

# HIGH STANDARDS FOR JUSTICE

The Riverina Juvenile Justice Centre project includes the construction of a new administration block, new accommodation pod and refurbishment of 7 existing buildings.

MAIN CONSTRUCTION COMPANY : Hansen Yuncken  
PROJECT END VALUE : \$30 Million  
COMPLETION : September 2013



One of the hallmarks of a Hansen Yuncken project is an unswerving dedication to quality, whether the task is a MONA or the recently completed Riverina Juvenile Justice Centre (RJJC) in Wagga Wagga.

The RJJC project involved a combination of new buildings, landscaping and refurbishment of several existing buildings, including the RJJC school and accommodation blocks. Because the facility continued to operate throughout, a high degree of security awareness, exemplary planning and organisation, and constant liaison with RJJC staff was required. In such a setting, rigorous attention to detail is also critical to minimise potential risks to inmates and staff.

New buildings included accommodation blocks, a new kitchen and dining, and the new administration block, which incorporates staff offices and amenities, admissions area, visitor's area and an on-site medical clinic including doctor and dental. A new interlocked vehicle entrance was constructed with an entrance wide enough for any emergency vehicle.

The two-storey administration building will house 50 staff, and has been designed with a significantly larger than standard ceiling space as part of a future proofing strategy to allow for future expansion of office spaces.

Constructed of core-filled concrete block with extra reinforcing of 400x400 grid in both vertical and horizontal with external render, Hansen Yuncken added an ESD element to the building with sunshading on the southern elevation and glazed brickwork on the exterior of the southern facade as an aesthetic feature.

As sightlines are extremely important for security, the Centre Manager and Assistant Manager's offices have been located on the first floor, where the site's masterplanning ensures they have unobstructed sightlines of all landscaped and outdoor areas.

The entry to the facility has an off-form concrete interior finish which gives a clean, minimalist look echoing urban industrial design styles, while the staff areas have been given a warm fitout designed to enhance wellbeing, with polished floorboards, feature walls and feature furniture items.

Throughout the areas where the young offenders live, learn and spend their recreation time, robustness was a key criteria, with polycarbonate glazed windows used throughout 90% of the buildings, recessed lighting throughout, and off-form finish painted concrete used for all internal walls and ceilings. Hansen Yuncken varied the flooring throughout the accommodation and offender common areas from the original design of terrazzo tiling to low-VOC epoxy coatings on concrete.

One of the innovations in the RJJC's new accommodation blocks has been the creation of two 'buddy rooms', which are individual rooms with operable connecting doors to allow grieving Indigenous young people to have the comfort of a friend when trauma occurs in their extended family.

A new data and communications system including up to three recordable phone lines was installed, which is interfaced with the new CCTV and security system.

Hansen Yuncken had up to 8 direct staff on the project, including Project Manager, Site Manager, Contracts Administrator and Site Engineer. Of the 30 subcontractors, 90% came from the Riverina or Albury-Wodonga areas, making the peak daily workforce of between 100 and 120 persons a significant boost to local employment.

As part of their contract, Hansen Yuncken committed to an Indigenous participation rate of 5%, and they improved on this with a participation rate of 11%, employing eight local Wiradjuri people in traineeships or labouring roles on the project workforce, including an electrical apprenticeship.

In keeping with their reputation for value-adding, Hansen Yuncken's engineering department contributed to the project's stormwater management design, with measures to alleviate water flowing down from Willans Hill, an issue discovered when the water table rose unexpectedly during early construction.

They also rationalised the temporary secure fencing to provide a better solution for both

the RJJC and the construction workforce, and improved the landscaping design for both hard and soft elements to create a low-water, low maintenance design.

"The complexity of this project came from working where we are working," said Hansen Yuncken Project Manager, Lindsay Rollings.

"A high level of liaison was required, with weekly meetings held between the project team and RJJC management, and daily discussions with the staff. Notice had to be given for any movement of workers and equipment through operating areas, and escorts arranged for some activities.

"Two inductions were required for everyone on site, ours, and the RJJC induction. Security was crucial, including aspects like undertaking tool counts constantly.

"We had to undertake two complete power shutdowns, for replacing the main switchboard and when the power supply point was moved to out the front of the RJJC. These had to be carried out at night, with inmates locked down from 9pm until we had finished. We had to be extremely well-organised – and because of that, we managed to complete both these shutdowns in great time."

Hansen Yuncken has been undertaking numerous regional projects recently in the Victorian Justice sector, including two stages of Beechworth Prison; four stages of Dhurringile Prison in Shepparton; Malmesbury Prison, Law Courts in Wangaratta and new police stations at Bendigo, Seymour, Shepparton and Wodonga. Nationally they are also completing major works at Villawood Detention Centre (Sydney) and Risdon Prison (TAS).



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## A FAMILY KNACK FOR FINE FLOORING

For four generations, Leeton Floors has been providing excellence in underfoot finishes for a wide variety of situations. Their wide experience, product knowledge and attention to detail is exactly the combination required for a project like the Riverina Juvenile Justice Centre (RJJC), where every inch of flooring needs to be durable, easy-care and most importantly, inmate resistant.

