

Modular Excellence Delivered



Company Profile



- Premier Modular Limited has over **60 years experience** in off-site manufacturing and construction of modular (3D) and flat pack (2D) buildings.
- Premier Modular is a wholly owned subsidiary of **Waco International Ltd**, a global company with a turnover in excess of £300m and employing over 4000 people.
- Significant sustained Year on Year Group growth.



Our Facilities

- Large, purpose built manufacturing facilities in East Yorkshire across a 20 acre site.
- Capacity for 250 modules a month – in excess of 7,500 m² of buildings.
- ISO 9001 Quality Management accredited.
- ISO 14001 Environmental Management accredited.



Our Market Sectors

Education



Healthcare



Defence



**Residential &
Student
Accommodation**



Retail



Custodial



**Commercial,
Offices
& Marketing
Suites**



**Hotels &
Leisure**



Housing



Manchester City Council

2017-2018 EBN Programme of 6no modular school and other works



Procurement

- Initial mini completion through NWCH MV Framework 2014 - 2018
- Two stage process
 - Regular “health checks” at key stages
 - 15 day “route to contact”
- Pre-construction commitment under AWO
 - Including Premier design, material procurement and manufacturing slots
- NEC 3 Option A



Constraints / Challenges

- Timeline
 - Required for September 2018
 - Programme of works approved end July 2017
 - Hitting planning approval dates
 - Potential additional costs of temporary classrooms
- Budgets
- Standing Start (Stage 1)
 - Requirement for surveys and investigations
- Existing Live School Sites (except Beaver Road)
- Logistically challenging locations
- Social value and community imperatives



Why Modular & Achievements

- Tight timelines - Programme approval to final intake - 57 weeks o/all
 - Weeks to commence on site - 19
- Deliverery within programme and budgets
- Success of previous St Margaret's CofE Primary School modular EYFS unit
 - Delivered on time within budgetA
 - Experience and lessons learned
 - Standardisation of designs and ethos - replicable
 - Established relationships integrated, collaborative, and flexible team
 - ISG, MCC , LMA, Premier Modular and other designers + supply chains
- Delighted end users
- Early engagement of integrated team
 - Day 1 - contributions to project briefs - "Hit the ground running"
 - Experience, knowledge and understanding including modular halls
 - VFM based on the benchmark data of modular construction
 - DFMA
 - Reduced project and logistical risks
 - Early establishment of utility requirements
 - Certainty
 - Building control and planning requirements incorporated within designs prior to manufacture



Why Modular & Achievements

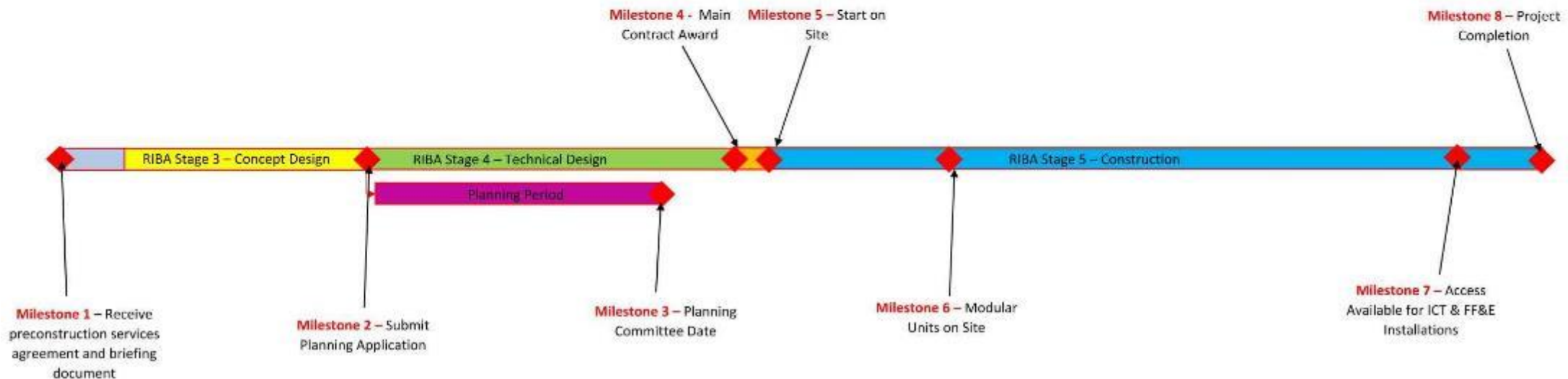
- Improved build-ability rates and time
- Ringway, Crossacres and Webster - early access for schools pre-summer holidays
- Accelerated planning applications and approvals
- Mitigate disruption and H&S risks to existing live schools and neighbourhoods - minimalist time on site
- Early soft landings and stakeholder engagement
 - Management of expectations
 - Certainty and no surprises
 - Benefits of 3D designs and visualisations
- Enhanced ESFA specification to MCC requirements
- Secured by design
- BREEAM "Very good"



