

Client: Simon Balle School

Value: £500,000

Completion: July 2024



**Simon Balle School:** Modular Office Block  
**Client:** Simon Balle | School  
**Contract Type:** Design & Build  
**Procurement Route:** Open Procurement  
**Contract Value:** £500,000  
**Completion:** July 2024

### Project Overview

The School's Estates & Facilities Manager contacted Explore Modular with an urgent requirement for a dual-purpose classroom building to act as an after-school club in the evenings. A site meeting was organized where the Explore Modular team advised on the different options to achieve best value for money. Explore Modular were appointed as Main Contractor to deliver a turn-key 8-bay refurbished modular building solution, offering 240 square metres of floor space, with three separate teaching areas, complete with plastisol exterior. We undertook a full Groundwork's package to include foundations and connection to services.

The Explore Modular team worked in partnership with the school to develop the modular plan layout design. Our Projects Manager was involved with the scheme from enquiry to formal handover of the building and worked in conjunction with our Groundwork Contractor and crane and transport representatives to ensure the job ran smoothly, providing peace of mind to our client. Our National Sales Manager worked with colleagues in our Design & Estimating teams to tailor a modular solution which met the client's needs. A full set of construction drawings were provided to the school's planning officer to aid with the planning process.

As the client was working to a restricted budget. Explore Modular recommended a pre-owned, refurbished building from our existing stock. The steel framed modules were fully refurbished at our Thurrock depot and re-configured to suit the client's needs, offering excellent value for money with eco-friendly benefits that a refurbished building offer by reducing waste which protects the environment.

The programme was 14 weeks from order to handover of the modular building. We liaised with key staff including the Head Teacher and Site Manager to ensure that staff and pupils were not inconvenienced during the works.

The programme was jointly agreed, including planning around exam times, and we held weekly meetings to review progress and discuss upcoming work to minimise disruption using our experience of delivering education schemes. We worked closely with our crane and transport representatives to programme the installation and developed comprehensive transport plan and lifting plan. As Principal Contractor we issued job specific method statements to confirm our delivery & installation process. The site involved some access constraints requiring School entrance gates to be modified to aid delivery and trackway laid to avoid damage to the school playground.

The building was delivered on time and on budget and students and staff have welcomed the accommodation which has helped to deliver the school curriculum and provide much needed additional wrap around care places.

***“We have had great service from Explore Modular Ltd and are happy with the works carried out”***  
**Haydn Walsh (School Business Manager)**