



HOME SWEET HOME

CLIENT : mecwacare
 MAIN CONSTRUCTION COMPANY : Total Construction
 ARCHITECT : PTA
 CONSTRUCTION VALUE : \$33 million
 TYPE : Aged Care

mecwacare’s Simon Price Centre at Mont Albert involves the construction of this luxurious 100-suite aged care facility. The transformative project supports safe and genuine care with stately features, including spacious rooms with balconies, light-filled dining areas, a cinema, café, library, clubroom, salon and incredible sweeping views.

The Simon Price Centre project comprises the demolition of the existing 60-suite facility, replaced with a newly designed and built 100-suite aged care residence. Total Construction (TOTAL) has undertaken the Design and Construct contract which commenced in December 2021, and is nearing completion.

“The project has been reasonably challenging mainly due to its suburban location, so logistics have had to be managed very carefully,” said Senior Contracts Administrator, David Gooley. “We also had many long lead time procurement items that meant we had to engage suppliers and subcontractors very early – in some cases materials had 28 plus week lead times.”

Originally to be undertaken in two stages, post-tender value management assessments resulted in a collaborative decision to deliver in a single stage for this project. An early works

package was completed, comprising the partial demolition of the existing facility along with the construction of the basement and ground floor.

Through the challenges of COVID-19 TOTAL, the delivery team managed trade resources and material shortages along with ensuring regulatory authorities and council procedures were implemented and well managed, whilst permits and plans were approved as per program for a smooth commencement.

During the post-tender stage, TOTAL provided several value management options to assist with budgetary requirements. Precast concrete was replaced with AFS walls and alternative light fittings were chosen. “The project has a very high end feel with mecwacare specified finishes and expectations, client specific products and a bespoke feel throughout,” said David.



The successful collaboration on the Simon Price Centre has led to the continuation of this partnership with TOTAL being awarded the contract for Design and Construct of mecwacare’s John Hood Terrace Aged Care project in Richmond, Victoria.

TOTAL is a leading construction firm that lives by its core purpose, ‘to make a positive difference in people’s lives through excellence in construction’.

TOTAL’s construction teams are experts in their fields, safely delivering innovative construction solutions across the health and aged care, industrial and commercial, engineering and construction sectors, including food and beverage. With two specialty divisions – TOTAL Care and TOTAL Special Projects, TOTAL also delivers bespoke projects predominantly in the aged care and commercial sectors.

Since its inception in 1994, TOTAL has consistently grown each year employing more than 180 employees with a national turnover of over \$250 million. Testimony to their performance is the high level of repeat business TOTAL receives as well as critical recognition of several National Excellence in Construction Awards.

Working collaboratively with clients and partners TOTAL uses well-evolved management systems and an ‘inside-out’ approach. With values of accountability, integrity, mentorship, respect, collaboration and ingenuity at the forefront of all decisions and actions taken.

TOTAL’s passion, coupled with their diverse range of expertise across design, construction and engineering, enables them to challenge established methodologies and deliver from concept to completion.

The TOTAL team is currently delivering projects for clients including BlueCare, Abacus Property Group, Gateway Capital and B & E Foods.

For more information contact TOTAL, (NSW) 9A George Street North Strathfield NSW 2137, phone 02 9746 9555, (VIC) Ground Floor/ 165 Cremorne Street, Cremorne VIC 3121, phone 03 9417 4744, (QLD) 11/ 16 Metroplex Avenue, Murarrie QLD 4172, phone 07 3393 7700, enquiries@totalconstruction.com.au, www.totalconstruction.com.au

Below Amel Painting completed the painting and rendering contract for Mecwacare's Simon Price Centre.

Below PTA Architecture are the Architects for the D&C phase for Mecwacare's new Simon Price Centre.



The experienced and professional team at Amel Painting won the contract to provide all of the painting and rendering for Mecwacare's Simon Price Centre. The brief included both internal and external painting, as well as rendering, with the team of up to 15 staff getting the job done in a little more than six months.

"It was a big effort for such a large project to get everything done within this timeframe," said Owner and Director, Wally Ahmed. "As with any job we had to negotiate with other trades to ensure everything ran smoothly."