Timeline

Project approval : 28th July 2017

	RIBA Stage 3	RIBA Stage 4 Start			Planning Approval	Route to Contract	Manufacture	Construction						
Project	Planning Submission Date	Start	Duration	Finish	Committee Date	Day 15	Complete	Start on Site	Construction Duration	Modular Units on Site	Modular Period	Planned Modular Completion	Actual Modular Completion (School Intake)	Overall Project Completion
Ringway Primary School	10th October 2017	9th October 2017	6 weeks	20th November 2017	8th December 2018	8th December 2018	12th March 2018	11th December 2017	26 Weeks	5th March 2018	14 Weeks	18th June 2018	18th June 2018	3rd September 2018
Beaver Road	10th October 2017	9th October 2017	9 weeks	11th December 2017	11th January 2018	16th January 2018	12th March 2018	10th January 2018	35 Weeks	20th March 2018	23 Weeks	3rd September 2018	3rd September 2018	17th September 2018
Crossacres Primary School	10th October 2017	9th October 2017	6 weeks	20th November 2017	11th January 2018	4th December 2018	23rd March 2018	25th January 2018	24 Weeks	19th March 2018	14 Weeks	23rd July 2018	29th June 2018	3rd September 2018
Webster Primary School	10th October 2017	9th October 2017	6 weeks	20th November 2017	11th January 2018	16th January 2018	6th April 2018	19th February 2018	24 Weeks	9th April 2018	14 Weeks	6th August 2018	14th July 2018	3rd September 2018
St James' Primary School	10th October 2017	30th October 2017	8 weeks	20th November 2017	8th February 2018	9th February 2018	22nd April 2018	1st March 2018	24 Weeks	23rd April 2018	14 Weeks	20th August 2018	29th July 2018	3rd September 2018
Lily Lane	30th October 2017	30th October 2017	8 weeks	8th January 2018	11th January 2018	9th February 2018	4th May 2018	19th March 2018	24 Weeks	3rd May 2018	14 Weeks	3rd September 2018	14th August 2018	3rd September 2018



Construction							
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St James' Primary School	5th March 2018	24 Weeks	23rd April 2018	14 Weeks	20th August 2018	29th July 2018	3rd September 2018
Lily Lane	19th March 2018	24 Weeks	3rd May 2018	14 Weeks	3rd September 2018	14th August 2018	3rd September 2018

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	Basic Teaching
	Circulation
	Halls
	Kitchen
	Learning Resource
	Plant
	Staff & Admin
	Storage
	Toilets

