

# EARLY CHILDHOOD LEARNING CENTRES



# WHY CHOOSE AUSCO MODULAR



## DO YOU VALUE EXPERIENCE & TRUST?

With over 50 years of experience, Ausco Modular is one of the largest providers of modular construction solutions in Australia, servicing clients nationally across a range of industries that include Early Childhood Learning, Education, Healthcare, Aged Care, Commercial & Industrial, Government, Building & Construction, Residential Housing and Mining & Resources.

Our fundamental capabilities in design, engineering, construction, safety project management, and asset management have been refined over more than 50 years of unparalleled first-hand customer experience. Ausco Modular has the ability to provide a localised service with the backing, experience, knowledge, stability and financial strength of a national and global company.



## DO YOU VALUE INNOVATION?

Ausco Modular is a division of Algeco Scotsman, the largest modular group globally. Ausco Modular has access to the world's latest innovations in design, building materials, and engineering construction techniques when it comes to building modular solutions.

Ausco Modular's dedicated design services delivers functional, architectural, sustainable and fully optimised spaces to live, work and learn in. Using more than 50 years of design experience and demonstrable research & development capability, Ausco Modular Design Services will take your concept and bring it to life. Innovation and design excellence is what makes our modular boxes come alive, illuminating colours, diverse textures, and vibrant entrances that exceed your vision.



## DO YOU VALUE QUALITY & SAFETY?

Our manufacturing locations are accredited to the Australian Quality Standard ISO 9001 and Australian Standard in Health & Safety AS/NZS 4801. Ausco Modular buildings adhere to the highest safety and quality standards with building designs tested in the company's National Association of Testing Authorities (NATA) accredited engineering laboratory.

Ausco Modular buildings are required to meet the same Australian building codes and architectural specifications as traditional construction, therefore ensuring you obtain the superior quality, durability, and longevity within modular construction as you would with traditional construction.

The benefits of building in a quality certified environment present many productivity advantages. Factory controlled conditions influence the superior quality of the building, the finishes are to a consistent high standard and all services are tested. Ausco Modular buildings can withstand being transported long and short distances, and endure the forces applied by craning the structure into place. The flexible design combined with structural integrity allows the modules to be easily relocated multiple times over their life cycle.



## DO YOU VALUE CUSTOMER SERVICE?

Our national coverage allows us to respond seamlessly and swiftly, providing cost effective solutions and getting on with the job, ensuring we deliver the project on time, to specification, and to budget. By listening to our customers' needs and understanding their requirements, Ausco Modular continues to pioneer innovative modular construction solutions. We lead the market in both product research and development, customer service excellence through the use of continuous improvement strategies, and our sheer determination to deliver the best possible result, each and every time.



Ausco Modular works closely with customers throughout the design and manufacturing process to ensure a bespoke specification meets our customers' needs. We offer full turnkey modular solutions through our 360° Service encompassing all steps of the project management process; planning, design, engineering, manufacture, construction & installation and site services such as refurbishments or the relocation of an existing modular building to a new site, or blended with an existing structure.



## DO YOU VALUE SUSTAINABILITY?

Ausco Modular is committed to minimising the impact of its building activities on the environment. Factory construction significantly cuts waste, carbon emissions, and impact on the building site. We pride ourselves in delivering environmentally conscious designs, representing lower whole-of-life costs for the client, as well as an environmentally responsible approach. Our base designs encompass sustainability in design and additional eco-options. Our major sites are accredited to the Australian Environmental Standard ISO 14001.





## WHY CHOOSE MODULAR CONSTRUCTION

Modular construction is a term used to describe factory-produced, pre-engineered building units that are delivered to site and assembled as large volumetric components, or as substantial elements of a building. Modular construction is a growing trend in Australia and internationally and offers numerous benefits to all key stakeholders in the construction process such as developers, architects, and asset owners. These key stakeholders are answering yes to many, if not all, of the following questions, therefore, accelerating acceptance that modular construction is a real and viable alternative to traditional building methods.



