems and the gas suppression system at Brightwater Central.

Below Floth designed the potable/non-potable hot and cold water systems, sewer, trade waste gas services, and building stormwater.



Freo Fire Services installed the wet fire systems including sprinklers and hydrants, the dry fire systems including fire detection and the Emergency Warning System, and the gas suppression system in the Brightwater Central Complex.

Established in Perth in 2012 with the vision of providing outstanding customer service and reliable Fire Safety equipment and Fire protection services, Freo Fire Services has grown into one of the biggest and most reputable installers of life saving equipment in Western Australia. They maintain an unwavering dedication to the best possible outcome for their customers, offering the latest technology and expert Fire Services and system maintenance at a competitive rate.

“Freo Fire Services boasts a multi-skilled, highly trained team who embrace our friendly and professional company ethos,” said Freo Fire Services General Manager, Lee Cutler. “Our coordinated approach to Fire Safety equips us to meet all your design, installation, maintenance and servicing needs.”

Freo Fire Services have perfected the provision of customised Fire Protection, with Design teams and Fire Equipment Installation

Specialists collaborating with a dedicated maintenance and servicing team to offer an integrated and complete service that is tailored to suit every fire protection need.

“We have seen that really listening to and addressing our customer’s needs is what makes our service so effective,” said Lee. “Our customers are put at ease by the cooperative communication between our staff members, partners and themselves.”

Freo Fire Services has provided top quality designs, installations, reliable servicing and maintenance in the heavy industrial sector, defense sector, health and education sectors, serviced private and public infrastructure and commercial and residential properties.

Current projects include The Groves, Air Traffic Services Centre, Valencia Aged Care, Western Power (Forrestdale), Curtin Library Redevelopment and Armadale Courthouse and Police Complex.

For more information contact Freo Fire Services, 08 9337 4986, email admin@freofireservices.com.au, website www.freofireservices.com.au



Floth designed the potable hot and cold water system, the non-potable cold water, sewer, trade waste services, gas and the building stormwater, for the Brightwater Central Aged Care complex.

As one of Australia’s leading sustainability and building services/engineering consultancies, Floth knows a thing or two about developing sustainable design solutions. In fact, they credit their continued success to pioneering solutions that combine the key attributes of quality, agility and innovation.

“The Brightwater Central project had quite an intensive modelling process,” said Rachael McGowan, Senior Hydraulic and Fire Consultant at Floth. “Whenever we detected a clash, we coordinated with the structural architect and other services to resolve the issue.

“It was an incredibly enjoyable process once onsite. Working with the plumbers and other services was fantastic which made it so easy to get the job done.”

The skill and technical excellence of the Floth team is what sets the standard of the business, giving Floth a competitive advantage

that makes all the difference. In addition, Floth’s design philosophy embraces an integrated approach – working alongside their clients to optimise outcomes on each and every project.

Their agility and scalability enables them to respond quickly and efficiently, guaranteeing positive results across all projects.

With offices in Brisbane, Sydney, Melbourne, Perth and Jakarta, Floth has a strong and established presence across Australasia, built over 38 years, that places them in the perfect position to help design your future.

“At Floth, saying ‘we care’ means something – because it’s the foundation stone of our business. We pride ourselves on the consistency and quality of our service, and we genuinely care about the outcomes we achieve for our clients.”

For more information contact Floth, Level 6, 66 St. Georges Terrace, Perth WA 6000, phone 08 6162 2396, email perth@floth.com.au, website www.floth.com.au



Brightwater
Inglewood