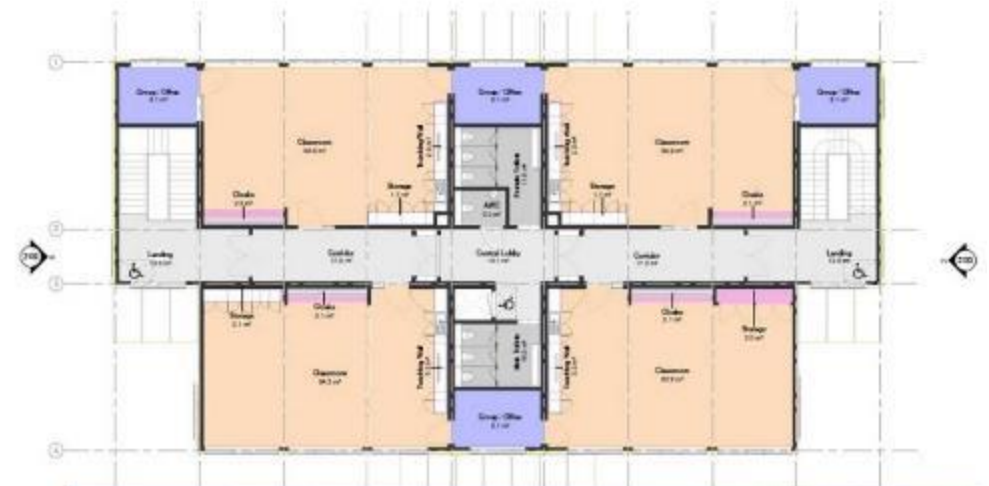
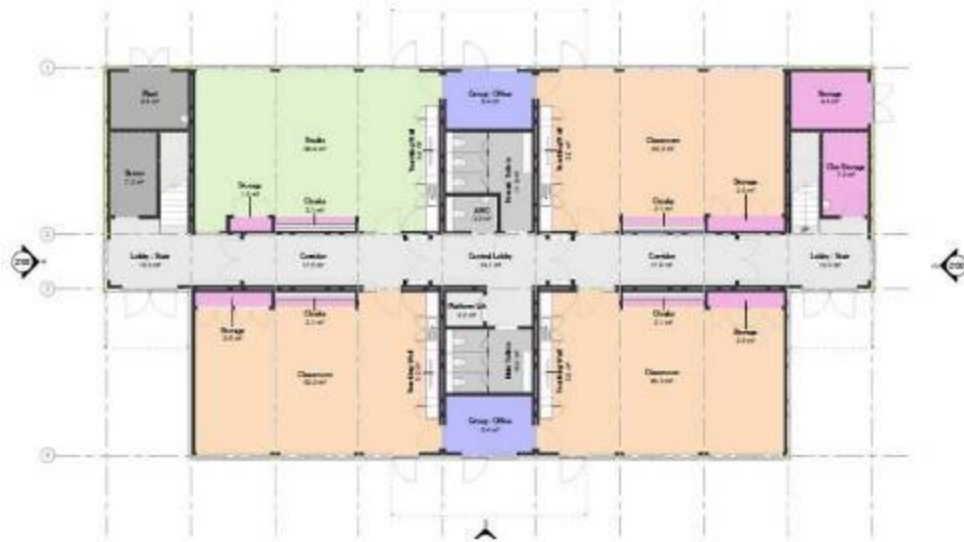
- Ground remediation following demolition of existing buildings
- 278 works
- MUGA pitch
- 74no modules + modular hall and full catering kitchens



"I am really pleased with the progress ISG are making on our new school. I appreciate the commitment and dedication of the ISG team."