### DOES FLEXIBILITY ENTICE?

Modular construction can be easily dismantled and reassembled to another location, giving you the flexibility to relocate the building to a larger site if required or you can have the modular building permanently positioned similar to a traditional build. Modular construction also offers flexibility in adding additional rooms to suit expansion plans, therefore, allowing you to grow your footprint as you grow your occupancy. The durable, secure and relocatable characteristics make modular buildings ideal for both temporary and permanent applications. Ausco Modular buildings can be designed to blend in with external aesthetics of any existing building.

When it comes to budgets, timeframes, and specifications, Ausco Modular is able to provide a great deal of flexibility. In terms of budget constraints, Ausco Modular can offer the option to hire to suit short and long term needs, or the ability to purchase in accordance to your budget.



### DOES A FIXED PRICE & BUILD PROGRAM EXCITE?

Ausco Modular Design Service allows you to choose from a wide range of design solutions, which can provide a high degree of cost certainty, a fixed project build program, and a quality design that is functional and exceeds your vision.



## DOES SAVING TIME & MONEY MOTIVATE?

Modular construction takes place concurrently with site works, reducing overall project time. Site construction time is greatly reduced as modules arrive on site, complete, ready for installation, eliminating bottlenecks caused by opposing contractors battling to complete their trade. Because modular construction is undertaken in a factory controlled environment, this negates the effects of external influences such as weather that can delay build time. These time saving gains can decrease project schedules by 30% to 50% when compared to traditional building methods. Extended interruptions and unscheduled delays can be costly and will impact on your ability to obtain timely access, achieve optimum capacity, and the time frame to generate revenue.

### CONVENTIONAL SITE CONSTRUCTION



### MODULAR CONSTRUCTION



## DOES MINIMISING DISRUPTION COUNT?

Modular construction removes approximately 80% of the building construction activity from the site significantly minimising disruption to many elements of the overall project delivery. Surrounding residents in the community will experience less site traffic, factory processes result in less waste onsite, and an overall shorter building program means reduced construction noise.



## DOES CONSISTENT QUALITY & SUSTAINABLE CONSTRUCTION MATTER?

Quality certified manufacturing facilities are matched by the skilled workforce who is carrying out the work in an enclosed workplace eliminating exposure to weather changes and using efficient production line techniques to maximise productivity, therefore ensuring consistent quality.

Building materials that are delivered to the factory location are safely and securely stored in warehouses to prevent damage or deterioration from moisture and the elements.

The use of environmentally sustainable products, quality assured construction techniques and sustainable designs reduce the overall life cycle costs of a modular building.

# DO YOU HAVE THE DESIRE TO BUY?

Ausco Modular is an industry leader and pioneer in providing innovative modular solutions that enhance a child's educational experience. Ausco Modular provides a variety of early childhood learning facilities ranging from simple classroom additions that will blend in with an existing structure, to brand new innovative floor plans, designed with insight from early childhood learning centre operators, ensuring we are designing aesthetically stimulating and fully compliant learning environments.





## INNOVATION BY DESIGN

### BUILDING DESIGN

Ausco Modular's goal is to create supreme buildings that enhance key Early Childhood Learning elements.

- Safety and comfort design values
- Child friendly appearance
- Smooth exterior surfaces
- Layout and transition tailored to meet children, teachers and parents
- Designed with child safety and security in mind
- Ceiling heights designed to ensure natural ventilation and abundance of natural lighting
- Plentiful windows, positioned at child friendly height and optimising daylight
- Child size toilets, sinks and other amenities
- Easy access to the indoors and outdoors, feeling of openness
- Sunken playground
- Learning through the environment
- Separate trades and maintenance storage and entrance areas
- Educational experience
- Perspex lined walls for easy cleaning
- Child-centric feel
- Diverse textures and colours
- Vibrant entrances
- Extension of a child's home
- Flexible use of interaction between indoor and outdoor space
- Passive cooling technology via air flow within the pitched ceiling design.

