



A new concept in dental

How do you turn a once resilient 95-year-old who is a little tired around the edges into a modern, functioning beauty? That was the question asked of Medifit by Dr Vladimir (Bob) Hotinski and his wife, Julie, for their new surgery Concept Dental.

“The monumental decision to relocate our practice to new premises was a turning point for us in 2004 and not made lightly,” Dr Hotinski said. “The task was daunting enough just in theory, but in reality it was far more extensive than we realised at first.

“However with the involvement of Medifit Pty Ltd, with their solid history of specialist dental fitouts, we began to take on the challenge of gutting and renovating.”

The Federation house where Concept Dental was to be built was located in the Perth suburb of Midland, Western Australia and had been through several “life changing experiences” including at least two extensions and a devastating fire about 15 years ago. Plus it had a terrible

chemical smell lingering from the previous radiological rooms. In spite of these obstacles, the potential was evident.

“This is *my* type of project,” said Medifit designer Natasha Connor. “It’s really difficult to recreate the magnificent spaces (we don’t often get a chance to work with 3.6m high ceilings), but being able to ‘turn back the clock’ and reuse, or in some cases reconstruct original detailing is fantastic. Overall, in spite of some limitations, this was an amazing space design.”

Medifit’s team splendidly brought back to life the original entry doors, which had been nailed shut, many years ago. These doors enter into a foyer (previously used as an office) with an original corbelled archway. The archway had been partly destroyed by a partition, which defined the office space, directly through the most delicate part of the moldings. Medifit’s plastering contractors did a wonderful job restoring it to its former glory.

“My first look at the building was from

30-year-old plans for one of the extensions, which incorporated a new, but tiny entry,” Ms Connor said. “Initially we discussed retaining this entry but, as soon as I saw the grand original features, I threw out my initial concepts and started again. There was nothing else for it, we had to reinstate this entry. Fortunately, Bob and Julie agreed with the idea!”

In regard to the colour scheme, Natasha and Julie worked closely to ensure that everything was coordinated.

“I usually try to stay within my client’s restraints when it comes to colour,” Ms Connor said. “However, with Concept Dental, I felt the accent colour should be a dusty purple, even though Bob has specifically said this was one colour he was a little ‘anti’. Dr Hotinski admitted in the debriefing meeting that initially he wasn’t entirely convinced about the colour scheme, but didn’t say anything, as this was Julie’s department. However, after seeing the end result, he’s glad he left it to the experts!”



IMAGES BY RON TAN

Medifit worked closely with Geoff Withnell, Kent Desarmia and the team from Halas to ensure the installation of the innovative C4+ Sirona treatment centres and new Orthophos 3 DS Digital OPG occurred smoothly. The state of the art equipment from Sirona complimented Dr Hotinski's existing Sirona equipment, as indeed did the selection of coordinated Sirona upholstery.

As the budget was fairly restrictive for such a large project (277sqm), Medifit needed to keep the structural work to a minimum, leaving walls and openings where they were as much as possible. Medifit cleverly used the existing spaces, dividing them up as necessary. They were able to achieve all of Dr Hotinski's requirements, incorporating five surgeries (including two hygienist rooms), sterilisation, large laboratory and model storage, OPG, deliveries area, store room, staff room, server/archive room, 15-chair waiting area and reception together with staff and patient toilets (including disabled).

Dr Hotinski recognized the need for an area for educational events to teach patients the importance of oral health as Midland has a low socio-economic demographic – this was incorporated into the waiting area. He also requested that some space be retained at the rear of the house to be sub-leased at a later date. He was expecting the space to be about 50sqm; the boundary being an existing wall. However, Medifit was able to incorporate all of the requirements so effectively that the area ended up being 86sqm!

“Certainly many things other than just design and the physical manifestation of these plans are involved in a project such as ours, ranging from new names, logos, uniforms, stationery, equipment, computer software and more. To be able to





accomplish each task in its entirety give us a fantastic sense of achievement and purpose,” Julie Hotinski said. “That newly found enthusiasm and energy has already been translated into the new practice and we are also finding a haven of peacefulness in the calming tranquil surroundings that Medifit has helped us create.”

The project was completed under the direction of Medifit’s Projects Director,

John Gullotto. “We only removed all the (non-structural) stud partitions and reconfigured the existing toilets so they met the Australian Standards for Mobility and Accessibility,” Mr Gullotto said. “Unfortunately, all the doors had to be replaced and the openings widened to comply to fire regulations - it’s all part of the process.”

Medifit was commissioned in April and the fitout needed to be completed by the

end of October. The design process took six weeks followed by council approvals including dealing with heritage issues. The fitout was completed in nine weeks and ‘Concept Dental’ was open and taking patients by the end of October (with a fabulous ‘housewarming’ party in mid November).

“This was an incredible achievement given the enormous size of the building and the amount of renovation and the restriction of meeting the deadline,” Dr Hotinski said. “John Gullotto was brilliant at coordinating a myriad of contractors and making sure things were done to our specifications and standards. At first we did not think the nine week time frame was achievable but Medifit proved that with careful planning, anything is possible.

“All in all, we can say that we are very happy to have been associated with Medifit and would recommend the team, including Sam Koranis, Geoff Raphael, Natasha Connor and John Gullotto to anyone considering walking the tightrope of a new or upgraded dental practice development.”

