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# Caring for our communities

## Aged Care Capability Statement

Buildings | Australia & New Zealand







# A community of experts

**Stantec's global network of designers, engineers, scientists and project managers work together at the intersection of community, creativity and client relationships. Careful balancing of these priorities results in projects that advance the quality of life in communities across the globe.**

But wherever Stantec is located it is our local teams who have the skills, experience and knowledge to drive the projects in their own back yards. In Australia and New Zealand (ANZ), our local offices of award-winning multi-disciplinary engineers have been helping both private and government clients build communities for over 60 years.

Our people have long-standing client relationships and are inspired to advance the communities in which they live, delivering cost-effective, quality consultancy services.

Whether we're partnering with clients to design a hospital or mixed-use development, a research facility or industrial park, an education campus or airport, we design with community in mind because we believe in the **power of places to transform lives, to meet the needs of a community today, to help fulfil its potential tomorrow.**

Our global business

22K      350      6

Employees      Locations      Continents

## #01

**From start to finish.** Our team leaders continue to manage the projects for which they tender, right through to completion. Change in team management causes delays and undermines a project's stability and design direction. Continuity is more conducive to achieving your goals within programme and budget.

## #02

**Value-adding innovation.** Stantec's Creativity & Innovation program encourages our global network of engineers to develop tools, processes and technology. These creative ideas might save time at the design stages of a project, reducing client costs. Others offer powerful marketing potential for stakeholder engagement. Celebrating our best ideas with investment means they are fully developed to benefit all our clients and communities, wherever they may be.

## #03

**The right experience.** From research stations in Antarctica to solar projects in rural Australia. From bespoke luxury residences to affordable high-rise apartments. From stadiums to play parks... and everything imaginable in between. We have the right skillsets to help you achieve your construction goals.

## #04

**Focus on buildability.** Engaging with engineers in the early stages can save time and money in the long-term. Pragmatic spatial considerations, site-appropriate construction methods, informed materials selection, compliance with legislation and consideration of the operational environment. Our advice gives reassurance to stakeholders, boards and financiers that all factors have been fully considered.

## #05

**We're at the right tables.** Our people are active proponents within Australia's property industry, seeking positive change on behalf of their communities. The influential tables at which we sit include the Urban Development Institute of Australia, the Property Council of Australia, Consult Australia and Green Building Council of Australia.



# We don't just say we deliver outstanding solutions and client service. We prove it.

Stantec has been recognised numerous times at the independent Financial Review Client Choice Awards (Australia & New Zealand).

**2019 Financial Review Client Choice Awards Winner:**

- Most Client Focused Consulting Engineer

**2017 Financial Review Client Choice Awards Winner:**

- Best Consulting Engineering Firm (revenue \$50m-\$200m)

**2016 Financial Review Client Choice Awards Winner:**

- Best Provider to Property Sector

**2015 Financial Review Client Choice Awards Winner:**

- Best Consulting Engineering Firm (revenue \$50m-200m)
- Best WA Firm
- Most Client Focused Consulting Engineer



**27**

**Locations**

*Across ANZ*

**1800+**

**People**

*Regionally*

**60+**

**Years in the region**

*Across ANZ*

**8x**

**Best Employer**

*Aon*

**4**

**Awarded projects**

*Across ANZ*

**18**

**Services across 15 markets**

*Across ANZ*





## We Know Aged Care

We understand the need to enhance quality of life in providing a community space that supports daily living and promotes independence, while still obtaining excellent care in a healing environment.

State of the art facilities backed by state-of-the-art design enables health professionals to do their job well and provide optimal care.

With extensive experience in this sector, we have grown our capability in line with the market growth. We recognise that where retirement village residents live independently, aged care residents require unique services and support 24-hours a day by professionally trained staff.

From working closely with many respected Australian aged care providers, we understand that each project requires an attentive and responsive engineering team who can provide efficient design solutions, timely reporting, and a focus on commercial viability.

Typical aged care facilities include innovative aged care services such as ageing-in-place, dementia care, respite care, and palliative care. Other features include home-style meals with dining and living areas, library, hairdressing salon and wellness clinics.

The Australian population is ageing. The proportion of Australia's population aged 65 and older has been steadily increasing over the last century. More than one third who reach the age of 65 will at some time live in aged care.





## MyVista, Mirrabooka

The seven-storey development provides a mix of residential and aged care apartments with medical facilities situated on the ground floor. A car park is located on the first floor in order to achieve an activated connection to the various retail and support services at ground level.

Spanning two blocks with a linking structure, the apartment block is reinforced with a concrete frame and spaced columns to provide maximum flexibility, whereas the aged care block is constructed from load bearing walls. Careful planning of the spaces led to minimal transfer structures and the central elevated courtyard provides a sheltered zone for residents to enjoy.

