

Changingplaces



Changingplaces Modular Construction

What is Modular Construction?

Modular construction is a method of building construction that utilises pre-engineered, factory-fabricated structures in three dimensional sections that are transported to site on the back of a lorry to be joined together in a minimal number of sections. Typical modular construction designs are between 80 to 95% completed at the factory.

How is this constructed?

Unlike traditional construction, modular construction only require services and concrete footings to be in place on site prior to delivery. The modules are then brought to site and can be craned into place and joined together in a matter of hours.

Modular building's efficiency is in their standardised approach. They have a similar look and feel with robust factory fitted internal and external finishes fitted as standard.

Alternative facing materials can be specified for the walls at an extra cost on top of the standard product. Some fabricators can also offer a choice of roof design and finish, but again, this tends to be an additional cost to the standard product which comes with a flat roof. Costs are based on a standard plastisol finish with pitched roof.

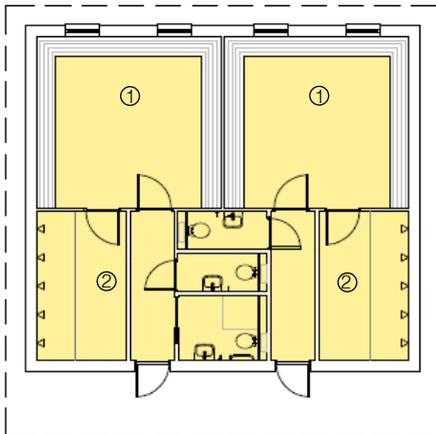
Advantages

- Pre-Finished in factory to ensure consistency of high quality finish.
- Speed - Fast track lead-in and build programme.
- On site construction phase kept to minimum.
- Permanent building solution with warranties to suit.
- Good choice of fabricators nationwide.
- Can be relocated or sold if Club requirements change.
- Fabricators can offer Design and Planning Service or hire buildings.

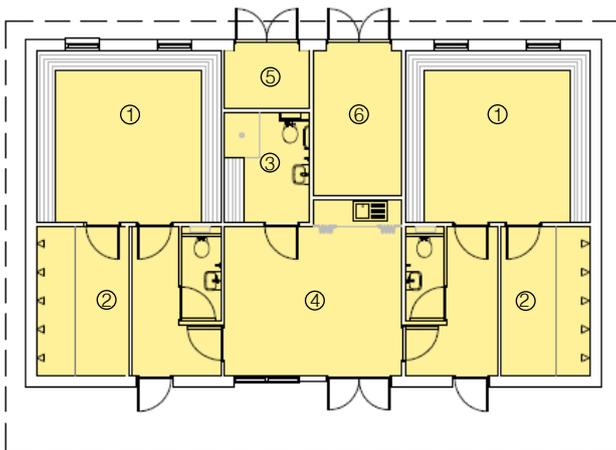
Disadvantages

- Good management required to meet high tolerances on site works.
- Standard aesthetic of modular construction.
- Planning risk for some sites.
- Perception of temporary nature building and short term life.
- Cost and specification vary greatly between companies.
- Potential limitations of sizes due to manufacturing process.
- Non-standard finishes and materials significantly increase prices.

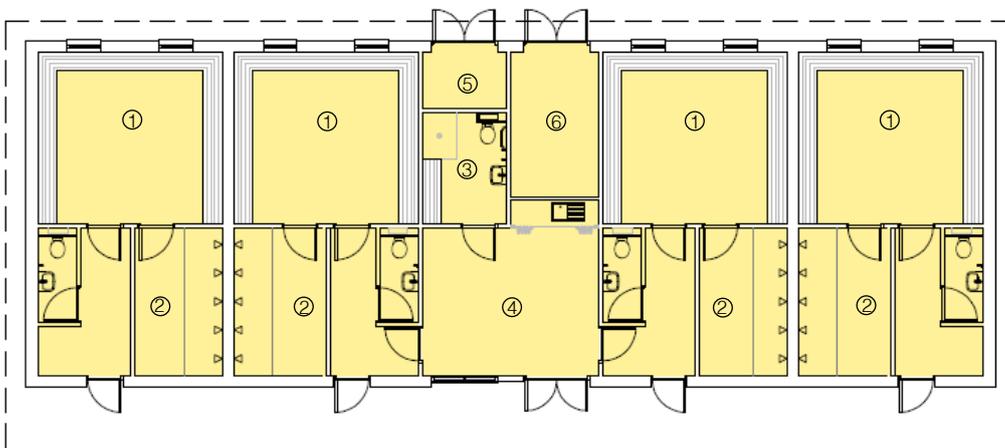
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2 Team Changing Pavilion



2 Team Changing Pavilion with Clubroom



4 Team Changing Pavilion with Clubroom

Schedule of Accommodation

Home Changing Room		40m ²
①	Changing Area	20m ²
②	Showers/ WC	20m ²
Away Changing Room		40m ²
①	Changing Area	20m ²
②	Showers/ WC	20m ²
③	Accessible WC/Referee Changing	9m ²
④	Club Room	17m ²
⑤	Plant Room	8.5m ²
⑥	External storage area	8.7m ²

Costs for Modular Construction excl VAT

2 Team Changing		Building footprint	94m ² - 97m ²
		Nominal Cost	£102K - £151K
2 Team Changing and clubroom		Building footprint	137m ² - 163m ²
		Nominal Cost	£139K - £243K
4Team Changing and clubroom		Building footprint	228m ² - 259m ²
		Nominal Cost	£222K - £394K

The club will need to consider the following additional services associated with a building project.
(additional services are given as a percentage of total project cost)

- Site works 10%
- Professional Fees 10 -15%
- Service Connections 3-5%
- Prelims and Contingency 15%
- Statutory Fees 1-2%

These costs do not include one off charges for delivery of units to site, craneage costs and installation of buildings at site.

All costs based on Autumn 2012 prices. Costs prepared by Caledonian Modular, Wernick and Portakabin

