

BRISBANE CORRECTIONAL CENTRE

BOVIS LEND LEASE
BRISBANE QLD

ARTHUR GORRIE CORRECTIONAL CENTRE





A CAPTIVE AUDIENCE

Brisbane Correctional Centre Expansion and Redevelopment and Arthur Gorrie Correctional Centre Expansion.

Principal: Queensland Corrective Services
Principal's Representative: Project Services
Managing Contractor: Bovis Lend Lease

Brisbane Correctional Centre (BCC)

Project Value: \$110 Million
Architects: Codd Stenders Guymer Bayley JV

Arthur Gorrie Correctional Centre (AGCC)

Project Value: \$55 Million
Architects: PDT Architects

The combined projects undertaken by Bovis Lend Lease in redeveloping and expanding both correctional facilities located at Wacol, west of Brisbane proved a unique opportunity for the company to demonstrate their adaptability and organisational skills within the framework of major construction for this sector. The Brisbane Correctional

Centre (BCC) and the Arthur Gorrie Correctional Centre (AGCC) provide unique construction challenges. But they also provide an ideal opportunity to showcase some of the latest methodologies and the innovation that Bovis Lend Lease has become renowned for.

Both projects were very complex, particularly in meeting requirements for services technology. They called for extensive and precise commissioning experience to upgrade buildings and services to the latest state-of-the-art technology. Bovis Lend Lease is well versed with these complexities, with key team members having previously constructed and commissioned in excess of 2400 cells across seven separate correctional centre projects for Queensland Corrective Services in recent years.

The project brief for the AGCC required the design and construction of expanded facilities and included the following works:

- A new 180-cell accommodation block including associated classrooms and offices

- Extension and refurbishment to the existing detention block
- Refurbishment and extension to the contact and non-contact visiting areas
- Accommodation for office and maintenance workers
- Additional kitchen facilities
- Additional car parking
- A new visitor processing building
- A new video conferencing building

Work on the AGCC needed to be undertaken whilst the facility was still in use. This presented contractor Bovis Lend Lease and operators the GEO Group with some significant challenges with regard to control and security of access to the site. Extensive and collaborative planning between all parties on the project was undertaken to ensure the work site was secured from the operational areas of the centre. Bovis Lend Lease will also run a “five day fault free” test of the completed facilities as a critical component of the handover procedure. This fully operational trial will form part of the conditions for achieving practical completion

of the works.

The second project undertaken by Bovis Lend Lease for the Queensland Government, and run concurrently with the AGCC works, was the expansion and upgrade of the nearby Brisbane Correctional Centre (BCC), formerly the Sir David Longland Correctional Centre.

The centre was decommissioned by Queensland Corrective Services before redevelopment works began. Once again, the scope of works to be carried out was extensive and varied. They included:

- Converting an industry block to a new prisoner reception and processing building
- The conversion of an industry block to create a new education and programmes block
- Upgrade and expansion of the central kitchen and loading dock
- Demolition and complete refurbishment of 10 existing cell blocks throughout the facility
- Construction of 300 new cells
- Construction of a new 8 cell detention block
- A new visitor processing block
- Extensive upgrade to existing services and access infrastructure within the existing Centre.

As part of Bovis Lend Lease's ongoing commitment to environmentally sustainable development, and with the unprecedented droughts across the eastern states in mind, significant water saving features were incorporated into the redesigned infrastructure. These features included a fully integrated water management system with timed shower technology, toilet flush control that limits the number of flushes within a 24-hour period, push button basin taps in cells that automatically turn off and the installation of eight 22,000 litre rainwater tanks to collect rainwater harvested from the centre. Native drought tolerant vegetation was used throughout the landscaping process. Numerous passive environmentally sustainable design initiatives have also been incorporated into the centre, from the light coloured exterior surfaces of the roof and façade that minimise heat absorption to gas hot water and T5 energy efficient lighting. These initiatives are also in keeping with Queensland Correctional Services' commitment to environmentally sustainable development for on all capital works projects.

Throughout the works on both centres, Bovis Lend Lease maintained a 5-day working week for the majority of the project, in keeping

with Bovis Lend Lease's desire to enhance quality of life for their workforce and their families. Bovis Lend Lease also incorporated an apprentice training scheme throughout the course of the project for the local workforce.

The company was also able to respond swiftly as the scope of the project grew, meeting Queensland Corrective Services' additional requirements. Both centres are due to be completed in early 2008.

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A WATCHFUL EYE

Honeywell Building Solutions designs, installs and maintains the systems that keep customer workplaces safe, secure and energy efficient. The company was engaged by Bovis Lend Lease for the Brisbane Correction Centre Project on the basis of a strong working relationship established over many years. Naturally the technology, design and unrivalled expertise provided by Honeywell were also instrumental in the developer's decision

With unmatched domain expertise in corrective services, Honeywell was able to offer a proven solution including innovation, technology and delivery, all wrapped around a future-proofed solution that will grow with the Department of Corrective Services over the next decade. This ensures a safe and secure environment for staff, visitors and inmates alike.

