



EDWARD HOPKINS ELEMENTARY

K-12 School
Classroom Addition

CHALLENGE

- Project approved in February, with just 18 weeks from production start until fall semester opening
- Pandemic surged just as construction began
- Exact match to existing interior colors, dimensions, finishes, etc. required
- Tight budget

SOLUTION

- Simultaneous off-site construction and site development
- 95% completed off-site away from children, teachers, staff
- Four 14' x 60' modules stacked 2 over 2 were used to mirror existing classroom sizes
- Metal panels fabricated to mimic brick and stucco finishes of existing building

SUCCESS

- Ready on time for fall semester
- Crews on site just 20 days to minimize impact on school
- Color selection of interiors rigorously verified to ensure true match to the naked eye
- Value engineering delivered cost savings, including innovative 2-story module to connect addition to the existing building

SCHEDULE ACCELERATION

LEAST SITE IMPACT

COST CERTAINTY



Despite a tight budget, the new addition had to match the look of the current school building. Metal panels were skillfully fabricated to mimic the colors and patterns of existing brick and stucco finishes. High-performance windows not only matched the existing ones, but helped the project exceed the code minimum comcheck by 8% (envelope). The new interiors mirrored the 25' x 28' dimensions of the existing classrooms and featured built-in casework, doors, ceilings, floor tiles, and paint that precisely matched the finishes in the existing classrooms.

Building Information Modeling (BIM) and our unique "Build Together" method accelerated the construction process

and allowed 95% of the project be completed off site. This minimized site impact dramatically and was critical to the project being ready for the start of the fall semester even as the COVID-19 crisis surged.

Value engineering and innovations such as flipping a single module unit on its end for the 2-story connecting corridor delivered substantial savings while also helping speed installation at the site. Off-site construction outside the prevailing wage standards in Massachusetts also provided budget savings, allowing MODLOGIQ to deliver true Cost Certainty under highly uncertain (pandemic) conditions—while minimizing site impact and speeding completion.

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TIMELINE

18 weeks

SIZE

3,680 SF

LOCATION

Hopkinton, MA

BUILDING PARTNER

Triumph Modular

