

TOWNSVILLE CORRECTIONAL CENTRE

CASE STUDY

The Companies

Thomas Steel Fabrications Pty Ltd fabricates and erects structural steel for the commercial, industrial & mining sector in the North & West region of Queensland.

Pacific Coast Engineering has proficiency in heavy structural work since 1984, including an extensive and proven product range such as chain, belt and screw conveyors; hoppers, tanks and other vessels; stacks, piping, ducting and chutes.

The Opportunity

Townsville Correctional Centre in north Queensland is the oldest operating correctional facility in the State and comprises a secure centre for male and female prisoners of all security classifications, a farm complex for suitably classified males and a women's residential area. The centre also provides a six-bed Crisis Support Unit for the management of 'at risk' prisoners and a four-bed hospital for sick prisoners.

Accordingly, a \$270 million refurbishment and expansion of Townsville correctional centres includes a \$142.5 million refurbishment and expansion of Townsville Men's Correctional Centre and the design and construction of a new \$130 million Townsville Women's Correctional Centre.

Townsville Men's Correctional Centre

Ninety-six cells will be demolished as part of the expansion and refurbishment of the Centre, to make way for 200 new cells.

The project will also provide the centre with a new programs building, covered sports hall, five industry workshops, a central kitchen, visits area, detention unit and prisoner processing area. New staff and visitor car parking, an access road and dog squad facilities will also be constructed. Commissioning of the refurbished Centre is scheduled for late 2008.

Townsville Women's Correctional Centre

The new TWCC will be built on land adjacent to Men's Centre. It will be a 150-cell centre, capable of expansion by 200 beds. Women are currently housed within the secure perimeter of the men's centre. The new stand-alone facility will include an Indigenous meeting place, medical services, program education and sentence management and administration buildings, a new gatehouse, a central kitchen and bulk store, covered sports hall and a visits facility. It will also feature special facilities for prisoners with disabilities and double unit - equivalent to eight beds - for mothers and their children. The new centre is scheduled to be commissioned in mid 2008.

QCS Facilities Management Branch Director John Forster said one of the benefits of the multi-million dollar project was the economic injection it has provided for the people of north Queensland. "The majority of the trade component contracts awarded to date for both centres have been from Queensland, with close to half going to local industry in North Queensland."

"All contractors had to adhere to the guidelines of government's Local Industry Policy when tendering. The concept of the Policy is to maximise the use of local goods and services," Forster said. During construction and up to completion in late 2008, the trade value to regional Queensland is estimated to be in excess of \$67 million with a further \$86 million going to Queensland companies.

ICN Queensland was responsible for developing the Local Industry Participation Plan along with Project Services, within the Department of Public Works and the managing contractor Baulderstone Hornibrook.

ICN Queensland's Steve Jones said over half the contracts were won by local and regional contractors. "Local and regional suppliers won 24% and 36% of contracts respectively. Not only does this mean a boost for local industry fiscally, but more importantly it gives local suppliers the experience of working with on a major project with a contractor like Baulderstone Hornibrook."

Baulderstone Hornibrook's Contract Administrator for the Men's Centre Melanie McKellar said local suppliers were more than able to step up to the plate.

"As our project schedule followed six months after the Women's Centre, we were able to use many of the same suppliers that lodged Expressions of Interest for that project. Thomas Steel, who supplied structural steel for the project, were one of the few exceptions that only supplied to the Men's Centre, but they were very responsive and demonstrated an ability to cope with our changing demands," McKellar said.

"Local suppliers are on par with any contractors that we've dealt with around the country, however we've found North Queensland industry is very responsive to satisfying labour force needs, whereas in

other areas of Australia this seems to be more of an issue."

"Another area where local suppliers have done really well was in satisfying the training requirements of the contracts. For contracts with a large on-site component, 0.8% of the contract needed to be dedicated to funding the up-skilling of apprentices or trainees - this certainly is a great commitment to fostering further skills in industry."

Baulderstone Hornibrook's Contract Administrator for the Women's Centre Ryan Kitchen said that as a Greenfield project, the Women's Centre had different challenges to the Men's Centre.

"Because it was a brand new project, we didn't have to worry about access to the site. But ICN's local presence in Townsville helped us greatly. Their knowledge of local suppliers meant that we were given contractors that we wouldn't have otherwise known about. So for us, the process worked," Kitchen said.

Recommendations by ICN Queensland led to a number of Queensland companies successfully supplying to the project.

The Results

Thomas Steel were awarded the contract to supply and erect structural steel to the Townsville Correctional Centre

Thomas Steel's Manager John Lane said providing structural steel for the Townsville Correctional Centre project has been an exciting challenge, comprising of over 14 buildings with in excess of 400 tonne of structural steel. The project has been the largest ever undertaken by this company. One benefit of the project has been providing continuity of work for our fabrication shop and erection crews for up to 12 months. The stringent security regulations governing access into the work site created logistical challenges to a degree not previously experienced by the company.

Pacific Coast Engineering's Project Manager Luke Zatta said it was good to be involved with a local project. "We provided the security mesh plus stairs and balustrades to both the Men's and Women's Centre and the contracts were worth approximately \$1.5 million to us. Obviously, the security mesh we used for the enclosures had very detailed specifications that we had to follow."

"Given that we supply to a lot of mining projects, it was also good to be involved in a local project that was so different to what we normally do. It was also a good experience for the apprentices that were involved in the fabrication and installation of these jobs."

Construction works at Townsville's \$270 million prisons has generated more than 640 jobs in north Queensland and delivered a major boost to the local economy. This includes 440 construction jobs and an additional 200 corrective services positions at both centres. When completed, the combined number of positions at the centres will expand from 300 to 500. It is anticipated that once construction work is complete a period of training and operational commissioning will occur before the facilities are in full use.

Kitchen says "ICN Queensland's assistance with the project definitely made a difference; they provided us with the ability to tap into the best local technology and to develop an effective local supply chain. Their services meant that we were able to meet our construction deadlines on time and on budget".

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