

Modular Construction vs. Traditional Construction

What is modular building?

A modular building is one that is built indoors in a **factory-like** setting.

The finished products are covered and transported to their **new locations**, where they are assembled by a builder.

A modular building is not a mobile building; it is simply a building that is built off-site, as opposed to on-site.

The building is often called factory-built, system-built or prefab (short for prefabricated) building.

Modular buildings are being widely used to create satellite clinics, urgent care clinics, **laboratories, physicians' offices**, diagnostic centers and health care facilities.

Is modular building cheaper than traditional building methods?

Prefabricated components can be installed quickly and easily.

A quick install results in a lower cost of **labour** when compared to conventional construction.

Modular building is the best possible solution for hospitals on tight budgets as going modular helps in reducing construction costs by **9 to 20%**.

Modular construction reduces energy consumption during the building process by around **67%**.

How modular building saves a business money?

10%
20%
You can expect to spend **10% to 20%** less on your building if you choose to build modular.

Modular manufacturers create multiple **buildings every month**, and so are able to order items they need in bulk, reducing the cost per item.

Modular components are **pre-engineered** that contributes to reducing the amount of engineering and architectural time required to design your building.

With up to **50%** time-savings over traditional construction and an average construction time of **180 days**, modular building accelerates your return on investment.

How modular building can be of benefit to the medical industry?

The healthcare field is a leading adopter of **large-scale** modular construction.

The **standardisation** of room environments greatly contributes towards healthcare-worker efficiency.

The **repetitive design** allows staff to quickly locate equipment, and floors can be reconfigured to meet patient needs.

Why is modular building quicker?



Construction **begins** in the factory at the same time the foundation is being constructed on the site.

Modules are shipped up to when they are **95%** complete and include interior and exterior finishes, plumbing, electrical and flooring.

Weather and **vandalism** have almost no impact on the schedule.



Grading and Site Prep

DAY 1

Grading and Site Prep

Foundation Construction Begins

DAY 10

Foundation Construction Begins

Start Building Modules

Construction begins in the factory at the same time the foundation is being constructed on site. Weather & vandalism have almost no impact on the schedule.



Foundation Complete

DAY 40

Foundation Complete

Start Shipping Modules

Modules are shipped up to **95%** complete and include interior & exterior finishes, plumbing, electrical and flooring.

Framing Begins

Start Shipping Modules

Modular buildings are treated as traditional and must follow federal, state and local zoning and code regulations.

Roofing, Siding, Insulation

Interior/Exterior Finishes

DAY 65

Roofing, Siding, Insulation

Site Cleanup & Landscaping

DAY 80

Install Windows & Doors

GRAND OPENING!

DAY 90

Rough Electrical & Plumbing

Appearances can be the same as any traditional site-built building. Once completed there is no visible difference between modular and traditional buildings.

Interior/Exterior Finishes

Open for Business 25 Days

DAY 115

Interior/Exterior Finishes

Open for Business 45 Days

DAY 135

Finish Electrical & Plumbing

Open for Business 65 Days

DAY 155

Finish Trim and Touch Ups

Open for Business 80 Days

DAY 170

Site Cleanup & Landscaping

90 Days of RO...

DAY 180

GRAND OPENING!

With up to 50% time-savings over traditional construction and an average construction time of 180 days, modular building accelerates your return on investment!

Why is modular building more reliable?

Modular components can be easily expanded, relocated or reused.

This flexibility allows them to adapt to future changes or expansion.

Modular units are manufactured indoors under strict and controlled conditions, shielded from rain, wind and other elements.

Materials are kept and used in dry or moderate temperatures, thus eliminating twisting, warping and associated waste, and poor quality products.

Modular buildings are built to the same standards as conventional buildings.

The controlled environment of modular construction allows for excellent quality management in healthcare facilities.

Why does modular building costs less to maintain?

The **durable prefabricated** wall panels require little maintenance beyond occasional surface cleaning.

This eliminates the cost of replacing, **surface repairs** and other maintenance associated with conventional construction.

Why should Building owners consider modular building?

Modular buildings can be more affordable than **site-built** buildings.

Their shorter build time will save you money on the overall construction.

Modular buildings are much more **energy-efficient**, so your monthly expenses will be substantially less.

The speed of construction is increased by **50%** while building a modular building.

Why should a business go with modular building over site-built construction / traditional construction methods?

According to the Steel Construction Institute report, the short build times are **50-60%** less than traditional on-site construction, leading to an earlier return on investment.



Compared to site construction, modular construction is about **30%** of the weight of conventional masonry construction.

Efficient factory production techniques are much less wasteful, and installation is less disruptive on site.



Modular construction lowers the capital cost by up to **10%**

Where can you get modular building services?

<http://www.mtxcontracts.co.uk>

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