

## Case study

Insight Early Learning Centre

July 2021



Truecore®

# Steelscene and Badge Constructions deliver a fast and efficient build

### Project Details:

**Client:** RG Property

**Project:** Insight Early Learning Centre

**Location:** Port Coogee, WA

**Project Value:** \$3.7m

**Segment:** Education

**Fabricator:** Steelscene

**Builder:** Badge Constructions

**Architect:** MODE Design Corp

### Principal Steel Products:

- **Framing:** Approximately 11,000 linear metres of TRUECORE® steel
- **Roofing:** COLORBOND® steel in Stramit Monoclad® profile, in the colour Surfmist®

### Sources:

- Brenton Rzepecki, Construction Manager, Badge Constructions
- Brendan Luxford-Sweett, General Manager, Steelscene

THE  
INNER  
STRENGTH

**Project Goal:**

Utilise prefabricated light gauge steel (LGS) framing to save time and reduce costs in the build of the two-storey Insight Early Learning Centre in Port Coogee, WA, on a challenging narrow block.

**Key Benefits Delivered:**

Brenton Rzepecki, Construction Manager, Badge Constructions indicated the following key benefits in using LGS framing made from TRUECORE® steel for this project:

*Design Versatility:*

- Frames made from TRUECORE® steel have an impressive strength-to-weight ratio, which allowed for the three-metre-long roof eaves to be created.

*Fast and Efficient Installation:*

- Prefabricated and dimensionally accurate, the lightweight, yet strong frames made from TRUECORE® steel were quick and efficient to unload and install.

*Straight and True:*

- Framing made with the inner strength of TRUECORE® steel meant less onsite adjustment.

*Cost and Time Savings:*

- Badge Constructions reflected positively on the use of framing made from TRUECORE® steel for this project. The installation of the framing was completed in six weeks. Based on prior experience, Badge Constructions estimates that framing in alternatives such as brick would have taken weeks longer to complete.

**Summary:**

Engaged by RG Property in the early stages of the project (ECI phase), Badge Constructions was initially appointed to make recommendations on the selection of building materials and methods that would reduce cost and speed up the construction program.



The collaborative ECI phase ran for four weeks and concluded with Badge Constructions proposing the use of LGS framing.

With these recommendations submitted to RG Property, Badge Constructions was awarded the Design and Construct (D&C) contract, and they subsequently engaged architectural firm, MODE Design Corp, to complete the construction design detailing for the project. Having worked together on the WA PPP Schools project, Badge Constructions engaged Fabricator, Steelscene, during the 10-week design period to first design and then fabricate the LGS framing made from TRUECORE® steel. "They [Badge Constructions] were aware of our capabilities in relation to design and consulting advice" said Brendan Luxford-Sweett, General Manager at Steelscene. He continued, "They came to us early in the design stage so we could advise on cost and methodology for various steel frame elements in the building."

The site for the childcare centre was narrow, with one wall adjoining a grocery store. The restrictive site posed challenges for material delivery scheduling. With one-point unloading in place, Steelscene needed to co-ordinate the prefabrication of framing in order of the installation at the site.

Precast panels, along with 21 concrete columns at the ground level, provided the support for the first-floor suspended concrete slab. Prefabricated framing made from TRUECORE® steel was used for the internal framing, three of the four external walls on both floors and for the roof trusses on the first floor.

The construction of the approximately three metre eave overhang was another challenge that required out-of-the-box thinking by Steelscene. The roof trusses were designed with engineered precision, and then prefabricated to the required strength by combining different profiles made from TRUECORE® steel of various gauges.

Following the 33-week construction period, Insight Early Learning Centre was completed at the end of 2019, and was handed over 10 days ahead of the targeted completion date. The centre opened its doors in January 2020. Its unique design featuring a custom semi-translucent mesh screen spanning across the whole façade quickly attracted comments from locals.

Badge Constructions reflected positively on the use of framing made from TRUECORE® steel for this project and was particularly happy with the positive feedback that they received from trades. Mr Rzepecki stated, "Our site manager really likes the product because it's quick. If you put the time in during the design phase, you definitely get the benefit of building quickly."

Steelscene has recently expanded its range to include 64, 75, 89, 150 and 250mm profiles, as well as rolling 25 and 40mm battens, across various gauges to suit engineering requirements. Mr Luxford-Sweett said, "Being able to offer this wide range of profiles, we aim to supply the commercial sector with additional options. The prefabricated nature of the product will assist accuracy and reduce time on site".



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