



PROJECT PROFILE



MAJOR AUTO MANUFACTURER

Childcare Center - Indiana Expansion

CHALLENGE

- Major auto manufacturer wanted to expand its existing childcare center in Indiana
- Minimize disruption to current center, meet strict resilience standards (e.g., storm safety compliance), and mitigate regional labor shortages
- Rapidly deliver high-quality childcare to facilitate employee recruitment

SOLUTION

- Hybrid approach: low-profile VRF cassettes/modules fabricated off site + ICC-500 storm shelters built on site
- Off-site construction enabled uninterrupted childcare operations while overcoming labor availability challenges
- Tight design collaboration and module standardization maximized speed & efficiency

SUCCESS

- Met both requirements for fast-track schedule and enhanced safety requirements
- Dramatically less disruption with 90% reduction in material deliveries & construction traffic
- Storm-safe classrooms with impact-rated glazing
- High ceiling heights enhanced aesthetics and delivered high-quality environment

SCHEDULE ACCELERATION

LEAST SITE IMPACT

COST CERTAINTY



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Delivering quality on-site childcare is critical to retaining and recruiting employees for this auto manufacturer located in Indiana. That's why they chose off-site construction to expand their existing 16,500 square foot childcare center. A hybrid delivery approach combined off-site module fabrication with site-built ICC-500 storm shelters to meet strict resilience standards, including storm safety compliance. By dramatically shortening the schedule and moving construction activity away from the constrained campus, off-site construction helped avoid disruption to the childcare center's continuous 24/7 services, while also minimizing impact on manufacturing operations. Further, off-site construction helped mitigate labor availability issues.

The expansion includes a flexible-age classroom, STEAM Lab, Movement Matters studio, and a commercial, all-electric kitchen. Tight design coordination ensured standard module sizing that accommodated key features like storm-safe classrooms with impact-rated glazing and preserved ceiling heights with low-profile, VRF cassettes. Resilient Nichiha and standing-seam exterior panels, wood-slat soffits, and energy-efficient systems enhanced comfort, safety, and efficiency. The project delivered a world-class childcare facility months sooner than would have been possible with conventional construction while minimizing disruption to ongoing operations, allowing the client to quickly and efficiently expand this important benefit.

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TIMELINE

Design: 10 months
Off-Site Construction: 6 months

SIZE

10,233 SF

LOCATION

Indiana

CLIENT

Modular Genius



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