

Holy Spirit Care Services

Project Overview

Holy Spirit Care Services (HSCS) provides residential and retirement living and high-care options. Due to continued demand for services, a new development comprising two six storey independent living towers featuring 128, 1, 2 and 3 bedroom units as well as another three storey, 10 bed high care facility with residential apartments, is planned. The facility will also feature a chapel, gym, pool and parking for 130 cars.

Scope of Services

Brown Consulting has been engaged by HSCS to provide structural and civil engineering services. During the initial design stages Brown Consulting investigated the most efficient and cost effective structural design configuration. Options considered included a pre-cast load bearing walling system throughout and an open plan option using cast in situ columns and flat slabs.

Brown Consulting's significant experience in multi-storey residential, aged care and community facility projects made the team ideally suited to this project. The team's strength lies not only in understanding the complexities of the brief, but also in building flexibility into the design so that it can be modified (if necessary) to suit the successful tenderer's preferred construction methods.

Key Project Components

The structural design team is providing schematic, design development and contract documentation. During construction the team will ensure the design intent is achieved through inspections at key milestones.

The civil works include earthworks for the building platforms, pavements, stormwater bio-basins and management of acid-sulphate soils. Also included are trunk stormwater reticulation, sewer extension and water main extensions, bio-retention basins, pavement works for access and parking as well as erosion and sediment control during construction.

Fast Facts

- **Client:** Holy Spirit Care Services
- **Architect:** Bickerton Masters
- **Location:** Brisbane, Queensland
- **Project value:** \$45million
- **Local authority:** Brisbane City Council
- **Date completed:** Anticipated completion date is late 2011

Key responsibilities: *Structural Services* – Schematic design resolution, detailed design, contract documentation, contract administration, post construction supervision. *Civil Services* – Design and documentation of civil works components.

