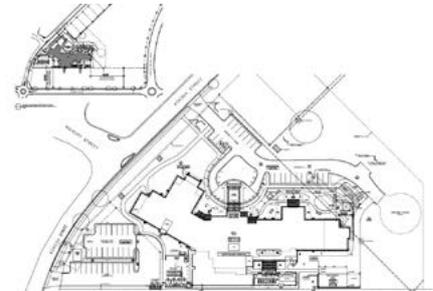


Carinity Townsville

> Aged Care

Thoughtful design provides a robust, low maintenance and flexible solution, offering longevity for the asset holders.



Client	Project Partnership
Location	Townsville
Type	Aged Care
Project scope	Structural design

Value Engineering

RMA was approached by the client to assist with the structural design of Townsville's latest aged care facility. The client being the long term asset holder was looking for three key design objectives, a low maintenance structure and a robust design whilst allowing flexibility for future refurbishments.

The project site was subject to cyclonic wind conditions and poor ground conditions to a considerable depth. The design team taking these into account also needed to make provision for the locally available skills and trades.

Advantages of RMA's Input

- Due to the cyclonic wind loads and the desire to achieve the key design objectives, load bearing block was used as the external facade. This proved not only cost effective but construction was managed locally.
- Internally, columns were used with conventional slabs. The columns provided flexibility for future refurbishments.
- Conventional slabs were utilised in place of post tension slabs, as this would have involved mobilising post tension crews from Brisbane. The conventional slab design also offered the flexibility of coring new services through the slab for future requirements.
- To ensure long term footing performance for the building owner, piles were utilised in the design. This footing design was suitable for the building load, was cost effective and also ensured the local workforce was capable of construction.