Amel Painting offers all types of painting services in residential, commercial, industrial and government projects. Their services range from standard internal and external painting, to staining woodwork, semi or high gloss enamels, texture epoxy tow pack venetian plaster and mirror finish projects.

Founded in 2005, Wally and his team at Amel Painting have over 17 years experience. Their goal is to provide clients with the best possible service every time. "We take great pride in all our projects, regardless of the quantity or size. We guarantee our quality of work to be first class," said Wally

Wally and his team continuously engage in training and obtain accreditation to ensure that their skills are sharpened and up to date for today's industry standards.

"As experienced commercial painters we promise that we'll bring out the charm and value of the interior of any room in your house," said Wally. "We use only the best and most appropriate paint for your surfaces, and you can rest assured that we clean up after ourselves."

Amel Painting service Melbourne, Adelaide, and regional Victoria.

For more information contact Amel Painting, 65 Rodeo Drive, Dandenong South VIC 3175, phone 0402 394 714, email Amelpainting@outlook.com, website www.amelpainting.com

PTA Architecture is a multidisciplinary design practice of professional architects and interior designers that specialise in all aspects of health, aged care and community facility design. PTA Architecture are the selected Architects for the design and construction phase for Mecwacare's new Simon Price Centre in Mont Albert.

The new aged care facility is constructed on the original facility site, comprising a state of the art 4-storey, 100-bed residence, doubling the size of the original facility.

This \$40 million project features a variety of public and retail spaces for residents and their guests, as well as sweeping views to the south and east. The home includes spacious lounges, light-filled dining areas, cinema, café, library, club lounge and hair and beauty salon. The bedrooms are spacious, many with balconies, and offers single bedroom suite accommodation on the top floor, all with continuous balconies to capture the views.

"The site itself was ideal, with a wide frontage that suited the development we were proposing," said Director, Philip Templeton. "The design embraced the recent change in planning regulations

that allowed 4 storey aged care buildings "as of right" for the first time in metropolitan Melbourne. The scale was a bit of a surprise to nearby residents and Mecwa and the design team undertook a lengthy consultation process to achieve an agreed outcome."

The façade design breaks up the overall building form into both vertical and horizontal elements, thereby setting up a rhythm of articulated façades that offer themselves to the streetscape as a balanced series of front elevations, set within the whole.

