



## MAJOR AUTO MANUFACTURER

### Childcare Center - Mississippi



#### 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



Delivering quality on-site childcare is critical to retaining and recruiting employees for this major auto manufacturer located in Mississippi. That's why they chose off-site construction to create a nurturing, 15,600 square foot childcare center—just steps away from where their parents work. A hybrid delivery approach combined off-site module fabrication with 2,400 square feet of ICC-500 storm shelters built on site from concrete masonry to provide enhanced safety for children and staff. Off-site construction dramatically shortened the schedule and moved most construction activity away from the manufacturing campus, helping deliver the new facility in record time while avoiding disruption to manufacturing operations.

The new center features infant rooms, toddler rooms, classrooms for two-year-olds, preschool room, kindergarten-prep room, and school-age classroom. Large windows, soft lighting, and natural finishes create a calm atmosphere, with colorful accent walls, built-in storage, and diapering or handwashing stations, and administrative office suite. The reception area is bright and welcoming, and there are convenient amenities like a nursing mothers' room, car seat and buggy storage, and an administrative office suite. The project delivered a world-class childcare facility months sooner than would have been possible with conventional construction, allowing the auto manufacturer to quickly and efficiently offer this important employee benefit.



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### TIMELINE

Design: 10 months  
Off-Site Construction: 6 months

### SIZE

15,600 SF

### LOCATION

Indiana

### CLIENT

Modular Genius