



Modular Construction  
solutions by Modulek  
**Think outside the box.**

# Back on track

When building schedules and budgets have been knocked off course, discover the smart solution to get your project over the line.

**Modulek**<sup>TM</sup>

# Get delayed or over budget projects back on track FAST

When schedules and budgets have been knocked off course, we can provide the ultimate **smart solution** to get your traditional build back on track.

Our **value engineering** model combines comprehensive design services with efficient modular construction techniques to save time and money. But while budgets are optimised, quality is never compromised.

This unique hybrid solution can unlock any stalled project and deliver bespoke, contemporary solutions that are built to last.

Better still, clients usually have the use of their custom-made building months ahead of traditional build alternatives. It's the ultimate solution for cost conscious project leaders looking to resolve construction issues FAST.

## Regain control of your project



“ It's the ultimate solution for cost conscious project leaders looking to resolve construction issues FAST. ”

**Sepi Shahlazidah**  
Architect, Modulek

## Qualifying Criteria for Value Engineering Projects

Modulek requests the fulfilment of four important criteria before the process can proceed. This commitment is necessary for us to provide a **FREE** redesign service.

### Defined budget

**Clear knowledge of the project budget to ensure that value engineering efforts align with financial constraints and objectives.**

### Design and build

**A prerequisite is that a true design and build solution is permitted with any previous design documents and specifications null and void.**

### Spatial requirements

**Flexibility to revisit the layout and reduce floor area may be required.**

### Exclusivity commitment

**A commitment to project exclusivity with no intellectual property transfer or re-tendering permitted.**



# Value Engineering made easy

Our modular solutions provide a rapid, economical alternative to traditional building. With off-site pre-assembly, minimal ground preparation and fast on-site installation.

The pre-construction phase is also quicker with standardised designs and practices.

Employing advanced steel space frame technology, precision manufactured to the exact incremental dimensions required, flexible to produce any layout or configuration.

Finishes are of the highest quality, produced in a factory controlled environment, with assembly line precision processes.

All buildings are fully Building Regulation compliant, ensuring that the design incorporates the highest standard of insulation, structural strength, low carbon emission, and fire precautions.

**ModuleK**



# King's School Sports Pavilion

## Case study

Our client, The King's School, in Alderley Cheshire, had a traditional build scheme approved by planning that was 25% over budget leaving the project shelved, until the school met us at the Education Estates Conference in Manchester.

Following consultation, an appraisal of the existing traditional build design was carried out, and a modularised floor plan was developed. This retained the required functionality, while enabling the benefits of off-site construction techniques to be maximised.

### Value Engineering in practice

A new more permanent looking roof structure was introduced at a reduced lifecycle cost.

The external balcony areas were reduced to what was practically required.

The external finishes were changed to brick slips, rather than traditional brickwork.

The new value engineered design complimented the existing site design perfectly, and was preferred by the client.



### Financial outlay

Current costs per square metre for Value Engineered projects in excess of 1,000m<sup>2</sup> are in the range of £3,500.00 to £4,000.00 per m<sup>2</sup>, depending on the required specification and complexity of the layout.

This would be based on a turnkey delivered project, including:

**Architectural redesign services**

**Project Management**

**Design Management**

**Manufacture off-site**

**Groundworks on-site**

**Building Installation and finishing on-site**

**Service connections**

**Commissioning**

### Key decisions

Is there flexibility to allow the specification and design to be changed significantly?

Does the client budget allow for a maximum £4,000.00 per m<sup>2</sup> value engineered cost?

Would Modulek be permitted to operate on a true design and build basis, as the principal designer and contractor?



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# Discover more



Discover the fast and effective solution to stalled building projects - Value engineering by Modulek. Get your project back on track FAST, utilising modern modular construction techniques.

Contact us today to book a consultation with one of our Project Directors:

**01202 813121 | [sales@modulek.co.uk](mailto:sales@modulek.co.uk)**