



# PROUD OF EVERY PROJECT

The Brightwater Nursing Home Redevelopment consists of the demolition and construction of 8 new individual houses, 2 double storey apartments, rec centre and admin building for the rehabilitation of patients.

**MAIN CONSTRUCTION COMPANY :** Perkins  
**CLIENT :** Brightwater Care Group  
**COMPLETION :** January 2014  
**ARCHITECTS :** Site Architecture

Perkins Builders Pty Ltd. has as their motto: "At Perkins we're proud of every project we've ever worked on. We don't leave the site until we are." The Brightwater Oats Street development, designed by Site Architecture Studio and completed in January 2014, is one such project. Located in East Victoria Park, Perth, Western Australia, the Brightwater Oats Street development will provide for a wide range of specialist services for people with brain injury and other neurological disorders. The services aim to help residents achieve independent living after discharge from hospital. The program has been running since 1991 under the direction of its CEO, Dr Penny Flett, Western Australian of the Year in 2009.

Brothers Jim and Neville Perkins founded Perkins Builders in 1965. The company is now the largest regionally based builder in WA and one of the top ten commercial building contractors in the state. Perkins operates from offices in Bunbury, Perth and Busselton and has 115 staff. Over the last 3 years the company has maintained an annual turnover of \$150m. The Brightwater Oats Street project is one of numerous projects Perkins Builders have undertaken in the health and aged care sector. These have included projects like the \$10.8m South West Health Campus Critical Care Development in Bunbury, WA and the \$30m Ray Village, Broadwater, WA.

The Brightwater Oats Street project involved the replacement of the existing buildings in order to provide new residential and administration facilities for the rehabilitation of up to 43 residents. A complex design brief was developed in order to establish building requirements that would address the multitude of visual, motor, behavioral and sensory impairments that the residents suffer from. The project includes 4 single storey and 2 double storey buildings which contain

8 self contained apartments . They have been designed around the complex functional requirements of managing the residents through a two to three year programme. Each house is given its own identity through colour and texture so the clients can easily recognise their residence in the development. The houses are arranged along an internal pedestrian street for circulation and passive recreation which aims at creating a sense of community. The recreation centre is centrally located in street and is identified with a tower which can be seen from anywhere within the development.

Other projects Perkins Builders are working on include Pinjarra Junction Shopping Centre (\$20m), Wyatt Grove Shopping Centre (\$20m), Wellard Square Shopping Centre (\$15m), NBN Co Earth Satellite Stations (\$50m), Aegis Balmoral Aged Care (\$22m), Bunbury Entertainment Centre (\$13m), Perth Airport Expansion (\$15m) and Butler College – Stage 2 (\$30m). Past projects have included the Department of Sport and Recreation Offices, Leederville (\$6.4m), Smith's Beach Resort (\$24.5m), 12 buildings at Bunbury Cathedral Grammar School, Methodist Ladies College Sports Centre (\$6.5m), All Saints college Performing Arts Theatre, Bull Creek (\$14.7m), Bulk Grain Export Facility, Bunbury Port (\$7.7m), Beatty Park Aquatic Centre Redevelopment, North Perth (\$13m) and the State Basketball Centre, Mt Claremont WA (\$55m).



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## Aluframe WILLING TO GO THE EXTRA MILE

**Aluframe Pty Ltd was contracted to supply, install and glaze all the aluminium windows, doors, automatic sliding doors, curtain walling and stainless steel security screens for the Brightwater Oats Street Redevelopment project.** Due to the complex design, specialist pressings were required to achieve a consistent transition from brickwork to window/door frames.

Aluframe is an Australian owned start up company based in Beaconsfield, Western Australia. It has been operating successfully for the past 4 years. The directors of the company, Warren Classen and Luke Richards have more than 25 years experience in business management and in the fabrication in both aluminium and sheet metal products. "We work with the builder, owner and architect to provide elegant solutions to overcome complex problems," said Warren Classen. "Aluframe provides a high-quality, professional service that incorporates design, production and installation of aluminium doors and windows suitable for both residential and commercial buildings."

Right from the design and tender stages, Aluframe was in consultation with the architects, Site Architecture Studio, to discuss design issues based on their extensive experience in the industry. In order for the curtain walling to rate to the Australian Standards, structural changes were required allowing the mullions to span the full distance.

The changes that Aluframe proposed were incorporated into the architectural construction drawings. "Aluframe prides itself on the ability to provide value adds based on industry experience," said Warren Classen. "To ensure success in a complex projects like Brightwater, the willingness of the architect and project teams to engage and leverage the abilities and on site experience of their specialist sub-contractors is crucial."

For aesthetic purposes on this project, it was imperative to get a seamless transition between the commercial and residential windows. In order to achieve this Aluframe utilised the AWS window systems, distributed by Aluminium Innovations, as they offer both window types which allows them to complement each other. The AWS range of products cover a wide spectrum allowing Aluframe to utilise their whole library in order to find a certain "look" to support the Architect's vision.

Aluframe worked closely with their draftsman to produce working shop drawings to enable the window and door frame combinations to be correctly fabricated. Aluframe then utilised them in the orientation and installation of the site installed frames and curtain walling, by the three various teams of installers. They work closely with Perkins Builders in order to maintain a smooth transition from the installation, glazing and the fitting of the stainless steel security screens.

The automatic sliding door sashes specified on the Brightwater project were the Dorma HD Slimline doors. It was the first time Aluframe had worked with this product and it required an attention to detail to ensure that the requirements were fully understood and accounted for. Once Aluframe had developed the fabrication techniques, the company found the doors to be efficient to assemble and install.

Aluframe is currently working on a number of exciting projects including "Proximity" Apartments in Rivervale constructed by BGC Construction, Commercial factory units in Wangara constructed by Calibre Construction and a designer home in Subiaco constructed by Omega Homes. In addition, Aluframe's is increasingly involved in the supply and installation of windows and doors to the luxury apartment block market.

Aluframe has gained a reputation for quality and delivery of solutions. "We work hard to provide a complete quality service that is on time and on budget," said Warren Classen. "We are always willing to go the extra mile to provide the best possible outcome for the project."

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