Specifically, Honeywell was responsible for the provision of digital security, perimeter surveillance, intruder detection, video motion

detection, mobile duress, digital CCTV, access control and prisoner intercom; all centrally controlled using Honeywell Enterprise Buildings Integrator™ and Honeywell Digital Video Manager™. Other security systems provided by Honeywell include biometric visitor access, contraband detection and digital audio recording. An upgrade to the building management system was also delivered.

Part of the brief for this project was for the Brisbane Correctional Centre to be one of the leaders in technologically advanced correctional facilities in the region. One example of technology leadership was the innovative PLC door interlocking technology. Developed by Honeywell, this innovation allows simplified movement throughout the facility.

Honeywell remains the safe choice to deliver building automation and integrated security solutions for risky and complex environments such as correctional facilities. Engineering ex-

cellence and experience coupled and a close working relationship with the builder, project consultant and the State ensured that expectations were consistently met. Honeywell is proud of their involvement with this project.

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As leading structural and civil engineers we aim high. We deliver cutting edge engineering services and work with you to ensure your goals are achieved. Our depth of experience ensures that you benefit from our collaborative and innovative approach to concept design, detailed design and construction. Our team has worked on a diverse range of civil and structural projects including detention and correctional facilities; hospitals; educational facilities; residential and institutional buildings; industrial complexes; commercial sites; marine structures and council works such as treatment plants and reservoirs. Performance and partnership is Cardno's recipe for success.



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SURVEYING SOLUTIONS

MPA Surveying (MPAS) was established twenty years ago to provide a comprehensive surveying consultancy for the mining, construction, civil and engineering industries. The process of assisting companies to realise the full potential of their projects is a complex and multi-faceted business requiring in depth understanding of the nature of project surveying services. It also requires an understanding of ones own business and the most effective ways to utilise skills and staff to best advantage. To this end, MPAS is committed to creating and maintaining a safe, supportive and challenging environment for its employees – this in turn promotes a level of efficiency and understanding of their clients needs that is unique to the company and clearly evident in their approach to their work.

Engaged by Bovis Lend Lease (BLI) to provide their services on the Arthur Gorrie Correctional Centre and the Brisbane Reception Centre projects, MPAS undertook the set out of the new and refurbished cell blocks providing survey reference marks for construction purposes (including height control) from existing site plans and approved drawings.

Due to the nature of an operational correctional facility, MPAS were required to make adaptations to their procedures, equipment and methodologies to ensure the work was performed effectively and accurately within the required guidelines for security.

One of the core paradigms of MPAS is that excellent people produce excellent results. In an indication of this focus on 'people' (including clients and customers), senior management at MPAS have devoted considerable time to encouraging a company culture that promotes innovation and excellence through team values, security and skills enhancement. This in turn increases the effective and professional expedition of the company's operations, which quite naturally enhances services delivered to the client.

MPAS has diversified over the years to accommodate the nature of the industries the company serves. Recently they have been successfully involved with Brisbane Airport Corporation's International Terminal Project and car park, Macquarie Apartments and the Central Plaza 3 Project.

MPAS is always seeking new project challenges and new ways to challenge their own teams – the Arthur Gorrie Correctional Centre and Brisbane Correctional Centre provided such a challenge and the company has benefited from the experience. Quite naturally BLI has been delighted with the adaptability and professionalism MPAS demonstrated during the course of their involvement and it is clear that both companies share a similar enlightened approach to their business.



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PROGRESSIVE INSTALLATIONS

Stowe Australia is a company that has not only survived the ups and downs of almost 100 years of continuous operation (Established in 1910) but has also actively and successfully embraced the enormous technological advances that have occurred during that time.

Today, in the 21st century, Stowe Australia is a leading provider of electrical and communication services to a broad range of clients throughout a number of industries that range from Defence, construction, industrial, and commercial, through to retail and hospitality. The company offers services in four key areas; Electrical Installations, Energy Management Services, Electrical Maintenance Services, and Voice and Data Communications Services. Overarching these services is the company's extensive design capability utilising advanced Computer Aided design (CAD).

The company was engaged by the Construction Managers Bovis Lend Lease (BLI), following a comprehensive and thorough tender – Stowe Australia have also successfully completed several projects for BLI in the past.

On the Arthur Gorrie Correctional Centre and its parallel project The Brisbane Reception Centre, Stowe Australia provided installation, commissioning, testing, servicing and maintenance (defects liability period of 12months) of the electrical and communications services to existing and new additional Prisoner accommodation. The scope of their works was very broad and accurately reflects the diversity of skills within the company. Works ranged from the installation of the consumer mains from the upgraded transformer to the main distribution board extension, installation of uninterrupted power supplies and associated works, internal external and emergency and exit lighting and lighting protection systems, master antenna TV system, Krone 20/20 warranted cat.6 communications cabling system (Arthur Gorrie Correctional Centre). All works were carried out in accordance with the appropriate standards and protocols.