**Project value:**  
\$44 million

**Completion:**  
2018

**Disciplines:**  
Civil  
Fire Engineering  
Structural









## Opal Aged Care, Carine

This project is Opal's first new build project in Western Australia. The project was modelled in Revit, offering the client a detailed visualisation of the facility in the design stages. This approach ensured the services were coordinated and streamlined within the building. The team worked together to resolve any major clash items between disciplines to reduce services coordination issues during project construction, saving the client time and money.

The new purpose-built 15-bed facility features wide, open shared living and dining areas with a two-levels to provide premium single bedrooms with ensuite luxurious living areas and landscaped courtyards along with respite and dementia-specific care.

Disciplines provided: Acoustics, Electrical, Energy Services, Fire Engineering, Fire Protection, Hydraulics, Mechanical, Sustainability and Vertical Transportation




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### Project value:

\$28 million

### Completion:

2018

### Awards:

2019 Master Builders

Bankwest Excellence  
in Construction Award

Best Aged Care Building  
\$20 - \$50 million

**Project value:**

\$28 million

**Completion:**

2019

**Disciplines:**

Acoustics  
 Electrical  
 Fire Engineering  
 Hydraulics  
 Mechanical  
 Sustainability  
 Vertical Transportation

## Meath Aged Care Redevelopment, Como

The new Michael Lee Centre, a Meath aged care development, provides 130 single bed residences within eight double-storey wings arranged around four internal courtyards. It also offers basement parking, a commercial kitchen and laundry facilities. The new centre provides the comforts of 'at-home' living and best practice aged care service, including the installation of dementia monitoring systems within each bedroom.

The multi-stage project required a temporary kitchen to be established following demolition of the existing kitchen to accommodate current residents. A new clubhouse was built to replace resident amenities, including an enclosed swimming pool.





**Project value:**  
\$5 million

**Completion:**  
2017

**Disciplines:**  
Civil  
Electrical  
Structural

## Narrogin Cottage Home

The project included the design and construction of a 14-bed facility for people living with dementia. Stantec worked with the owners, stakeholders and architectural team to generate a relaxing open space for the residents.

The development, an extension of the existing facility, incorporated leading edge design philosophy specific for the end function and purpose of the space. Using the latest research and health professional knowledge, the scope included ensuring the design aligned with the pre-existing supportive environment that would nurture, stimulate and liberate the residents of Narrogin Cottage.



**Project value:**

\$28 million

**Completion:**

2019

**Disciplines:**

Acoustics  
Civil  
Electrical  
Fire Protection  
Hydraulic  
Mechanical  
Structural

## Glenfield Residential Aged Care

The 160-bed residential aged care facility for The Whiddon Group, was built over two levels with a transfer podium over basement car parking.

The project was constructed over two phases, with stage 1 allowing residents to move in before demolition of the previous facility.

The project was fully documented using REVIT software to allow for easy coordination of services and structure, minimising clashes and saving the client time and money.





## Southern Cross Care, Thornton Park

Southern Cross Care Thornton Park is an aged care facility located in North Penrith. The development consists of a 96 bed aged care facility, and 48 independent living units.

**Project value:** \$35 million  
**Completion:** 2017  
**Disciplines:** Electrical and Mechanical

Each wing of the facility includes kitchens, nurse stations, and lounge rooms. The front of house incorporates a reception/waiting area with a coffee shop, hair salon, doctor's office, chapel, and staff training/activity areas.



## Grafton Aged Care Facility

This 120-bed residential aged care facility for The Whiddon Group was built over two levels.

**Project value:** \$28 million  
**Completion:** 2017  
**Disciplines:** Acoustics, Civil, Electrical, Fire Engineering, Fire Protection, Hydraulics, Mechanical, Structural and Sustainability

The project was delivered in two stages, enabling constant operation of the facility and minimising the impact on the existing residents.



## UCA Wontama RACF

This project involved the development of a new residential aged care facility (RACF) on an existing aged care site.

intention and client satisfaction.

**Project value:** \$30 million  
**Completion:** 2016  
**Disciplines:** Acoustics, Electrical, Fire Protection, Hydraulics, Mechanical and Sustainability

Stantec provided building services throughout the duration of the project whilst adhering to client requirements as outlined in the UCA's design guidelines.

Strict site supervision was implemented to ensure the installation met design



## Opal Kawana Waters RACF

Located on the Sunshine Coast and designed in Sydney for Opal Specialist Aged Care, Opal Kawana Waters RACF is a five-storey 151-bed residential aged care facility.

**Project value:** \$32 million

**Completion:** 2016

**Discipline:** Structural

Our Brisbane and Sydney teams collaborated to achieve an efficient design solution for the aged care facility. Construction stage services were delivered following novation to the contractor McNab Constructions.



## Opal North Lakes

This project involved the construction of a new five storey residential aged care facility with undercroft car park.