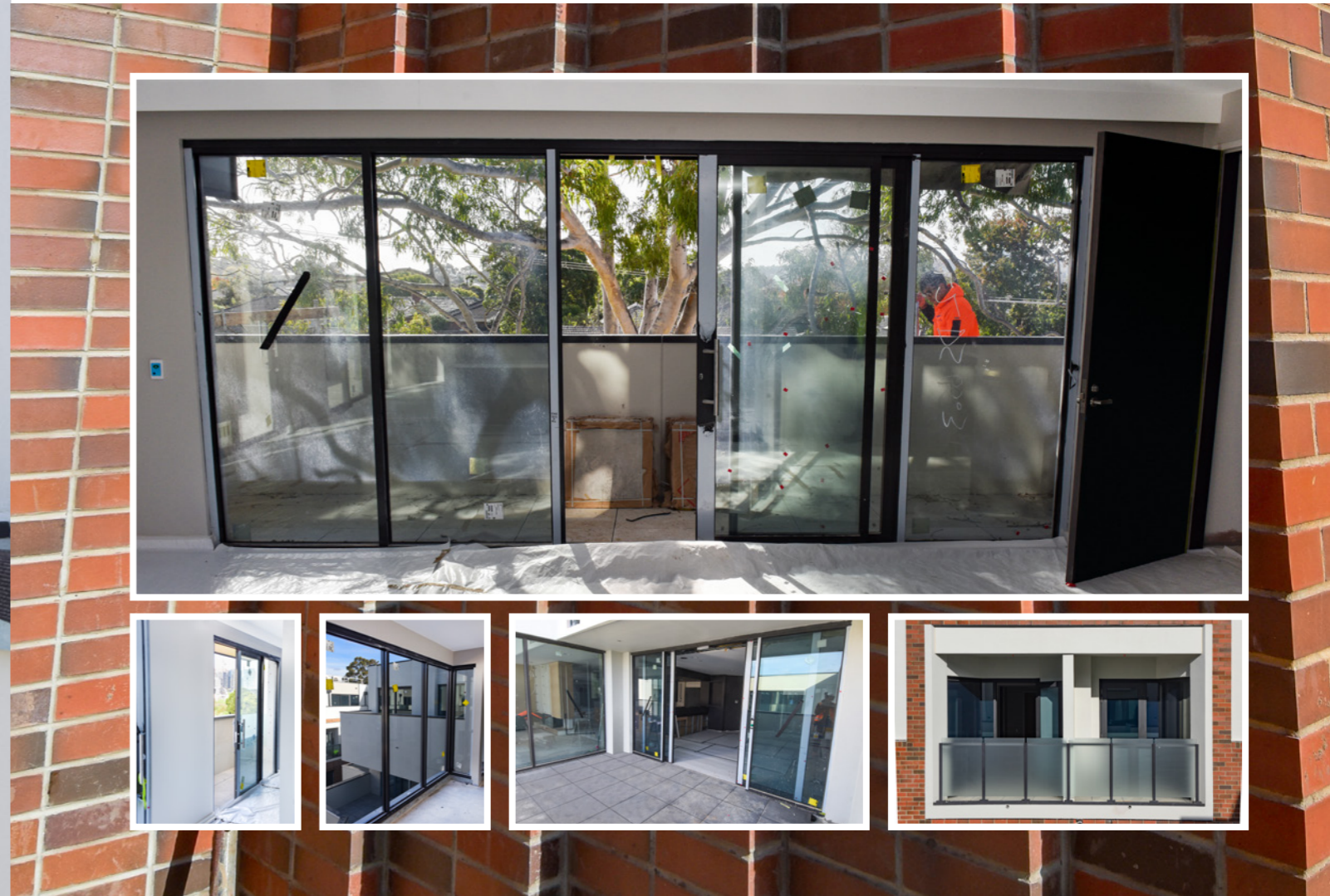
"The building design is a contextual response to the area," said Philip. "However, the resident facilities are the real highlight. The substantial lobby and variety of light filled public spaces surrounding the aged care residences is outstanding."

PTA Architecture was established in Melbourne in 1991. Over the past 27 years they have gained a reputation for delivering a high level of value in their design commissions that exceeds clients' aspirations and objectives.

For more information contact PTA Architecture, phone 03 9376 6162, email ideas@ptarch.com.au, website www.ptarch.com.au



Below Ultrafix installed Capral Aluminium's 425 narrowline centre glazed framing system on the project.



Specialising in the fabrication and installation of commercial windows and doors, Ultrafix was the right team to provide the aluminium windows, doors and glazing for Mecwacare's Simon Price Centre.

"The job was large scale but fortunately, fairly straight-forward. We had between four and 10 staff working on the project through-out the seven months we were involved," said Ultrafix Director, Jason Male. "This was our first job with Total Construction and they were fantastic to work with."

Ultrafix used Capral Aluminium products through the build, specifically the 425 narrowline centre glazed framing system which incorporates the glazing capacity to accommodate high performance double glazed units up to 24mm while retaining crisp, clean profiles typically associated with commercial glazing systems.

The other Capral product is the cutting edge 900 Series Sliding Door. Specifically designed to deliver unrivalled performance and design flexibility, this series is capable of panel sizes up to 3000 mm in height, and 2500mm in width. Multi-stack configurations are available and this product has been tested to meet cyclonic requirements.

Established in 1999, Ultrafix is one of Melbourne's most experienced and trusted businesses, providing extensive knowledge and skill to the commercial sector and backed by family values.

"When you work with Ultrafix we become an integral part of your builders programme, no matter the situation we deliver quality on time every time. It's that can-do reliable attitude that you can expect from working with our team," said Jason.

Ultrafix is involved in an extensive array of small to large scale projects surrounding Melbourne, we continuously provide quality and innovative solutions to our clients for the best results.

For more information contact Ultrafix Commercial Pty Ltd, 1/23 Southeast Boulevard, Pakenham VIC 3810, phone 03 5940 0666, email admin@ultrafix.com.au, website www.ultrafix.com.au