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Ringway



GIFA : 898m2

Number form entry : 1 (30 increase)

Storeys : 2

Additional information :

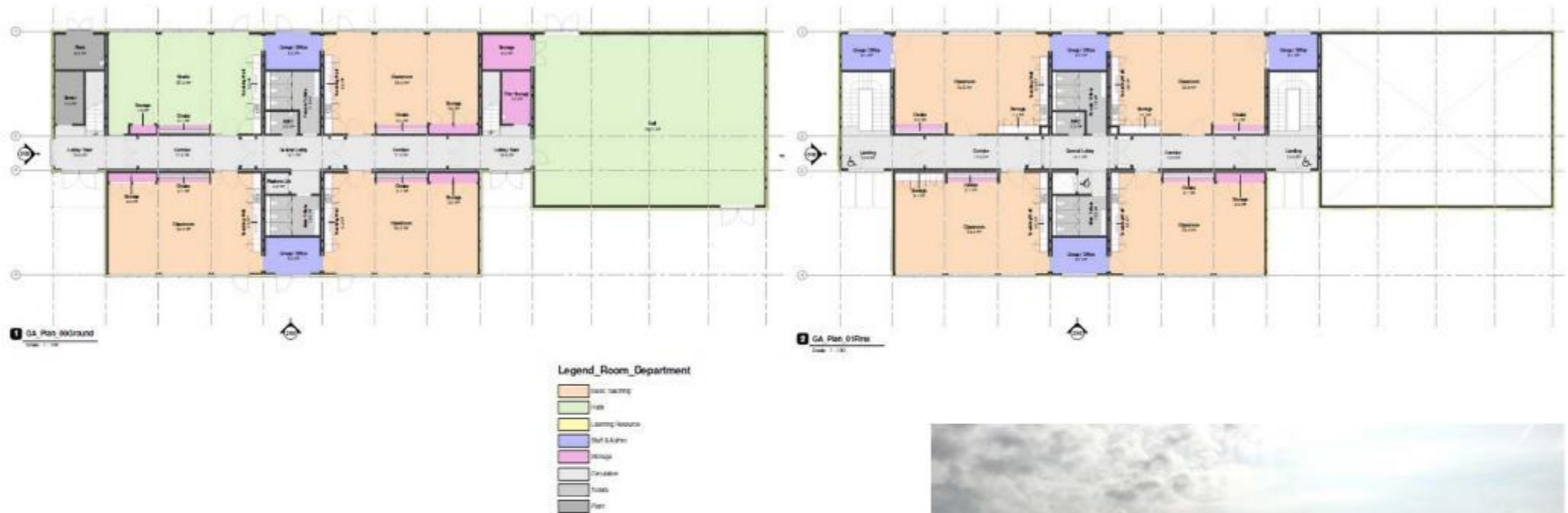
- Temporary 70m haul road across playing field for construction access
- 32no modules



"ISG have been very supportive & flexible- we have enjoyed working with them & have had a productive relationship with no complaints. Everything went exceptionally smoothly & we hope this last piece of work in Foundation will also go smoothly. Communication has been good throughout & we would recommend them without reservation to any other school or business."

Nuala Forkan
Headteacher for Ringway Primary School

Crossacres



GIFA : 1074m2

Number form entry : 1 (30 increase)