**Project value:** \$32 million

**Completion:** 2017

**Disciplines:** Hydraulics and Structural

The structure and building services were designed with a high degree of coordination to enable efficient construction methods to be utilised. The designs were further refined with input from the builder to work with specific construction methodologies.



## Prescare Townsville

Stantec worked together with builder Woollam Constructions and architects Thomson Adsett on the new PresCare residential aged care facility 'Protea', in Townsville.

As Woollam Constructions has an operational responsibility upon completion of the facility, the team has worked together to ensure the design solution achieves operational savings with respect to energy and maintenance.

The new facility consists of 140 beds over four levels with a rooftop garden and cafeteria on the fifth level. As well as offering 24-hour nursing care, Protea has a state-of-the-art Day Therapy Centre, access to Allied Health Services, inhouse doctor's room, gymnasium and hairdressing facilities.

**Project value:** \$40 million

**Completion:** 2019

**Disciplines:** Electrical, Fire Engineering and Vertical Transportation





**Project value:**  
\$32 million

**Completion:**  
2017

**Disciplines:**  
Acoustics  
Civil  
Electrical  
Fire Engineering  
Hydraulics  
ICT  
Mechanical  
Structural  
Sustainability  
Vertical Transportation

## Regis Chelmer

Regis Chelmer incorporates state-of-the-art design to create a warm and inviting environment for residents whilst ensuring the highest standards of care.

The award winning 120-bed aged care facility involved construction of a new four storey building along with the renovation of the existing heritage mansion and includes a café, cinema, hairdressing salon, eZone, two internal courtyards and landscaped gardens for residents.

The design included features to ensure ongoing costs were manageable for residents including, heat recovering air conditioning and constant pressure exhaust systems delivering energy savings.

**Project value:**

\$51 million

**Completion:**

2015

**Disciplines:**

Civil  
Electrical  
Hydraulics  
Mechanical  
Structural  
Sustainability  
Vertical Transportation

## Livingstone Gardens, Vermont South

Livingstone Gardens is a magnificent new development for Blue Cross Community Care, comprising of a four-storey, 168-bed aged care facility offering day care centre and all communal areas in one expansive building.

Livingstone Gardens is designed as Melbourne's premium aged care facility with palatial interiors, a grand entrance and dazzling glass lift wells wrapped in a green wall. Some of the key project features included:

- Multi-winged, self-contained floor plates including dementia and high-care living
- Six dining rooms and lounges, 10 sitting rooms, hairdressers and medical consulting suites
- Commercial kitchens, linen and laundry operations
- Optimised central plant serving strategy and building management system
- Bespoke glass lifts and a complex front atria consisting of a 'hanging' feature
- A highly detailed structural design





## BUPA Residential Aged Care, Wodonga

BUPA's new 104-bed residential aged care facility in Wodonga provides 60 low care beds and 54 high care beds services which include low care admissions and ageing in place specialist services such as physiotherapy, podiatry, speech therapy, optometry, dietician and beauty spa therapy.

**Project value:** \$32 million  
**Completion:** 2016  
**Discipline:** Fire Protection and Hydraulics

Low care services include ageing in place



## BUPA, Bellarine Lakes

This new 104-bed residential aged care facility is located on the outskirts of Geelong, Victoria. The project was designed by our Sydney office and provides a mixture of high care and low care beds.

**Project value:** \$32 million  
**Completion:** 2017  
**Disciplines:** Acoustics, Civil, Electrical, Fire Engineering and Hydraulics

Stantec used well developed links between the Sydney and Melbourne offices to administer appropriate and cost effective design and construction supervision services.



## Tricare Williams Landing

The \$35 million aged care facility will provide accommodation for up to 120 residents, catering for the increased demand for aged care places in the area.

**Project value:** \$35 million  
**Completion:** 2017  
**Disciplines:** Electrical, Fire Protection, Hydraulics, Mechanical and Vertical Transportation

Some of the Sustainability services provided included:

- Green Star management plan for DA submission
- Predicted energy assessment
- NABERS base building energy pre-commitment



# Project delivery and offering

## Buildings ANZ project coordination

**No matter what the project, no matter what your needs are, we have the team to help make it happen.**

A Stantec Project Engineer will be:

- Responsible for ensuring cohesive team delivery
- The first point of contact for the client

### **What does this mean for our clients?**

Not only will you receive the very best from all Stantec consultants, you will receive seamless design integration across all Stantec disciplines. This will result in identifying and minimising scope-gap, cost or programme risks.





# Working together

Communities are fundamental. Whether around the corner or across the globe, they provide a foundation, a sense of place and of belonging. That's why at Stantec, we always design with community in mind.

We care about the communities we serve—because they're our communities too. We're designers, engineers, scientists, and project managers, innovating together at the intersection of community, creativity, and client relationships. Balancing these priorities results in projects that advance the quality of life in communities across the globe.



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