Leeton Floors has supplied and installed a range of flooring products for the project's administration areas, libraries, main corridor and interview rooms. This scope included 2603m<sup>2</sup> of Forbo Smaragd vinyl; 176m<sup>2</sup> of Gerflor Sandstorm vinyl; and 509 LM of Feltex carpet for hallways and rooms, which features an aesthetically distinctive horizontal stripe.

In the entrance area, which is also used by visitors to the facility, Leeton Floors undertook sanding and polishing of the timber floorboards, which has given the area a real visual lift.

There were some important performance criteria for the products selected for the project, with all vinyl required to have an R10 slip rating. Ease of ongoing cleaning and maintenance was also crucial, with the vinyls installed in high-traffic areas.

"The Riverina Juvenile Justice Centre has been a challenging project as to how the products were installed so they could not be removed by inmates," said Leeton Floors Spokesperson Crystal O'Brien.

"Attention to detail has been a must, and the quality of the finish is very high."

Other recent major projects in the Riverina have included the Learning Comms and Dentistry units at Charles Sturt University, where they supplied and installed vinyl, carpet, rubber tiles and carpet tiles. At Scalibrini Village, Leeton Floors upgraded the carpet and vinyl areas and supplied flooring products for new areas of the Village, including a wood-look vinyl for corridors and also wall vinyl for bathrooms. The company has also worked on Griffith RFS, Southern Cross Care Leeton, Royal Freemason Benevolent Institute, and the award-winning Albury Mercy Health.

Leeton Floors can supply a range of solutions for Green Star projects including Armstrong's Eco-Accolade; Gerflor Mipolam Symbioz (100% recyclable); and an innovative new floating floor, Aqua Step, made from 100% recycled woods and plastics, which is completely waterproof, scratch-resistant, and suitable for light to medium commercial floors. Aqua Step has a five year warranty and is 100% recyclable.

The company regularly undertakes commercial projects beyond the Riverina, with recent work including Boort Regional College; Malwaree High School – Goulburn; numerous School Science Lab upgrades between Eden and Wollongong; Balranald Hospital; and Hay High School.

"We like to stretch from our home base in the commercial world, to gain experience and knowledge to make ourselves a better business," said Crystal.

For more information contact Leeton Floors, 38-40 Wamoon Avenue Leeton, NSW 2705, phone 02 6953 6100

"Who remembered the clocks?" The last thing a time-pressured construction team needs to think about is the sourcing of small items to finish off the buildings they are constructing. That's the job for Iken Commercial Interiors, who are specialists in providing a fully integrated source, supply, delivery and installation service for every FFE item from furniture to first aid kits, office clocks and bins.

At the Riverina Juvenile Justice Centre, Iken provided a diverse range of items including white boards, indestructible secured seating, security mirrors for corridors, toilet roll holders, anti-ligature towel rails, roll post shelving, lockers and desks. As this is a facility for young offenders, everything needed to be tamper-proof, vandalism-resistant and minimise possibilities for self-harm.

With their network of specialist suppliers, Iken was able to meet this brief with ease, and supply everything specified to the required quality. They also added value by manufacturing 4m x 4m solid timber tables which the client required in an alternative timber product which was cheaper, longer-lasting and required less maintenance. Iken has manufacturing facilities in Victoria, ACT, New South Wales, Queensland and South Australia producing their own range of FFE items specific to their client's requirements.

"We take responsibility for all FFE items and ensure that everything not built-in from the scope of works is completed. We have capacity to handle an extremely diverse product range," said Iken General Manager, Matthew Power. "This Justice Centre, like others we have completed, had a complex delivery schedule as there were multiple buildings and multiple handover dates. One of the benefits for builders like Hansen Yuncken, is that we provide a dedicated project manager, and one single installation crew for all stages, which avoids the need for multiple inductions. All

our installation crews are experienced professionals with solid general construction knowledge and appropriate workplace safety training."

"We have our own customised project management system which enables us to deal with all the details – checking every specification of colour, style, size and material is correct and delivered at the right time for the building site. We ensure that all discrepancies are ironed out and that the installation occurs in conjunction with the other trades on site."

Iken has a comprehensive certified Quality Management System to AS/NZ 9001:2008. Quality Assurance procedures include inspection and testing, sign-offs for plans and drawings, and certification of the final installation for each location in a project. Nationwide the company's clients include the Department of Defence including Singleton, Kapooka and Tindal refurbishments, NSW State Government, Department of Human Services, ACCC, Air Services and CASA. Other current major projects include: the accommodation village for the gas pipeline workforce in Darwin, which includes 192 different line items and over 600 purchase orders; Cobham Juvenile Justice Centre, Villawood Detention Centre and office and accommodation facilities for BHP at Newman and Port Hedland.

Iken specialises in providing all the items required for a project, meeting ergonomic, environmental, operationally-efficient and innovation benchmarks. Through their efficient delivery of all items in the fit out, Iken's service means that the builders and end-users can more effectively go about their business.

For more information contact Iken Commercial Interiors, phone 1300 554 748, email sales@iken.com.au or visit website www.iken.com.au