### STRUCTURE DESIGN

- Building designs can be single, double and multi storey to suit footprint
- Steel construction, reduces termite damage potential
- Regional C and D cyclone rating
- Durable exterior cladding
- 6+ star energy ratings
- Design and building materials eliminate sound transmission
- Enhanced levels of roof insulation to stabilise temperatures naturally

### OUTDOOR ENVIRONMENT

- Shading design and trees to reduce direct exposure to sunlight
- Open space for activities that can often change form
- Outdoors can become an outdoor classroom
- Play equipment and materials can be used loosely, allowing children the ability to manipulate and foster creativity, problem solve, communicate, and for teamwork interaction.
- Outdoor storage to support the full variety of activities children require for healthy development outdoors.
- Play yards designed to challenge children in a reasonable risk mitigated environment



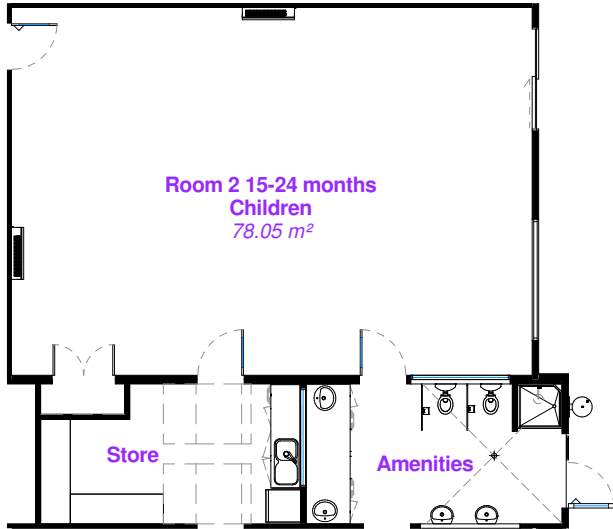
## INNOVATION BY DESIGN




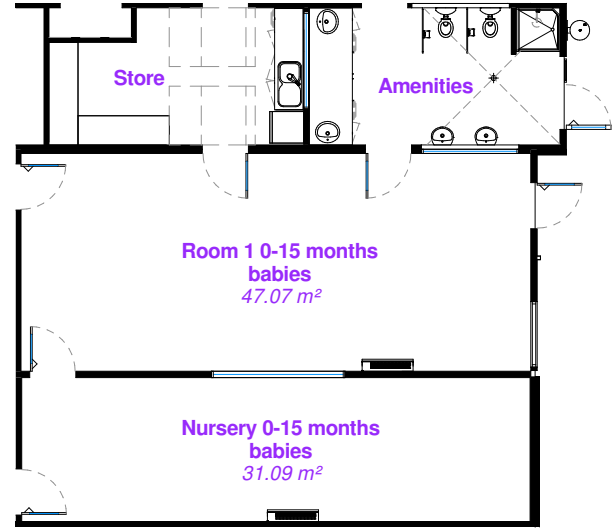





# FUNCTIONAL & FLEXIBLE FLOOR PLANS

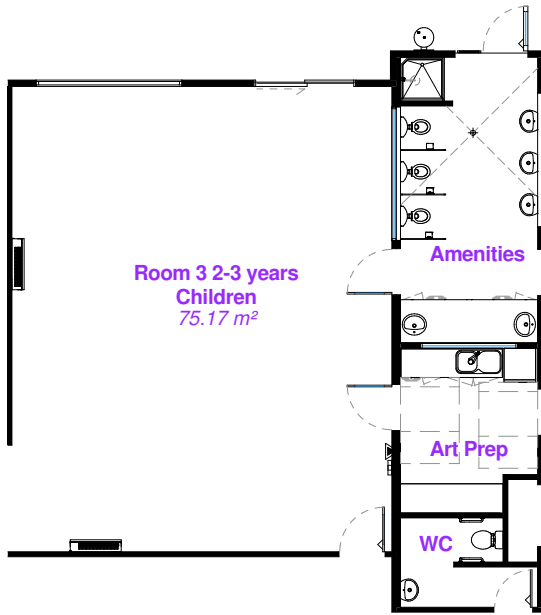


 1. Floor Plan - Room 2  
1 : 100

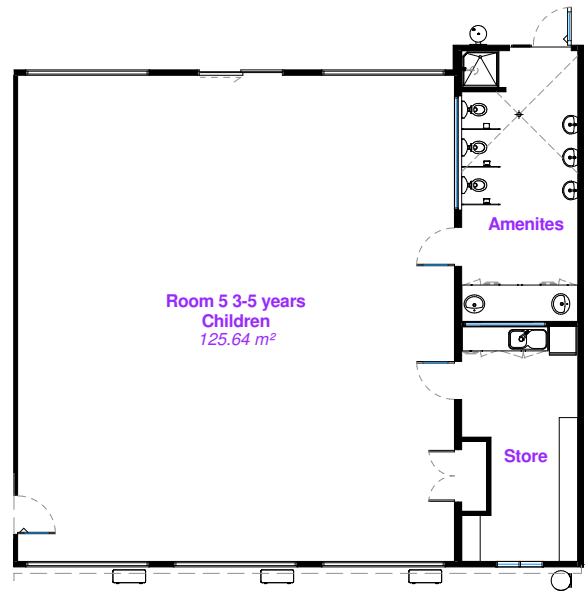


 2. Floor Plan - Room 1  
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**3.** Floor Plan - Room 3  
1 : 100



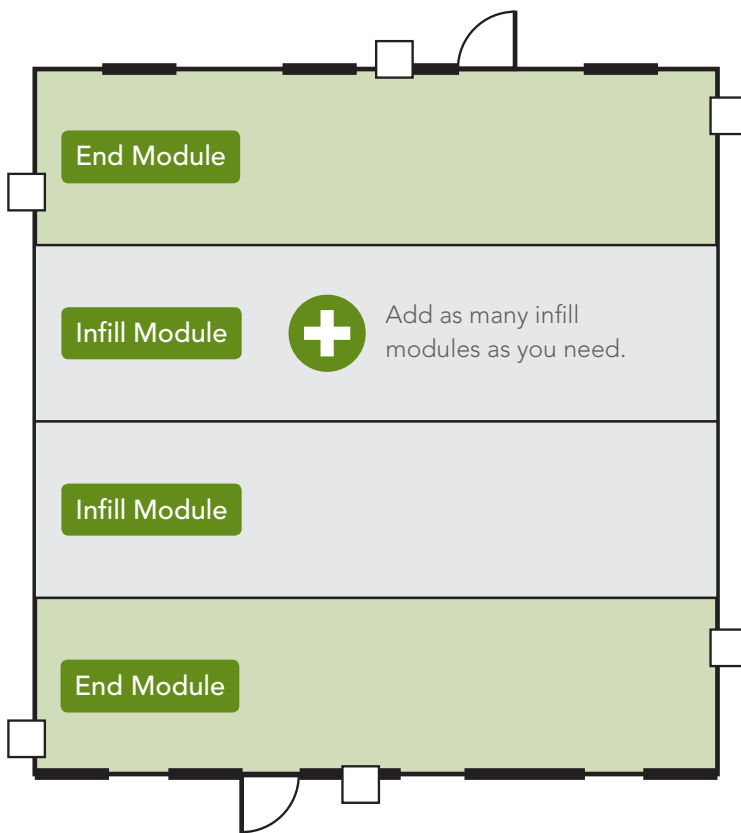
**4.** Floor Plan - Floor 5  
1 : 100



# DO YOU REQUIRE THE FLEXIBILITY TO HIRE?

When the need of your business or circumstances changes, we can alleviate space constraints with the supply of hire buildings, tailored to meet your specific needs. We have the capability to deliver functional and professional spaces that minimise disruption and provide complete functional solutions. Our buildings are designed with a focus on aesthetics and comfort to provide an appealing, clean and safe environment.

