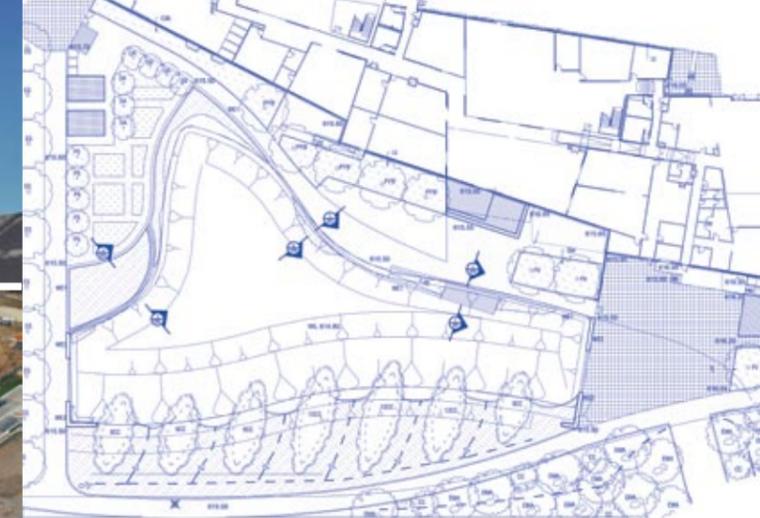


GUNGAHLIN COLLEGE

CLIENT : ACT Government
 PROJECT END VALUE : \$72.7 Million
 COMPLETION : February 2011



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The ACT Department of Education and Training is a leader when it comes to building cutting-edge and environmentally sustainable schools and Gungahlin College is no exception.

When the \$72.7 million college in Canberra's north opened its doors in February 2011 it set the benchmark for college education in the ACT and senior secondary education in Australia. It will accommodate up to 900 year 11 and 12 students.

The college, jointly designed by Munns Sly Moore Architects (Canberra) and Williams Boag Architects (Melbourne) and built by PBS Building (ACT) Pty Ltd, features flexible learning hubs, a media centre with television and photography studios, a performing arts theatre comprising dance and drama studios, leading music and arts facilities, a mechatronics suite, computer networking laboratory, a full commercial kitchen, and wireless technology. It will also include a learning centre operated by vocational education and training provider, the Canberra Institute of Technology (CIT), and a joint college-community use library and a gymnasium.

The college will provide a comprehensive range of courses, including programs for students who wish to combine vocational education and training with their secondary college activities.

The design of the new college reflects the latest research on how students learn and incorporates the advice of internationally renowned education consultant, Dr Kenn Fisher.

As project manager for the college PBS Property Group had to contend with an unusually high number of wet weather days. Work for PBS Property Group started in September 2009 and it still achieved completion in February 2011.

"Construction activities had been progressively ramped up to a point where the site operated seven days a week," said Ross Phillips, Project Manager for PBS Property Group.

"Resource levels typically range between 280-310 each day often peaking at 320 plus.

"A major focus of the project team over the final months was to assist in finalising submissions to the Green Building Council of Australia (GBCA) in order to obtain a 5-star Green Star Design Rating."

Gungahlin College facilities will encourage best practice approaches to teaching and learning and have the flexibility to ensure the school can adapt to new approaches and technologies in the future. Gungahlin

College incorporates a range of environmentally sustainable design features such as an underground thermal labyrinth for natural heating and cooling, thermal chimneys for night air purging in summer and a water retention pond for grounds irrigation.

A 30kW photovoltaic solar power system was installed to supplement the school's power supply and a 200,000 litre underground rainwater retention tank was located on site, with water to be used for toilet flushing.

A number of buildings have individual 'Smart Meters' linked to the Building Management System. Software allows students and staff to view and log power and water usage.

Throughout the college buildings, materials with low volatile organic compounds (VOC), green rated concrete and green rated furniture were used. Energy efficiency features such as motion sensors for lighting, transport features such as provision for the future installation of electric car charging points and bike parking sheds are also included. Gungahlin College establishes a standard for providing modern, quality education in Australia, and ACT school students will have the chance to learn at one of the country's leading school campuses.

The Gungahlin College project was an exciting challenge for the Working Armour group which wanted to make sure that throughout not just the construction phase of the development, but on its completion the college's hands-on principles of learning could still be achieved while ensuring the safety of students, staff and public.

Working Armour is a multi-disciplinary business with a focus on high quality critical assessment and evaluation of risks in the workplace. It can identify weaknesses, reduce incidents, lower costs and maximise efficiency and builds partnerships with its clients so that the relationship allows loyalty, respect and trust with a good understanding of specific needs. It has been operating in Australia since 1993.

"It is always exciting to get involved at the design stage of a project and ensure that when exciting projects like Gungahlin College are started it can allow multi use by the college, the public and the community," says Julie Armour, principle of the company.

"This project was interesting because it involved a large body of water but also from a maintenance point of view as for centuries maintenance personnel have not been considered in the designs of our buildings and facilities and consequently have suffered one of the highest injury rates of all professions."



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