Stowe Australia is a progressive company with clear goals and direction towards providing client satisfaction while maintaining a safe and healthy work environment for their 1000 plus full time staff. In light of this, the company has long been an advocate of comprehensive OH&S protocols and training. Staff are also

provided with career training and the opportunity to advance their skills. This modern approach is reflected in the retention rate of the company's skilled employees with a large percentage staying with Stowe for many years. A flow on from this, quite naturally is the level of pride the workforce takes in the projects they are involved with – this in turn provides significant benefits for clients.



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A SECURE MIRAGE

Mirage Industries is a specialist industrial and commercial door supplier operating since 1966. It is a 2nd generation family owned business currently run by Clive & Greg Doughty. Throughout the company's history, Mirage Doors has been renowned for its products on the store entries, loading docks and car park entries of shopping centres & malls throughout Australia.

In the past twelve years, Mirage Doors has diversified into becoming the leading supplier of roller shutters, roller grilles and counterweight doors on high security premises throughout Australia. These projects include correctional centres, defence force premises, police stations, law courts, schools and aircraft hangars. Our products range in diversity from a simple roller grille on a reception counter or a glass folding closure on a shopfront, to 30 metre wide single fold – up counterweight doors on aircraft hangars.

For the Brisbane Reception Centre and Arthur Gorrie Correctional Centre projects, Mirage's expertise was sought by the project architects to address how products could be incorporated into existing and new construction, and also be interfaced with existing electrical security systems. Bovis Lend Lease was also aware of Mirage's successful track record on major projects and was eager to have their involvement from an early stage.

Combined with its in-house engineering, project management and QA resources, Mirage's primary objective is to provide a single outlet for a broad range of products and related services. This involves efficiently managing the entire subcontract process – from specifications through to electrical commissioning – all the time achieving compliance with the construction program and maintaining harmony with other trades.

With over 100 employees nationally, Mirage Industries boasts an industry best level of experience and expertise, and are highly motivated to run projects on time and on budget. Mirage's future prospects remain strong; with a record order book at hand, and the recent acquisition of a Queensland distributor Sunshine Coast Door Services which will further enhance our already extensive national coverage.

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FIRE PROTECTION

The twin Bovis Lend Lease projects undertaken concurrently for Queensland Corrective Services were complex and diverse in their scope. Both the expansion and upgrade of the Brisbane Correctional Centre (BCC), formerly the Sir David Longland Correctional Centre and the construction of expanded facilities at the Arthur Gorrie Correctional Centre presented unique challenges for all the contractors involved. For Spectrum Fire it was also a unique opportunity to demonstrate their capabilities which range from initial consultation, design and planning through to construction, installation and on-going maintenance.

Spectrum Fire is a new Australian company that was established in 2006 to provide a national platform for the provision of fire services. Through the acquisition of leading fire services providers from all states Spectrum Fire has created a base of knowledge and experience that is unmatched within the industry. Servicing over 2500 sites nationally and with over 400 staff, the company has maintained its local experience and intimacy through a business model that allows local managers to op-

erate their services and make decisions based on their own experience and understanding. The effect of this is a national service that maintains the speed, efficiencies and benefits of local operators supported by a substantial organisation and the benefits this entails.

For the Arthur Gorrie Correctional Centre (AGCC) Spectrum Fire worked on 4 new cell blocks and the upgrade of the detention block. The company provided sprinklers and deluge systems, smoke detection, fire alarm panels, and the emergency warning and information system (ewis) installation. In addition, all existing fire panels on site were networked to a central monitoring facility and the company provided the upgrade of the pumps and underground water supply for the whole facility.

As the AGCC was operational during the upgrade works the main challenge for Spectrum Fire was to gain access – all activity needed to be carefully planned and coordinated with on-site authorities. The upgrade work on the detention block was particularly difficult because it contained prisoners during the works.

Unlike the AGCC the Brisbane Correction Centre was decommissioned by the Queensland Corrective Services for the expansion and upgrade works. Spectrum Fire fitted out 6 new cell blocks and refurbished almost a dozen existing blocks with state of the art fire systems including sprinklers, pumps, fire panel and ewis. All the equipment used on both sites was highly specialised requiring long lead times and careful project management to ensure targeted completion. Understandably Spectrum Fire is very pleased with what has been achieved under sometimes difficult circumstances.

Office locations:
 Adelaide, Albury, Alice Springs, Brisbane, Cairns, Darwin, Kincumber, Gold Coast, Mt Isa, Melbourne, Perth, Sydney, Townsville.

Spectrum Fire
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