



# CleverClass

The Energy-Efficient Modular School Building

supplied by **McAvoy Hire**  
Manufactured by **Mcavoy**



# CleverClass

**CleverClass** is a range of innovative, energy-efficient, comfortable, plug and play modular buildings made specifically for the education sector. Their clever off-site construction can result in savings in the region of £40 a week in running costs alone, making them the intelligent cost-effective choice for education authorities.



## **CLEVER CONSTRUCTION** Completed Locally

Manufactured by the McAvoy Group, CleverClass is a new way of looking at modular buildings. Constructed off-site by local craftspeople using the latest materials and technologies, they challenge the energy ratings of even traditional builds. With plug and play technology capabilities, increased levels of air tightness, improved wall, floor and ceiling insulation, gas fired central heating systems, dual flush toilets and PIR sensor lights, energy usage is kept to an absolute minimum. While the 'Rental Return Purchase Scheme' allows an education authority the flexibility to choose when to buy or hire without having to worry about 'dead money.'

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Rowandale Integrated Primary School, Moira

## Modular Construction vs Traditional Build

Increasingly unpredictable population changes, wavering budgets and limited times to complete Programmes of Build, make modular construction an ideal solution for many education authorities. Design flexibility is central to this offer and is perfect for expansion or reduction of a school site. The strength and durability of our modular buildings also facilitates the remodelling and relocation of anything from secure storage to classrooms and even entire schools.

## We understand you

We have been working within the education sector for the last 35 years, so we understand the challenges it is facing. A watchful eye on public spending, fluctuating populations and restrictive budgets have to be balanced with the need for energy efficient, comfortable, safe buildings with digital technology capabilities. CleverClass is our solution.

## What makes us different?

We are a nationwide service with a proven track record who provide a complete turnkey solution from design to completion. Thanks to a continual renewal process, the average age of our modular fleet is less than 3 years. Our dedicated contract managers, exceptional customer services and streamlined ordering processes make dealing with us every bit as easy and efficient, as a CleverClass modular building.



## Made for Maximum Energy Efficiency

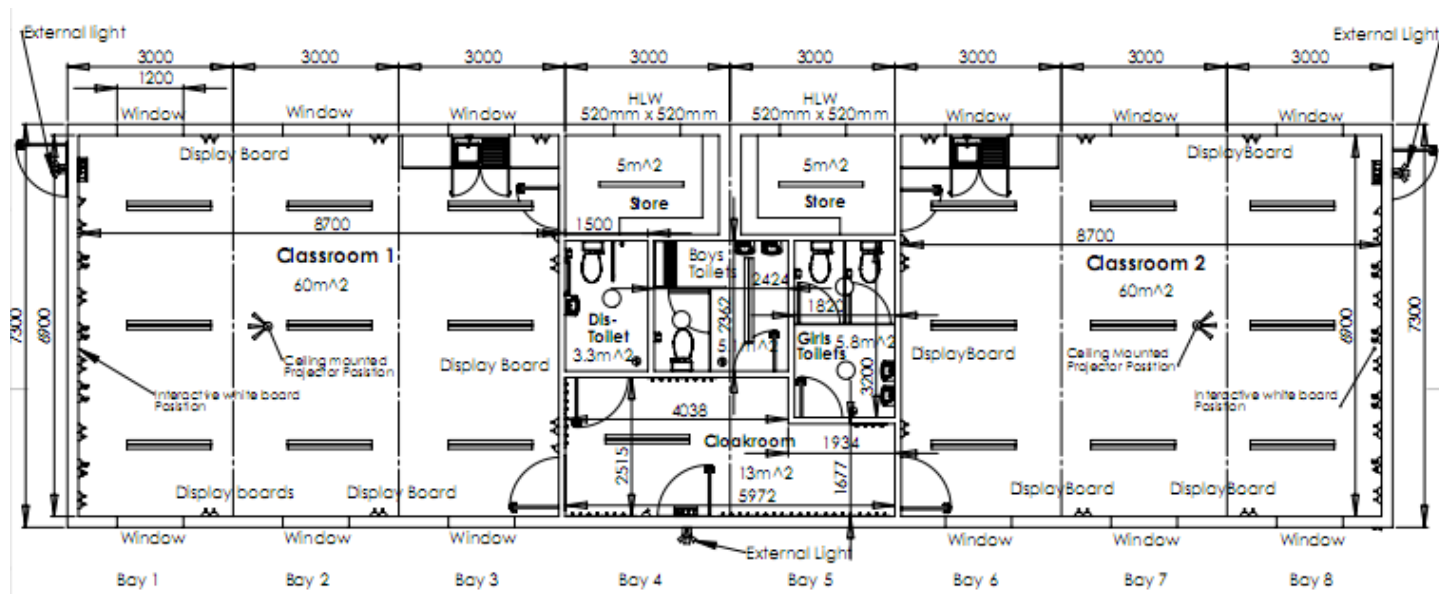
The McAvoy Group uses some of the very latest off-site manufacturing techniques to make modular buildings the intelligent choice for the energy aware authority. Both of our modular options pass all local authority building and fire regulations and have been designed in line with the Simple Building Energy Model (SBEM). They have therefore reached all the building regulations and standards associated with air leakage, insulation values and heating systems.

