



Photography by Andrew Pritchard Photography

Great things do come in small packages

What do Copier Sales, a Chartered Accountant and Registered Builder have in common with Meyer Shircore?

On their own – nothing but mix them together and you have an instant recipe for a high quality office building in West Leederville baked in double quick time!

Dennis Bartulovic, is the Managing Director of Scope Business Imaging, the Perth dealer for Konica Minolta high end multifunctional document imaging systems and in 2008 Building Solutions were selected to construct his development in Oxford Close West Leederville.

Meyer Shircore Architects documented and project managed the building which was awarded to Building Solutions to construct. The parameters were tight – finish the building in 32 weeks whilst solving the problems on a difficult site to access.

So who are Building Solutions?

What began as an idea in 2005 between a Chartered Accountant and a Registered Builder has now turned into a multi-million dollar turnover commercial builder with projects all around WA and more recently in South Australia.

Although relatively new, its directors David Guille and Marcus Kotsoglo and the team, are highly experienced, providing support that is both flexible and focused on providing a quality product. Winning an MBA Certificate of Excellence within its first two

years of existence is proof of this commitment.

An integral part of this organisation is its team of contractors. Although the organisation is relatively small compared with other industry competitors, the directors are extremely proud of the group which can handle a diverse range of projects from a simple office fit-out to a multi-storey building. The depth and quality of the team means Building Solutions rarely seeks public tenders from its subcontractors yet has still been able to compete on price and at the same time guaranteeing a quality product.

The company is the private builder for numerous clients and the directors believe this provides greater satisfaction for both parties when solving the numerous challenges that exist in the development process.

Number 49 Oxford Close is only a 426 square metre lot and, with more than 17,000 cars passing daily on its northern boundary, meant access from adjoining roads during construction was restricted by the council during morning and afternoon peak hour traffic. Because of those stringent restrictions, often complex construction work had to be carried out to a well-thought out and organised program.

As with most CBD developments, limited available space means materials cannot be stored on site and just-in-time scheduling is required. Adding further problems to the site were optical fibres and sewer easements nearby and at the same time the Town of Cambridge was carrying out extensive renovations to



the streetscape for Oxford Close.

"The hurdles placed in front of the project only added to the determination of our team to finish on time by finding the right solution to the challenges on a development of this nature" Marcus said.

Before work on site could start, the soil below the building on the adjoining property had to be stabilised so that excavation works could extend well past the footings. Within four weeks of taking possession of the site, siteworks were complete and construction of the first and second levels underway. This consisted of suspended concrete slabs poured onsite with pre-cast concrete panels delivered for the boundary walls.

The outer shell has a variety of high quality materials that give the building its edge. Webforge 'Lockline' pattern aluminum sunscreens to the Cambridge Street elevations provided natural ventilation for the undercroft parking for the 12 car bays as well as providing security for the four individual tenancies.

Zinc interlocking panels were used extensively with feature panels of strategically placed splashes of red cladding to give the building a distinctive style. Adding to this architectural detail are Luxalon aerobrise louvres in a clear anodised finish and all external glazing meets energy efficiency requirements.

Lift services were provided by Phoenix Group and consisted of a 13 person dual access cabin via a machine room-less drive system.

The small footprint of each tenancy and the large expanse of glass areas on several floors meant correct design of an efficient airconditioning system was vital for the future occupants of the building. Quality Daikin airconditioners were installed, each having three ducted fan coils to ensure that every tenancy had three operating zones with individual control pads.

The result is a building that due to its location and exceptional quality of workmanship has become an iconic landmark for the area.

The Town of Cambridge has been reviewing its Town Planning Scheme in particular the West Leederville Planning and Urban Design Study. With continued discussion of a major stadium in Subiaco together with the extensive masterplanning for the area, it has made a logical place for more intensive development around the 'transport nodes' of West Leederville and Leederville train stations and the 'activity corridor' of Cambridge Street.

Since Meyer Shircore designed the recently completed \$10 million Office Building at 1 Cambridge Street and the Council's upgrade of Oxford Close, this new \$3 million development has further enriched the commercial precinct.

The slogan of Scope Business Imaging has been: "Ensuring a right fit for your business" and Dennis said for this project in West Leederville: "Building Solutions were the right fit for his business!"

Building Solutions (Aust) Pty Ltd is a WA building and property development company, providing high-level expertise with financial resources in construction, property development and property investment.

The team is experienced and flexible enough to provide construction and internal fit-out services in various segments of industry including commercial and industrial, mixed-use residential, healthcare, retail and special one-off projects.

Building Solutions offers a full design service ranging from concept design/ideas to full working drawings. The company arranges all aspects of Council applications and submissions and on occasions when required has the convenience of their sister company Planning Solutions (Aust) Pty Ltd to offer their expertise on Town Planning matters.

As Exec Chairman David Guille puts it "this game is all about solving problems and is the reason why our company's philosophy and brand positioning is about 'Building Our Reputation on Solutions". **BC**