

# MODULAR 101

## Process

A modular, or prefabricated, building is constructed off-site in a climate-controlled environment and transported in modules to a site location where the building is assembled by cranes, using the same materials and designed to the same codes and standards as conventionally built facilities.

## Advantages

**A shorter build time** - With modular can reduce construction time by 30%-50%. The fabrication of these buildings can begin simultaneously with the site and foundation preparation, which can result in faster occupancy and faster return on investment.

**Quicker return on investment** - A tighter turn-around means more money, sooner. Because modular construction takes significantly less time, units can rent out and generate income much quicker, and the carrying costs are lower.

**Cost-savings** - 20%-30% can be reduced with modular construction, particularly when building multiple locations. Less interest on loans, lower labor costs and avoidance of back charges are all benefits of modular. The off-site work keeps materials from being subject to theft, particularly in urban areas.

**No weather-related construction issues** - Off-site fabrication results in improved construction efficiency and productivity. A controlled environment precludes weather delays while improving quality control. All materials and construction methods are subject to third party inspection within the factory and must adhere to national IBC standards as well as local building inspection to meet code. Greater durability is evidenced by the use of 10%-25% more materials for structural integrity in order to withstand the rigors of transportation.

**A solution for difficult sites** - Imagine building a hospital in Fairbanks—in the winter. A building using typical construction methods could span several seasons. Modular's indoor construction and quick onsite erection make it a great choice for projects in harsh climates and hard-to-get-to sites.

**Limited on-site disruption** - Less of a nuisance to surrounding communities and businesses given majority of the work of completed off-site.

**Less Waste** - Materials are easier to recycle through the lean manufacturing methods used inside the facility and environmental principles can simply to be put into practice.

**Easier quality control** - The modular method of "in-house" design and production helps designers, engineers, and builders spot problems early on.

