



CASE STUDY

DETAILS

How Modulacc Brings Remote Visibility to Its Modular Construction Projects

LOCATION:

Limerick, Ireland

FIRM TYPE:

Manufacturer/
General Contractor

PRIMARY INDUSTRY:

Education, Healthcare

Since 1979, Modulacc has specialized in delivering a wide range of high-performing building solutions across Ireland, evolving into a leading manufacturer of 3D volumetric modular buildings and a supplier of instant space solutions. Leveraging Modern Methods of Construction (MMC), a process that involves manufacturing modules off-site before installing the completed building at the client's site, Modulacc strives to deliver buildings smarter, faster and more sustainably than traditional construction.

"One of the benefits of what we do is minimizing on-site disruption for our clients," says Brian Cregg, Finance Director at Modulacc. "While a traditional builder has to get your site ready before building, we're weeks ahead building offsite, while siteworks are underway."

Modulacc takes projects from design through delivery, modeling buildings in Autodesk Revit and manufacturing them in one of their two factories.

"By combining off-site and on-site construction simultaneously, we can deliver projects faster than traditional construction," says Brian. "Our precision manufacturing and factory-controlled processes allow us to build state-of-the-art buildings that fully comply with regulations while achieving the same quality and performance as brick-and-mortar construction."

With Cupix, Modulacc has transformed the way it manages its portfolio of projects, leveraging 360° documentation and 3D walkthroughs at every stage.

6 hours of travel saved per week for quantity surveyor

Hundreds of hours saved per year in travel and site visits



cupix.com

Lots of pictures, little context

Modulacc's two manufacturing factories are based in Limerick, with modular buildings delivered across Ireland. Driving roundtrip to these sites to document progress can take up 4-6 hours a day, with additional time spent on site capture.

Even though photo documentation was captured and stored in Autodesk Forma Build, the context was often missing.

"If I had a picture of a wall where there was an issue with it, it had no context. It could have been any wall, in any room, in any building," explains Brian. "There were multiple pictures, but you weren't seeing what's happening beyond that picture."



When Brian saw a client capturing a jobsite with Cupix and a 360° camera, he was intrigued. He'd seen other clients capture jobsites with high-end cameras, but this was something anyone on his team could adopt easily into their workflow.

"The fact that Cupix is easy to use, you just connect the 360° camera to your phone and you're good to go, it's a big benefit," says Brian.

As Modulacc's finance director, the potential time and cost savings were equally attractive.

"Whether team members are conducting walkthroughs daily or weekly, there's no longer a need for multiple people to spend hours traveling to and from the site just to check on progress," adds Brian.

After trialing Cupix on a project for one of Ireland's largest construction firms, the Modulacc team was bought in. Even team members who were initially expected to be more reluctant in adopting new technology ended up embracing it.

"Our most active user is one of our most experienced staff members," shares Brian. "He initially was skeptical, but once he started using it, he was sold. I probably get an email every day showing a Cupix upload somewhere in the country, and it's usually from him."

Connecting planning to handover

One of Modulacc's biggest clients is the Department of Education and Youth, which oversees roughly 4,000 primary and secondary schools across Ireland. Modulacc is often engaged to build permanent school extensions, or temporary spaces while the main school building is under construction.

As soon as a project manager or quantity surveyor arrives at a school site for the first time, they take a capture with Cupix.

"It's no longer a question to ask someone to do it; it's become part of our process," adds Brian.

But that's just the start. Modulacc uses Cupix throughout every stage of the construction process.

Business Development and Preconstruction

Modulacc will capture a jobsite before they're ever awarded a tender. In the past, teams would have had to stitch pictures together for measurements. But with Cupix, remote teams can take measurements against the captures for more accurate tenders and even share examples of past projects.

Once the work has been awarded, the project manager will walk the site to get a detailed understanding of access points, existing buildings, and level drop-offs before groundworks begin.

Instead of trying to explain site conditions himself, the project manager can share the virtual walkthrough on the kickoff call, leading to more productive discussions and less wasted time.

"In the past, you'd be looking at 20 different pictures in Autodesk Forma Build trying to piece it all together or go to Google Maps to get the overhead view," says Brian. "The simplicity of the 3D walkthrough in Cupix gives you a clearer idea of the site."

Construction

As construction progresses, project managers capture the jobsite every week and upload captures to Cupix. One of Brian's favorite features is the Time-

line Compare feature, which lets him view up to four different historical captures at a time and create timelapse animations.

