

What to do when the dream comes crashing down

What Is Your Dream?

- **Prestige** – being renowned for the very latest and up to date teaching facilities.
- **Superior learning spaces** – the most up to date teaching facilities.
- **Setting the highest standards** – the school that parents entrust their children to you to flourish in.

We all dream of having brand new buildings and providing the very latest in dedicated subject specific teaching areas. The dream of having the best learning environments for our pupils and staff and being the envy of others.

These dreams can come crashing down in an instant when traditional build proposals are received, and construction contractors cannot commit to the building of your project when you need.

The disappointment of not being able to deliver on your dream is becoming more and common and sadly many schools are having to compromise on visions or worst-case scenario cancel project plans and look for alternative methods to accommodate growth or strategic objectives.

At Modulek, we provide solutions to your construction challenges.

Our unique hybrid construction method is not only up to 20%



more cost effective compared to traditional build but can be designed, manufactured, delivered, and constructed in short and limited windows.

With an in-house design and architectural service, visualisations and dreams can be achieved. Our expert team are highly experienced in understanding and delivering your plans and provide the reality of the dream to you at an affordable cost.

We offer a full design service, 3D imagery and animated video tours so that you can engage with the building and fully immerse yourself in the design and layout and experience how it will flow and feel.

Lighting, ventilation, outdoor access, connection to existing buildings and the latest in teaching equipment is all discussed and considered at an early stage so we incorporate every detail that makes up your dream.

Our ability to provide the internal fittings and finishes means that you have a one stop shop and all the desired teaching equipment can be brought into the design at concept stage. Our team of Directors take great care in making sure that every last detail has been thought of, and the design, layout and facilities are bespoke to you.

We offer a complete turnkey package so the whole build can be

completely project managed by us and the experience can be enjoyed by staff, pupils, and parents alike.

We work closely with Bursars, Estate Teams and associated appointed Construction Professionals and provide clear costs from the outset so that there are no hidden extras along the way.

Our vast experience of working with Independent Schools includes sites that are steeped in historical architecture, have building restrictions or difficult site access. The team are highly experienced in delivering solutions and providing the correct design specifications that will meet planning regulations or work for difficult sites.

The complete beauty of our unique hybrid construction method allows us to externally clad the building in your chosen finish. This is important to sites where planning stipulates new buildings must blend with the existing structures or if the building is an extension to an existing structure. Seamless and blended or stand out and modern, either way we can accommodate the dream.

If you are facing your dream being compromised or having to cancel a project due to budget or time restraints, call us and let us advise you how we can help.

Dreams can come true and we believe in showing you how we can achieve this and help you be the best educational provider possible.



Please call 01202 813121 or visit our website for more information www.modulek.co.uk