



Case Study: Post-Secondary Education

On-Demand Campus

Speed and Flexibility Drives Olds College to Go Modular

"We were a very complicated client because we required so much customization beyond the standard units, which really speaks to the high level engineering and development capacity of Modus. Timing and quality were critical. We didn't even contemplate traditional construction." - Dan Fullerton, Director of Innovation, Olds College

The Project:

Calgary Satellite Campus



The Olds College Calgary Campus was designed to expand learning opportunities and greatly enhance learner access to Olds College, its unique expertise and industry-based programming in agriculture and agribusiness, horticulture, land and environmental management, land administration and fashion marketing.

The project was spawned through a unique partnership opportunity and long-standing relationship with the world-famous Calgary Stampede by helping facilitate the delivery of Olds College's renowned academic programs in Calgary and to increase rural-urban awareness.

The Challenge:

To participate in this exciting new opportunity with the Calgary Stampede, Olds College needed flexible learning spaces to be operational in a compressed time frame for new programming to commence. The transitional space would be needed for a period of up to 7-years while a new 27,000 square-foot building complex was being built on the Stampede Grounds.

Traditional construction methods could not be used to build a facility in time for fall session. At the same time, the question of what to do with the building after programming began in the new complex became an issue. Adequate leased space in the area was not available.

The Solution:

Next generation modular structure that would provide flexible learning and administration spaces quickly and could be relocated for use elsewhere in the future.

The Result:

- *On-Demand Operations:*



With modular construction, the typical speed-to-completion time represents a time savings of 30%-50% on average over conventionally constructed buildings. There is greater reliability in delivery, and preparation of the site can be done in tandem with the building construction, rather than sequentially as with traditional construction methods.

In a mere 4 months, Olds College had designed, ordered, had the transitional campus built, installed on site and ready for students in the fall. "It was a very tight turnaround time to delivery," said Fullerton.

The on-demand facilities allowed the College to begin instant operations within the building, offering expanded programming to students and producing revenues immediately.

"The commissioning of the campus only took 41 days from the time the first unit arrived on site to the first day we had students taking classes. That says a lot about how well the building fitted together." -*Dan Fullerton*





- *Flexibility:*

Inherent to modular structures is flexibility. The College wanted the option of adding on more learning spaces to the facility, if needed.

At the same time, the College was occupying leased land, which required that any structure it erected be completely mobile.

Once, staff and students move into the new complex, the modular facility will be reused in another location.

“The rigid SIP structure allows for better durability and portability of the building. It’s not just a cheap metal box. What we built could be taken anywhere in the world and function beautifully as an office unit.” –Dan Fullerton