Our modular designs can be adapted to accommodate your individual requirements. Ausco Modular can provide a full turnkey solution with all the extra products and services in one package such as furniture, data, electrical, covered walkways, steps, landings, landscaping and more. Our team ensures your buildings are delivered to the highest quality and can also maintain them whilst on site. We aim to make the process as easy as possible and stock a large range of popular items.



Our buildings have the ability to expand to any size, simply start with two end modules and add as many infill modules up to the size required. Internally, the buildings are designed to work as clear open plan spaces with airy interiors. Each of our branches stocks a range of buildings suitable for your needs, which allows for rapid response to customer enquiries.

Our fleet includes numerous sizes with building widths that can be configured to suit your individual early childhood learning centre requirements, such as:

- Learning centre single classroom
- Learning centre single classroom with veranda
- Learning centre double classroom
- Learning centre double classroom with veranda





## DO YOU REQUIRE RELOCATION & SITE SERVICES?

Modular construction can be easily dismantled and reassembled to another location, giving you the flexibility to relocate the building to a larger site if required or you can have the modular building permanently positioned, similar to a traditional build. The durable, secure, and relocatable characteristics make modular buildings ideal for both temporary and permanent applications. At Ausco Modular we design, engineer, manufacture, transport, and install modular buildings, it's what we do; therefore, we are best positioned to offer you our relocation service. Other site services also include refurbishment and maintenance.

Ausco Modular offers full turnkey removal and installation services; existing buildings relocated to a new site can be blended with existing infrastructure if required.



## TYPICAL REMOVAL PROCESS INCLUDES

- Disconnecting the modular building from all services, such as electricity, plumbing and communication lines
- Removing, relocating or disposing of existing decks, steps and canopies covering walkways
- Separation of building modules
- Preparing each module for safe transport
- Refurbishment of existing site, backfilling holes, concrete and asphalt repairs
- Transportation of each modular unit to the new location
- Site restoration as required

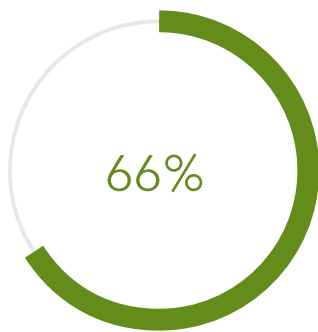
## TYPICAL INSTALLATION PROCESS INCLUDES

- Preparing the site for installation
- Transportation of the modular building from the existing site
- Positioning the modular building within the designated location
- Assemble and connect all modular buildings as required
- Install and construct decks, steps and canopies covering walkways
- Connect the modular building to all services, such as electricity, plumbing and communication lines
- Complete landscaping and access pathways as required
- Complete any blending requirements to existing infrastructure

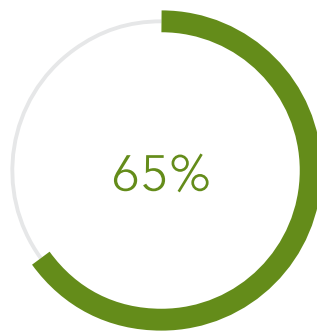


# TIME IS MONEY

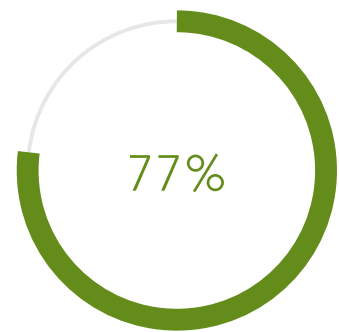
A recent survey of 800 architects, engineers and contracting professionals who use modular construction found that significant benefits were realised in time, budget and waste:



found schedules were decreased – 35% by four weeks or more



found budgets were decreased – 41% by 6% or more



found that construction site waste was decreased – 44% by 5% or more

**Reference:** <http://www.nist.gov/el/economics/upload/Prefabrication-Modularization-in-the-Construction-Industry-SMR-2011R.pdf>

Modular Construction has the advantage of saving you money and generating a quicker return on your investment.

## FASTER BUILD

The greatest benefits to be realised with modular construction come with the improvements in a project's speed to market.