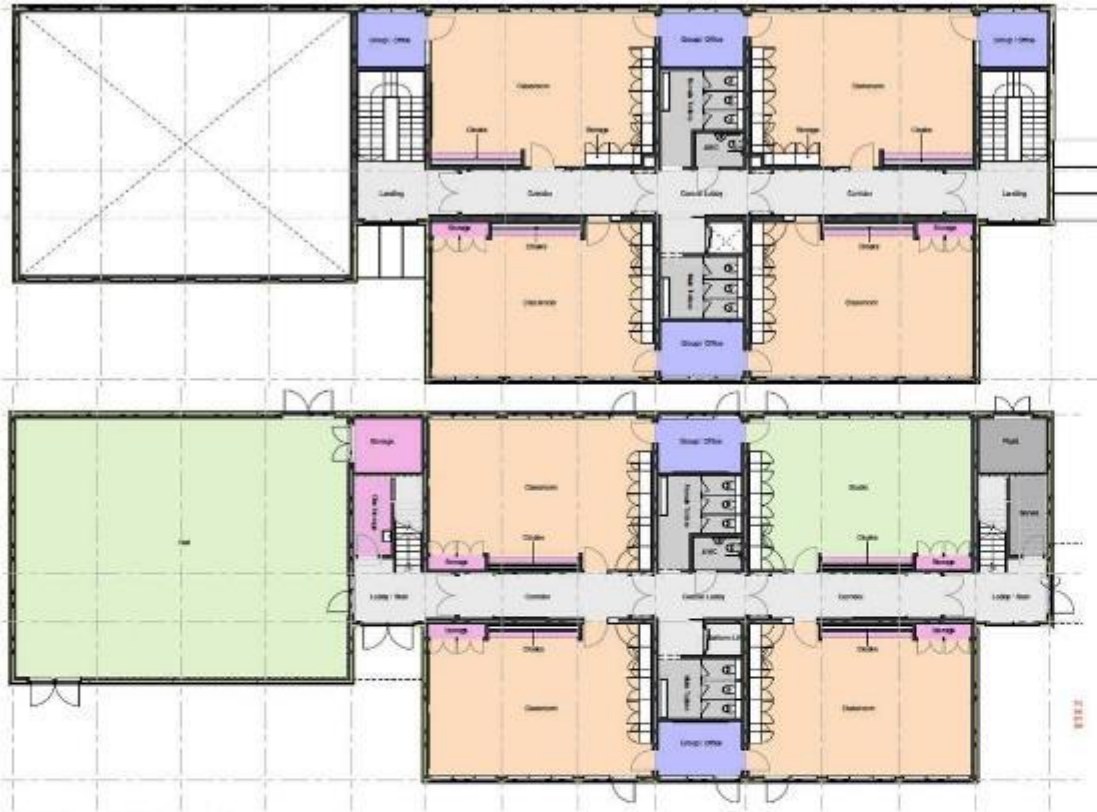
Storeys : 2

Additional information :

- Site access across live playground
- 32 modules and modular hall



St James



2 GA_Plan_01First

Scale: 1 : 100



Legend_Room_Department

	Basic Teaching
	Halls
	Learning Resource
	Staff & Admin
	Storage
	Circulation
	Toilets
	Plant

1 GA_Plan_00Ground

Scale: 1 : 100



GIFA : 1074m2

Number form entry : 1 (30 increase)

Storeys : 2

Additional information :

- Extensive groundworks due to existing basements
- 32 modules and modular hall



“Working with ISG on our building project has been fantastic. The build is fantastic and the communication and support from the ISG team has been brilliant.”

Rhian Williams
Principal for St James CE Primary School

Webster



Legend_Room_Department

Basic Teaching
Halls
Learning Resource
Staff & Admin
Storage
Circulation
Toilets
Plant

GIFA : 1074m²

Number form entry : 1 (30 increase)

Storeys : 2

Additional information :

- Extensive groundworks due to existing basements
- Road closure required for module deliveries and installation
- 32 modules and modular hall



Lily Lane



GIFA : 771m2

Number form entry : EYFS 0.5 (15 increase)

Storeys : 2

Additional information :

- Site access, module delivery and installation from private industrial estate
- Extensive groundworks - piling, high gas levels (CSS)
- Limited working space around building - 1.5m
- Demolition of existing buildings
- Replacements of play spaces
- Alteration and refurbishment works to existing buildings (including accessible lift)



GA_Elevation_North
Scale: 1:100

OFFSITE AWARDS 2019

WINNER

EDUCATION PROJECT
OF THE YEAR

**PREMIER MODULAR
& ISG**



NORTH WEST
REGIONAL CONSTRUCTION

AWARDS ★

2018

WINNER

**PREMIER MODULAR
& ISG**

ISG

Lessons Learned

- Individual lessons learned workshops
- Integrated teams and collaborative working
- Early engagement of all team members
- Standardised designs between modules / projects - efficiency
- Internal layout modifications to optimise offsite manufacture of modules - time, quality, cost and DFMA benefits



Thank you – Q&A

