

OUTSTANDING AGED CARE FACILITIES



MAIN CONSTRUCTION COMPANY : Equiset Construction
CONSTRUCTION VALUE : \$45 million
COMPLETION DATE : March 2014
ARCHITECT : Jackson Architecture
STRUCTURAL ENGINEER : Meinhardt
SURVEYOR : Philip Chun



The \$45 million Carlton Wellbeing precinct, Rathdowne Place is a holistic approach to retirement and aged care.

Equiset Construction Australia was appointed as the Head Contractor, under a Design & Construct contract, for the Rathdowne Street development. The team worked closely with the consultant team and the Client, Australian Unity, throughout the entire process.

The new building is an eye-catching, multi-level aged care facility, the first of its type in Australia. The facility features its own modern commercial kitchen and laundry, making it totally self-reliant. The design also incorporates three split level car parks underground and a large resident's courtyard facing a public park.

Drawing from their extensive experience, Equiset have overcome several issues on this project. The two key issues that challenged the team and presented obstacles to both the design and programming are mentioned below.

The first occurred when moving from the design concept to the design development stage, when it was proven that the overall height of the building would be impacted by the services infrastructure which was to be accommodated on each level. This meant Equiset was required to rethink their overall approach as it was not possible to request a planning height amendment, nor lower the RLs levels at ground floor or the basement levels RLs.

As a builder committed to the Design and Construct process, Equiset approached the issue at hand by committing to the proposed design and tender SRLs of both the retention system and bulk excavation details, in order to protect the contract programme and committed trades, including variations to these works. By re-focusing their thinking on the proposed structural system, including the interface and connection of the facade design, and with full consideration to the services and finishing zone

available to work with, the project design team were able to develop a solution that met the critical path of the construction programme whilst maintaining the floor to ceiling FFLs heights above the ground floor level stayed true to what was shown on contracted design documentation.

As the programme entered into a fully committed contract, the team undertook to redesign and document the RC structure above Level 1, from a flat slab to a beam and slab solution that was based around a revised reticulation of services, including the re-engineering and management of all falls to the wet areas, without changing the Level 1 transfer structure. This revised thinking also led the team to consider and implement changes to the car park structure. By changing the direction in which the beams ran, they were able to reduce their overall depth. However this required an increase in the slab thickness, with the overall benefit of additional head height within the car park, giving more flexibility to the primary services. All of which have had a major impact on the team's ability to plan and implement a procurement strategy to meet the construction deadlines.

Secondary and more difficult to predict and manage, was the impact inclement weather had on the project. To overcome this challenge the Client and project team, along with the support of the Subcontractors, have worked closely through each and every issue presented, to ensure the smoothest possible hand over is both achieved and managed correctly.

Several new technologies have been incorporated into this project, making it a state of the art aged care facility. Key to this has been the nurse call system, which is integrated with the lighting and security system, which utilises infrared CCTV.

Equiset are market leaders in aged care building and construction and have a very strong working alliance with architects, Jackson Architecture.

For more information contact Equiset, level 4 Rialto South Tower 525 Collins St, Melbourne Victoria 3000, phone 03 9620 5999, email equiset@equiset.com.au



LEADING EDGE

NuvoGroup(Australia) Pty Ltd is an Australia wide company offering total electrical & technology solutions. They are able to deliver a concept to completion strategy, which encompasses the entire spectrum of cabling solutions including electrical, data, fire, communications, security, smart systems and audiovisual. NuvoGroup are involved in the design, installation, project management and maintenance of commercial and industrial projects.

- Corporate Offices
- Government
- Health Care Facilities and Hospitals
- Aged Care Facilities
- Airports
- Universities

NuvoGroup was integral in providing design and construct services for the electrical infrastructure, lighting, power, security, CCTV, MATV and lighting control for the Rathdowne Place development in Melbourne.

Nuvo's broad range of services includes: Building Automation Systems (BAS), telephony, lighting control, heating / cooling control, security / CCTV, HVAC, data, integration, maintenance and service, and energy management.

As an aged care facility, Rathdowne Place required NuvoGroup to comply with all relevant Aged Care Certification.

Just recently, the team has worked at iconic developments across Victoria such as Warrigal Hospital, Ararat Prison, Epworth Hospital, the Mornington Centre and the Royal Victorian Eye and Ear Hospital.

NuvoGroup works with leading consulting engineers, architects and clients across Australia to deliver highly impressive and technically brilliant solutions. The Team at NuvoGroup specialises in the seamless delivery of projects in the following sectors:

NuvoGroup prides themselves on the timely delivery of each project and securing long term, on-going maintenance contracts, with our valued clientele.

- Commercial Buildings
- Data Centers

For more information contact NuvoGroup(Australia), 292 Hoddle Street Abbotsford VIC 3067, phone 03 9001 3000, email info@nuvo.net.au



STAND OUT PORTFOLIO

With a portfolio that stands at the top of the property industry, Project Planning and Management adds the successful delivery of yet another notable project.

services that allow residents to lead an enriched lifestyle in a stunning and well designed environment.

Established in 1981, PPM has been directly responsible for the successful development, and delivery, of many iconic property projects within Melbourne. These projects include:

Project Planning and Management continues its successful relationship with Australian Unity by undertaking stage 2 of the precinct master-plan, which consists of a 9 story Independent Living Apartment building to compliment the Residential Aged Care Facility.

- Rialto Office Tower and Hotel
- Telstra Headquarters
- ANZ Global Head Office
- Herald and Weekly Times
- CBW office development
- NAB's second Docklands campus building

PPM specialises in providing the following services;

- **Development Management** - identification and analysis of opportunities, due diligence for acquisition, liaison with Planning and other Authorities, Investigation and reporting of finance and lending criteria with Banks, financial modelling and feasibility studies, master planning, delivery option studies and development strategies.
- **Project Management** – consultant selection and engagement, project team leadership and motivation, design management, quality assurance, market analysis and tendering studies, risk analysis, planning and programming, budget management, contract administration, commissioning, planning and management.
- **Management Services** – business analysis, management training, market research and planning, developing and monitoring of business plans.

With experience across all sectors of the property industry, Project Planning and Management has recently worked on the Australian Unity's Residential Aged Care Facility, Rathdowne Place. As part of the Carlton Wellbeing Precinct, this project strengthens Project Planning and Managements portfolio in the area of Health, Aged Care and Retirement Living.

Working closely with Australian Unity, the Developer and the Tenant, Project Planning and Management's Senior Project Manager, Steven Rolph, managed the many challenges of delivering a multi-level building, but also one that is an accredited Aged Care Facility.

"It was a daily challenge managing the Design and Construct process with the added complexity of integrating an Aged Care Facility, as well as working to a condensed construction program" said Steven. Rathdowne Place offers a unique combination of premium accommodation along with allied health, home care and lifestyle



For more information contact Project Planning and Management P/L, L2 15 Park Street South Melbourne VIC 3205, phone 03 96995200, email duncans@proplan.com.au or joed@proplan.com.au