While modules are assembled in a controlled offsite setting, site works continues at the same time. Having this simultaneous process allows modular buildings to be completed, often 50% faster than a traditional construction that is done entirely on-site, therefore saving you money.

1

## QUICKER UTILISATION

In most cases approximately 80 percent of the building construction is completed off site, helping to significantly reduce site disruption, construction delays from inclement weather, minimise vehicular traffic as well as improving overall safety and security.

Extended period of downtime, especially unscheduled periods of downtime, can have dire repercussions in the ability to generate revenue, gain occupancy and ultimately overall return of investment, so the ability to guarantee building timelines with modular construction can be priceless.

2





### OPTIMUM CAPACITY UTILISATION



Achieving optimum capacity utilisation is crucial to the success of any new centre. Building in modular will give you quicker access and occupancy, but you will also achieve optimum number of places and age mix of children sooner, generating maximum financial returns.

3

### MAINTAIN OPTIMUM UTILISATION



Maintaining optimum utilisation is also a critical factor to the success of any new centre. Building in modular will not only achieve optimum child enrolment mix sooner, but you will also have the added advantage of achieving optimum enrolment for a longer period of time, ensuring maximum profitability.

4

# HOW CAN WE HELP YOU?

## NEW PROJECTS

Ausco Modular's dedicated design service delivers functional, aesthetically pleasing, sustainable and fully optimised spaces to live, work and learn in.

Using more than 50 years of design experience and demonstrable R&D capability, Ausco Design Services will **take your concept** and **bring it to life**.

Our team of industry leading modular design specialists and engineers will work with you to **design a tailored space** that not only matches your requirements but **exceeds your vision**.

And we'll do it quickly. You benefit from the speed attached to a proven modular knowledge bank of thousands of commercial facilities. We know modular, it's the only thing we do.

## MODULARISE A TRADITIONAL DESIGN

## DESIGN CONSULTANCY

### Do you have an existing modular design you need reviewed or finessed?

Ausco design services has the expertise to consult on any design project, providing you with a detailed cost estimate in line with your budget and help you prepare it ready for manufacture.

### Exploring your options with taking a traditional 'bricks and mortar' into modular?

Easy. We can consult on the design, advise on its suitability to be modularised and provide you with a detailed cost estimate in line with your budget.

# HOW DOES IT WORK?

## LET'S CHAT

We'll talk through your project including layout, budget, functional performance, finishes, access, sustainability, technology requirements, and location, then step you through some example designs.

1

## USE OF EXISTING DESIGN

We may have an existing design that suits perfectly. If so, we'll provide you with a manufacture and installation quote. We suggest you then consider this against other options. Should you wish to proceed with us, simply get back in touch and we will begin the build process.

2

## LET'S CREATE

We'll talk through your project including layout, budget, functional performance, finishes, access, sustainability, technology requirements, and location, then step you through some example designs.

## LET'S TWEAK

It's been our experience that customers can sometimes rethink a design after they first see it, so don't worry, we provide you with two opportunities to make changes. For any subsequent amends, hourly rates apply.

3

## MANUFACTURE & INSTALLATION

Should you then decide to engage Ausco to build your modular facility or building, 25% of the design charge will be deducted off the final construction price.

We are full turnkey modular specialists, meaning we take projects right through from the initial meeting to handing the keys over. We consult with you every step of the way and work hard to ensure you understand the process by being transparent and accountable through each step.