Modulacc can also raise issues in Cupix that are automatically pushed to Autodesk Forma Build. While project teams can view 360° captures in Build, Brian notes that teams are going to Cupix more often nowadays.

When progress claims need to be reviewed by the client's quantity surveyor, Brian and his team can share secure project links or export progress reports.

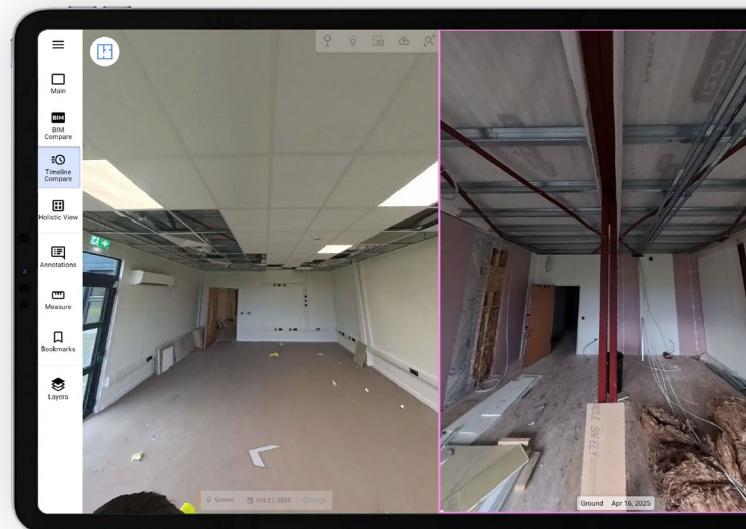
"A lot of times, clients want to know or see how the project is progressing," says Brian. "Now we can give the client access to Cupix, and they can see for themselves, which has been really helpful."

Fit-Out and Handover

Once the building has been installed and fit-out begins, Modulacc uses Cupix to capture mechanical, electrical, and finishing work as it happens and monitor progress.

As some of Modulacc's buildings are rented and the rental agreements have ended, they will send one person to the site to conduct a condition report, a process that used to require more people.

"Cupix is used from start to finish," shares Brian. "Otherwise, we'd be going back to what we were doing: taking lots of pictures and trying to stitch it all together."



Managing multiple projects on one platform

Since deploying Cupix across all active projects, Modulacc has seen meaningful operational improvements:

- **Hundreds of hours saved per year in travel and site visits**

Brian estimates Modulacc's quantity surveyor is saving at least six hours of travel per week if the project manager is already on-site. On a recent Dublin project, project team members were able to avoid a 6-hour roundtrip drive from Limerick by reviewing site conditions remotely. With multiple projects running simultaneously, some 2-3 hours away, that adds up to hundreds of hours of staff time redirected to higher-value work.

- **Transparent progress reporting**

Clients and their representatives can receive regular walkthrough links, providing a clear, real-time view of site progress without having to travel. For clients based in Dublin, Cork, or Galway—often hours from the site—this has become a valuable way to maintain visibility and trust, strengthening the relationship between Modulacc and its clients. “It allows everyone to stay aligned and see the same progress at the same time, no matter where in the country they’re located,” shares Brian.

- **Visual evidence for claims and dispute resolution**

When underground infrastructure is laid and covered, or when questions arise, Cupix provides timestamped, unedited 360° records for full clarity. “It gives a complete, transparent view of the site at any point in time, which makes it much easier to confirm exactly what was done and when,” Brian adds.

- **Use of spatial data across the company**

Despite being mostly used by its project managers and quantity surveyors, the data captured by Cupix reaches the wider organization. In project meetings, senior managers and directors routinely review walkthroughs as a group; the commercial director uses it during tendering; and the managing director uses it to brief installers on site access and constraints.



What's next for Modulacc

Since rolling out Cupix in December 2024, the Modulacc team has mastered the capture process and walkthrough review. Now, Brian is excited to explore additional use cases, such as OmniNotes for snag lists and voice annotations, and using asset captures as a sales and marketing tool.

And as a design-build contractor, Brian says they've just scratched the surface of what Modulacc can do with Cupix's BIM comparison features. By uploading their Revit models to Cupix, they'll be able to verify installations, check clashes, and more.

"The 3D model shows what should be built—Cupix shows what it actually looks like," he

adds. "Have we put that cabinet in the right place? Is the door in the correct location? We'll be able to answer questions like that a lot quicker."

For Irish builders and building owners debating reality capture, Brian encourages them to take the leap.

"Since integrating Cupix into our project management workflows, its value and impact have been clear across every project we've delivered," says Brian. "I would confidently recommend it to anyone working in our industry."