- **Increased levels of air tightness can be achieved –** fewer CO<sub>2</sub> emissions
- **Improved wall, floor and ceiling insulation –** Reduced heating costs (U Values for external walls = 0.25W/m<sup>2</sup>K, floor = 0.25W/m<sup>2</sup>K, roof = 0.21W/m<sup>2</sup>K)
- **Gas fired, timed wet heating system –** Lower running costs and CO<sub>2</sub> emissions
- **Dual flush toilets –** Reduces unnecessary water consumption
- **PIR Sensor lights –** Reduces unnecessary electricity consumption

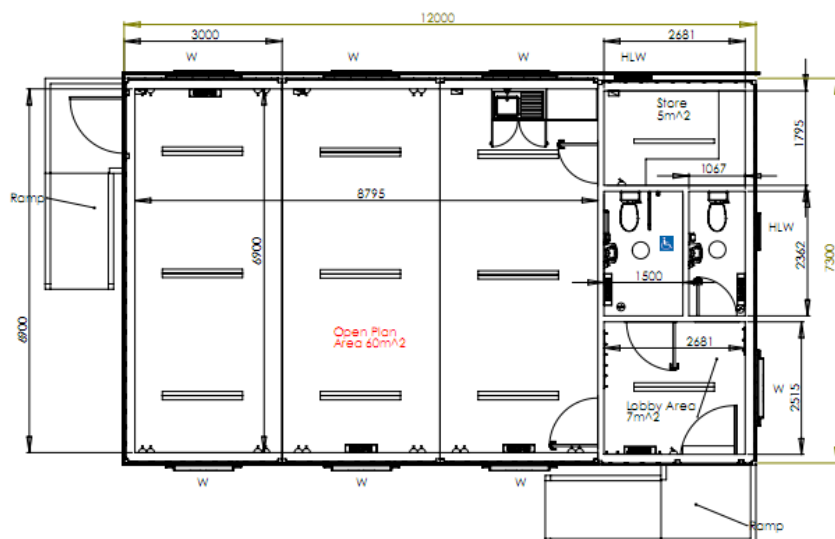
# Sizes & Dimensions

**CleverClass** modular buildings come in singles and doubles but can be made to a bespoke design.

**Double** – dimensions, floorplan



**Single** - dimensions, floorplan





# Option 1

## Galvanised Painted Steel Building

This is a highly durable, extremely robust modular unit that can be easily relocated without fear of damage. Its galvanised rigid steel structure permits it to be easily integrated into a double storey modular building.

### Key Components

#### Building Shell:

- hot rolled steel frame
- 1 hour fire resistant walls in-to-out
- painted 1.6mm insulated steel external walls to provide increased security
- painted steel roof structure under-drawn with insulation
- UPVC double glazed windows with trickle vents
- pvc rainwater goods including external down-pipes
- painted galvanized steel fascias
- painted steel external entrance door with vision panel
- painted steel external emergency escape door
- 15mm plywood floor deck (3kn/m2 floor loading)

#### U Values

external walls	0.25 W/m2K
floor	0.25 W/m2K
roof	0.21 W/m2K

#### Internal finishes/features:

- 2400mm internal floor to structural ceiling
- vinyl faced plasterboard walls and ceilings
- insulated internal partitions
- vinyl flooring throughout (non-slip in toilets/lobby)
- pre-finished veneer internal doors
- coat hooks in cloak room
- 3 tier shelving in store
- 4 nr pin-boards & 1 nr whiteboard (not interactive)

