

Case study

Redland Bay State School

December 2023



Truecore®

Framing made from TRUECORE® steel helps minimise the risk of escalating build costs in a new Queensland school



THE
INNER
STRENGTH

Project Details:

Project: Redland Bay State School

Location: Redland Bay, QLD

Principal Steel Product: 140,000 lineal metres of LGS made from TRUECORE® steel

Builder: ADCO

Steel Fabricator: Hytek Framing

Architect: Conrad Gargett Architectus

Photographer: Primal Agency

Lightweight and strong, light gauge steel (LGS) framing made from TRUECORE® steel is designed and prefabricated off-site, requiring early collaboration between builder, engineer and fabricator.

Located on Serpentine Creek Road, the Redland Bay State School is scheduled to open at the beginning of 2024. The school will cater for students from prep to Year 6 and will help educate young families from the new Shoreline development, which will be home to approximately 10,000 people.

By utilising LGS made from TRUECORE® steel for the walls, trusses and bracing, the project achieved the following benefits:

Collaboration from the start

Working closely with ADCO Constructions and Inertia Engineering from the start, Hytek Framing designed, fabricated and installed LGS walls, trusses and bracing for the new school. Setting early expectations on design parameters and documentation helped ADCO keep project risks (e.g. increasing costs, delays) to a minimum.

Minimising risks in construction in today's economy

Redland Bay State School comprises nine separate buildings, eight on slabs and one on a floating slab. After the completion of the slabs, builder ADCO could confidently hand over erection of the wall frames and trusses to Hytek Framing, using their own, experienced install teams. "For the building designs on this project, compared to structural steel, LGS framing made from TRUECORE® steel saved a full week and reduced trade co-ordination, which helped to minimise the risk of escalating costs and delays", said Andrew Park, Senior Project Manager at ADCO Constructions.

TRUECORE® steel provides confidence

Using LGS framing made from TRUECORE® steel provides both sub-contractors and engineers with confidence. On the Redland Bay project, test



certificates could be provided for the steel almost immediately – giving the engineers the confidence that locally sourced TRUECORE® steel would meet their specifications and require no further testing.

Lightweight and preferred by trades

LGS framing made from TRUECORE® steel can be pre-punched with service holes and is light to manage on-site. Frames at the Redland Bay site were easily carried by two apprentices.

Project highlights

The new Redland Bay State School is scheduled to open at the beginning of 2024 and will cater for prep to Year 6. The new school was deemed essential to help educate school children primarily living within the new Shoreline Development, which will be home to approximately 10,000 people in growing families. Redland Bay State School will provide enrolment relief to surrounding schools within this new catchment area.

The new state school is part of the Palaszczuk Government's ambitious plan to invest \$2.1 billion in education infrastructure in 2023-24 alone. The infrastructure plan is set to build, improve, expand and maintain schools right across the state, creating 3,700 jobs.

Stage 1 of the new Redland Bay State School will include an administration building, prep and junior general learning areas, student support and staff building, information and resource centre,

multi-purpose hall, canteen, oval, multi-purpose court, general and student amenities as well as car parking.

Senior Project Manager for ADCO Construction, Andrew Park was tasked with managing all aspects of the Redland Bay State School project. "A key learning from this project is to ensure everyone's on the same page right from the start. It makes a lot of sense to co-ordinate an upfront review with the principal engineer and steel fabricator to confirm the design parameters for the project and cover off expectations regarding shared documentation."

Andrew added, "Previously we've used LGS framing made from TRUECORE® steel on other jobs and had no issues or concerns with Hytek Framing's recommendation to use TRUECORE® steel again. Steel allows us to mitigate risk against termite issues and frame movement over time. We never see any bowing or warping in the light gauge steel walls."

Hytek Framing provides commercial builders with an on-site, install capability, using their own in-house carpentry team or experienced, long-term subcontractors. General Manager at Hytek Framing, Lee Jones says, "In the commercial space in Queensland, a supply-only-arrangement wouldn't work for most Tier 1 builders. They need to reduce their risk in terms of escalating costs and ensure on-time delivery".

"I've been a carpenter for 35 years and spent the last 15 years working with steel framing. I've learnt it comes down to being up front and delivering what you say you're going to deliver. TRUECORE® steel helps us do that."

Lee Jones, General Manager, Hytek Framing

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To learn more about TRUECORE® steel

1800 738 576

For more information call Steel Direct