4

DELIVERABLES	STANDARD DESIGN PACKAGE	COST CERTAINTY PACKAGE	FULL TURNKEY PACKAGE
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### CONSULTATION & SURVEYS

Client design brief/consultations	✓	✓	✓
Site inspection	✓	✓	✓
Site survey	✓	✓	✓
Soil tests	✗	✓	✓
Services survey	✗	✓	✓

### DRAWINGS & SCHEDULES

Overall site plan	✓	✓	✓
Floor plans	✓	✓	✓
External elevations	✓	✓	✓
Section drawings	✓	✓	✓
3D external elevation	✓	✓	✓
Room inclusion schedule	✓	✓	✓
Schedule of finishes	✓	✓	✓
Site context plan	✗	✗	✓
Door & window schedule	✗	✗	✓
3D Rendered	✗	✗	✓
3D fly-thru	✗	✗	✓

### CONSULTANTS & ENGINEERING

Liaise with external consultants	✗	✓	✓
Services engineering	✗	✓	✓
Preparation of development approval (DA)	✗	✗	✓
Preparation of building approval/license	✗	✗	✓
Certification of building approval/license	✗	✗	✓

### COSTED PROPOSAL

Scope of work	✓	✓	✓
Project program	✓	✓	✓
Estimated cost (+/-10%)	✓	✗	✗
Firm cost	✗	✓	✓

# PROJECT PROFILE

## FAST FACTS

**PROJECT NAME:** Sunshine Coast University Hospital – Childcare Centre

**LOCATION:** Sunshine Coast, Queensland

**CLIENT NAME:** Lendlease

**INDUSTRY:** Early Childhood Learning

**SIZE:** 29 Modules / Building Size 1165 square metres

## A FUN PLACE TO PLAY - AUSCO DELIVERS CHILDCARE CENTRE TO NEW SUNSHINE COAST HOSPITAL

Ausco was delighted to work with Lendlease on the delivery of a 100-place childcare centre, located on Level 7 of the main multi-deck carpark for the new Sunshine Coast University Hospital.

This project came with several key challenges:

- a requirement to work alongside other trades on-site;
- meeting working at height safety regulations; providing a seamless blend between the existing façade and the design of the child care centre;
- remaining flexible with construction timelines.





Aerial image supplied by Lendlease Building, Sunshine Coast University Hospital site.

## MODULAR CONSTRUCTION WAS AN IDEAL SOLUTION TO A MULTI-STORY CAR PARK INSTALLATION

The flexibility of the modular product meant Ausco was well placed to provide the right services for this unique project, which included a full turn-key installation.

As with all of Ausco's products, the child care centre was built off-site which minimised any impact on the construction site. The building structure, design and appearance blended well with existing facades and is equal in quality to an in-situ version.

The construction process took only eight weeks and was cost-effective and efficient for the client.

The service connections in the modular building were designed to link seamlessly with the carpark services and positioned for easy access to maintenance points.

The new Sunshine Coast University Hospital will open in April 2017 and will revolutionise healthcare in the region.

# PROJECT PROFILE

## FAST FACTS

**PROJECT NAME:** Billanook College Early Learning Centre

**LOCATION:** Mooroolbark, Victoria

**CLIENT NAME:** Billanook College

**INDUSTRY:** Early Childhood Learning

**SIZE:** One building; custom external finishes

## AUSCO MODULAR DELIVERS LEARNING CENTRE IN TIME FOR NEW SCHOOL YEAR

Established in 1980, Billanook College is an exclusive private school on the north-eastern outskirts of Melbourne, catering for students from Prep to Year 12.

The College also includes an early learning centre for pre-prep education, which was due for expansion to accommodate a greater intake of students at the beginning of the 2013 school year.

Billanook College contracted Ausco Modular to provide the expanded early learning centre in September 2012, with a critical requirement that the building be delivered and installed prior to the beginning of the new school year in January 2013.

The client's also required the building's aesthetic design complimented the architecture and finishes of the existing school buildings that would surround the new learning centre.





By using the planned location of the building and a range of vantage points surrounding the early learning centre, Ausco Modular determined that a combination of external cladding materials would best compliment the existing structures.

A dark brick render was used on two sides of the building, and a white colourbond sealed the front, highlighting Ausco Modular's ability to adapt standard designs to any environment or specifications.

Ausco Modular delivered the building within the required time frame, encountering no challenges or incidents throughout the project.

The school's staff held initial reservations over the suitability of a portable, modular building for their school, however, on completion, were very pleased with the cost effectiveness of the build, the speed of the install and how the final product integrated with the rest of the college.



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