



**CHILDCARE
CONSTRUCTION
SOLUTIONS**

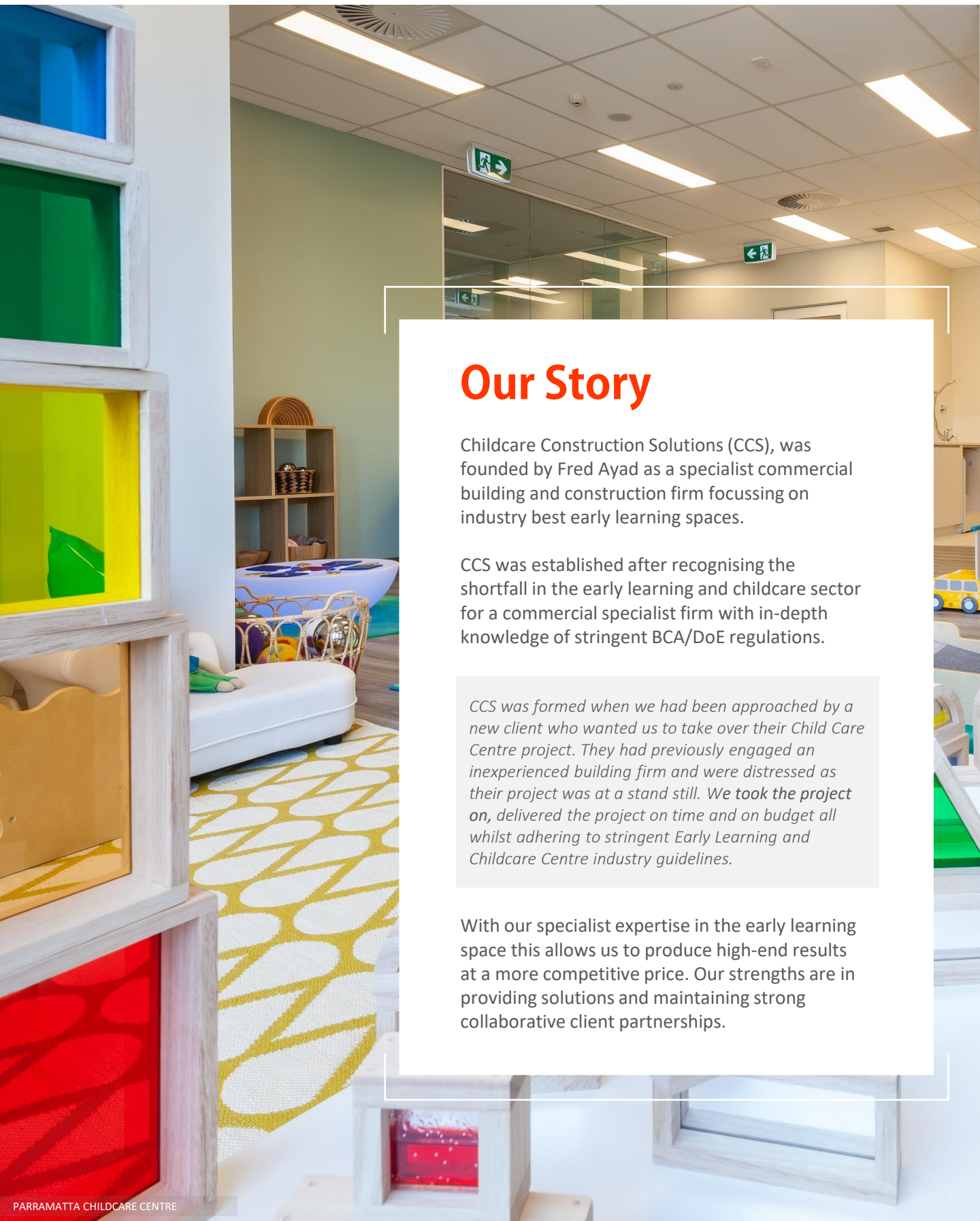


www.childcareconstructionsolutions.com.au

Capability Statement

PROJECT EXPRESSION OF INTEREST | 2022





Our Story

Childcare Construction Solutions (CCS), was founded by Fred Ayad as a specialist commercial building and construction firm focussing on industry best early learning spaces.

CCS was established after recognising the shortfall in the early learning and childcare sector for a commercial specialist firm with in-depth knowledge of stringent BCA/DoE regulations.

CCS was formed when we had been approached by a new client who wanted us to take over their Child Care Centre project. They had previously engaged an inexperienced building firm and were distressed as their project was at a stand still. We took the project on, delivered the project on time and on budget all whilst adhering to stringent Early Learning and Childcare Centre industry guidelines.

With our specialist expertise in the early learning space this allows us to produce high-end results at a more competitive price. Our strengths are in providing solutions and maintaining strong collaborative client partnerships.