#### Electrical

- cat 2 low energy 65 watt T5 light fittings
- fire alarm L2 stand alone conventional system, single zone
- call assist alarm in disabled toilet
- electrical installations in accordance to the latest IEE regulations
- emergency internal lighting
- external bulk head lights to external doors
- 7nr RJ45 data outlets with wiring back to communications cabinet
- patch panels in communications cabinet
- 1nr RJ11 phone socket to link to patch panel
- concealed wiring for ceiling mounted projector
- 2 compartment wall mounted trunking (6LM) with 5nr 13 amp twin sockets surface mounted

#### Plumbing

- doc M pack to disabled toilet
- ceramic white goods
- stainless steel sink unit
- gas fired combi boiler system to provide hot water for heating and sink unit
- standard radiators



Blackwater Integrated  
Downpatrick

# Option 2

## Plastisol Coated Steel Building

This is a highly adaptable option that can easily be designed to specification. The plastisol coated steel panels & roof, timber doors and architectural features, makes this an aesthetically pleasing modular building.

### Key Components

#### Building Shell:

- galvanised steel frame
- 1 hour fire resistant walls in-to-out
- 0.55mm HP200 bonded plastisol-coated steel insulated external walls to provide low maintenance
- plastisol coated steel composite panel roof
- upvc double glazed windows with trickle vents
- Pvc rainwater goods including external down-pipes
- powder coated galvanized steel fascias
- plastisol coated steel faced timber external entrance door with vision panel plastisol coated steel faced timber emergency escape door
- plastisol coated steel perimeter plinth to top of foundation
- 15mm plywood floor (3kn/m2 floor loading)

#### U Values

external walls	0.25 W/m2K
floor	0.25 W/m2K
roof	0.21 W/m2K

#### Internal finishes/features:

- 2400mm internal floor to structural ceiling
- vinyl faced plasterboard walls and ceilings
- insulated internal partitions
- vinyl flooring throughout (non-slip in toilets/lobby)
- pre-finished veneer internal doors
- coat hooks in cloak room

- 3 tier shelving in store
- 4 nr pinboards and 1 nr whiteboard (not interactive)

#### Electrical

- cat 2 low energy 65 watt T5 light fittings
- fire alarm L2 stand alone conventional system, single zone
- call assist alarm in disabled toilet
- electrical installations in accordance to the latest IEE regulations
- emergency internal lighting
- external bulk head lights to external doors
- 7nr RJ45 data outlets with wiring back to communications cabinet
- patch panels in communications cabinet
- 1nr RJ11 phone socket to link to patch panel
- concealed wiring for ceiling mounted projector
- 2 compartment wall mounted trunking (6LM) with 5nr 13
- amp twin sockets surface mounted

#### Plumbing

- doc M pack to disabled toilet
- ceramic white goods
- stainless steel sink unit
- gas fired combi boiler system to provide hot water for heating and sink unit
- standard radiators



## Faster from Order to Delivery

Because we do more off-site, we can deliver the final product to you faster. We aim to complete our Programme of Build from ordering to build within 6 weeks and a subsequent erection on site within 1 week. For example, a single classroom can be delivered onsite in two loads on a 45 ft trailer. The installation of standard fittings like a gas powered, thermostatically controlled wet-heating system and vinyl flooring is completed in the factory for a neater look. Plus, our quality controlled off-site fast-track plant assembly means that every building has a consistently high level of quality.



## We Never Rent and Forget!

Thanks to our nationwide service, we are able to provide customer service throughout the UK and have done so for over 35 years. After installing a modular solution, we always make a site visit after 4 weeks to answer any queries you might have and our dedicated contract service manager, planned maintenance schedule and 24 hour call out service means that you will always have a point of contact, no matter what the problem might be.



## The Construction Specialists

As off-site construction specialists, the McAvoy Group has over 35 years experience in supplying steel and timber frame volumetric buildings for hire and purchase across Ireland. CleverClass is manufactured all over the UK by McAvoy Group and distributed by subsidiaries Maccorn in the Republic of Ireland and McAvoy Hire in UK.



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