Project Experience

New Builds

- > **Macarthur Kids - Narellan Stage 2**
(New Build) Under Construction – 32 Child Places
- > **Bay of Wonders Education & Care – Kogarah Bay**
(New Build) Under Construction – 34 Child Places
- > **Leaping Learners Early Education - Camden**
(New Build/Conversion) - 84 Child Places
- > **Endeavour Early Education – Concord**
(New Build) - 100 Child Places
- > **Macarthur Kids - Narellan**
(New Build) – 88 Child Places

Refurbishments/Fit-outs/Alterations

- > **Papilio Early Learning – Schofields**
(Fit-out) – 67 Child Places
- > **Bluebird Early Education Centre – Roseville**
(Refurbishment) - 100 Child Places
- > **Bluebird Early Education Centre Springfarm**
(Alterations) – 108 Child Places
- > **Guardian Childcare & Education – Parramatta**
(Refurbishment/Extension) – 84 Child Places
- > **Guardian Childcare & Education – Maroubra East**
(Refurbishment) – 70 Child Places
- > **Umina (Central Coast) - Early Learning Centre**
(Refurbishment) – 109 Child Places

Feature Project: **Roseville**

Centre: Bluebird Early Education Centre - Roseville

No. of kids Places: 100

Duration: 4 Month Program Completed 2020

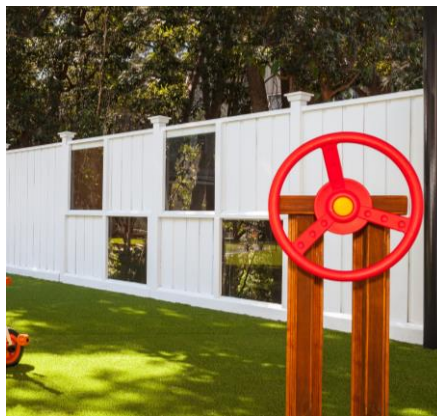
Contract: Construct Only Refurbishment/Fitout

Site: 51/28 Barcoo St



Set within a commercial precinct in Sydney's north shore, this facility was a complete refurbishment and reconfiguration of a commercial unit into a childcare centre.

This included a full refurbishment of services, walls, flooring, joinery, wet areas, outdoor playscape, fencing and shade structures. The centre's style is The Hamptons meets Country Chique, it features a large sunshine filled outdoor space with ample shade coverage with river creek views.



Feature Project: Schofields

Centre: Papilio Early Learning Schofields

No. of kids: 68

Places

Duration: 12 week program Completed 2022

Contract: Construct Only

Site: 3/227 Railway Tce



Papilio Early Learning is located in Schofields within the brand-new Schofields Village Shopping Centre within the Greater Western Sydney's North West growth area in New South Wales. CCS were engaged by Affinity Education to deliver this contemporary early learning project.

This beautiful new purpose-built facility is modern, light and airy. This single level facility has convenient out front parking with multiple play spaces which incorporate a uniquely designed interactive learning and tech hub. The commercial grade kitchen is fitted with quality appliances and is accessed via the open servery. Having an in-centre sustainability program with the Papilio produce section located in the outdoor play space it will make for farm to plate style healthy food options. The expansive outdoor play space allows for exploration with a variety of climbing activities for the children with ample sunlight and well-shaded areas to suit all weather conditions.

CCS completed the following works: Fixtures and fittings, bathroom and kitchen appliance installation, joinery, painting, landscaping, joinery works, aluminium windows and doors installation, commercial grade kitchen including mechanical exhaust. Fire rating. Landscaping works were retrofitted on concrete.



Feature Project: **Camden**

Centre: Leaping Learners Early Education Centre

No. of kids: 84
Places

Duration: 6 Month Program Completed 2020

Contract: Design & Construct

Site: 18-20 Broughton St



This facility is located in the heart of Camden’s central business within a heritage significant area. the main envelope of the existing building has been restored to its former glory. It was previously an old medical centre. Our aim was to maintain its original character and charm and to help breathe new life into it whilst retaining the integrity of its history.

In addition, to cater for the growing numbers of families in the Macarthur region we created an entire new build that connects to the existing building which increased the number of approved child places to 84. This building was built with lightweight framing and composite cladding and a tiled pitched roof. The new space has created a large expansive area with modern features, commercial kitchen, large alternate internal and external play spaces.



Feature Project: Parramatta

Centre: Guardian Childcare & Education – Parramatta

No. of kids Places: 84

Duration: 6 Month Program Completed 2020

Contract: Construct Only

Site: 163 George St



Set in the heart of Parramatta CBD, this is a large technical refurbishment and new extension of an existing church/community centre. The aim of this project was to create separate tenancies within the estate and construct a two-storey structure with provisions for future expansion of that tenancy.

This project combined a concrete structure, composite external cladding, concrete roofing and high quality fitout materials for childcare specific use.



Our Clients

Here is a sample of some of our current and past clients

“ CCS have been of great assistance as they have carried out the entire project management and construction of our project as we needed a solid project construction company as we don't have time or the expertise to deal with a large property development. It was a great success. ”

- Andrew Sedrak, Property Developer/Investor

“ CCS delivered an incredible centre ahead of time and budget,” he says. “The way they were able to integrate and deliver a stunning centre in a natural bush setting in an urban location was just phenomenal. ”

- Adrian Fonseca, Director, Oxanda Education

“ I have worked with CCS on various projects over the years and found the team to be innovative and at the same time also very practical with the design solutions that they provide. We have no problem recommending CCS if you are looking for a professional construction firm. ”

- Patrick Lee, Project Manager

PARRAMATTA CHILDCARE CENTRE



Qualifications, Insurances & WHS

Insurances

- > Public and Product Liability Insurance (up to \$20M)
- > Professional Indemnity Insurance
- > Workers Insurance (for all workers)
- > Contract Works Insurance (cover to be made upon project specific requirements)

Contractor License (Builder)
Number: 287335C



Supervisor Certificate (Builder)
Number: 75457S



Integrated Management System Certification



OHS/WHS Certificate of Prequalification





CONCORD CHILDCARE CENTRE

Thank you considering CCS for your exciting Childcare Centre project



**CHILDCARE
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Get in contact with CCS

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