

MODULAR SURE SITE

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modularsuresite.com



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Changing the way we

build and view Modular Projects

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About

- Founded in 2017
- Completed residential projects in Keystone, Evergreen, Golden, Woodland Park, Denver; One box up to Four box custom homes
- Modular consulting began in 2020 on Multi-family projects
 - 32 Unit Townhomes, 12 Townhomes, 4-Plex Building, 32 Unit Apartment Complex, 168 Unit Hotel Project
- Brand Ambassador for Modern Mod Factory, MSS has a dedicated factory line for both residential and commercial modular projects
- Small and Mid-level developers and builders focus, we create builds that do not look like manufactured product
- Build residential, commercial, ADU's and garages with our factory partner
- 2019 Podcast: System Build Lifestyle with Devon Tilly of the Art of Construction
- 2020 Offsite Construction Series on Youtube; monthly interviews with industry experts worldwide
- Contributing writer for Colorado Builder Magazine on Offsite Construction
- 2021 launched modular construction media platform offsite.dirt.com



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Construction News

What is Modular Construction?

- Modular construction or offsite construction has been around for 100+ years
- Modules are built inside a factory or manufacturing plant, include boxes that are design MEP, mechanical, electrical and plumbing- white label boxes
- Traditional construction is the norm or current construction built on the work site where Modular- volumetric, panelized and container homes are all considered offsite construction (buildings built in factories).
- The build product is a complete finished product that is shipped to the site, set on a foundation and connected together



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Benefits of Modular Construction

- Quality control - all modules are inspected and built inside a controlled environment, especially when it comes to sprinklers, security systems, and increasing demand of economies of scale.
- Labor productivity is also increase, because crews are equipped with precise tools and machinery, more controlled workflow to be less prone to disruption
- Safety, workers are not exposed to hazards of extreme weather, no ice and air quality.
- Schedule is much less vulnerable to delays due to poor weather conditions. There is more of a predictable schedule.
- Cost predictability, once a project is contracted the price doesn't increase unless the client has a change order, even then, the predicted price is stated and locked in.
- Speed to completion, most homes are complete in 7-9 months. Typical commercial projects take 12 total months to build, 3-12 months in planning



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Modular construction can speed construction by as much as

50%

And it can cut costs by

20%

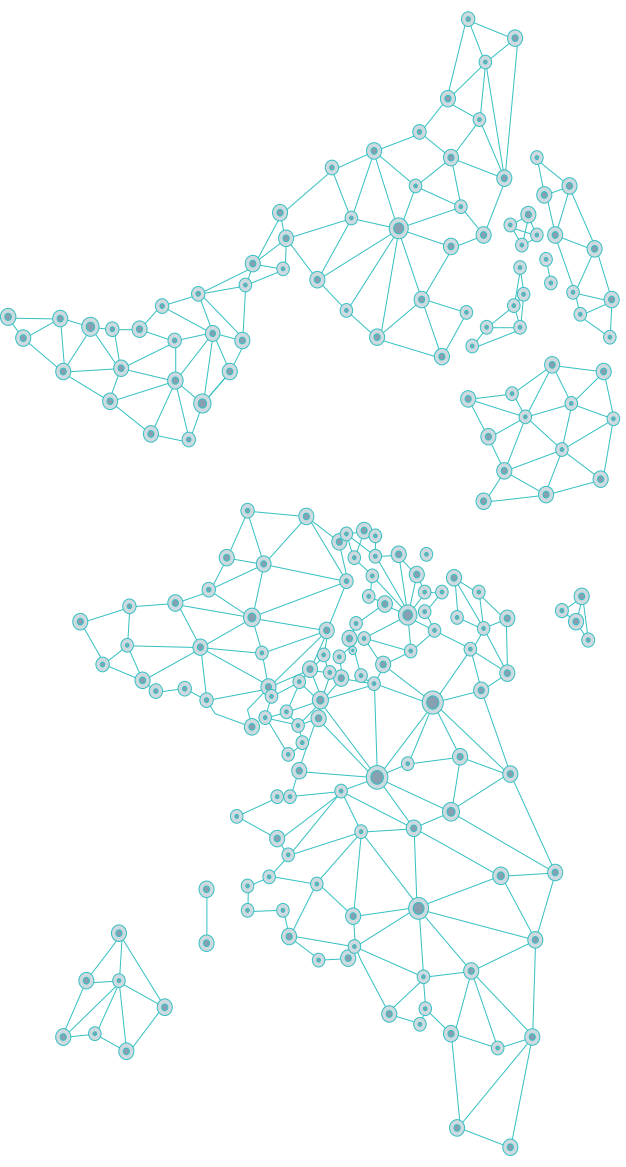
Set & Stitch



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International Residential Code

- Modular constructed homes are built under the same IRC code as traditional builds.
- Being built under the same building code, allows the home to appraise for the same value as the traditional home that it is being compared to same details, 2 beds and baths
- IRC codes are different in each municipality and are met in the construction phase of build.
- All factory plans are inspected and approved by the state and to be included in the building permit set at the time of construction.



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Offsite Build Process for New Home Construction



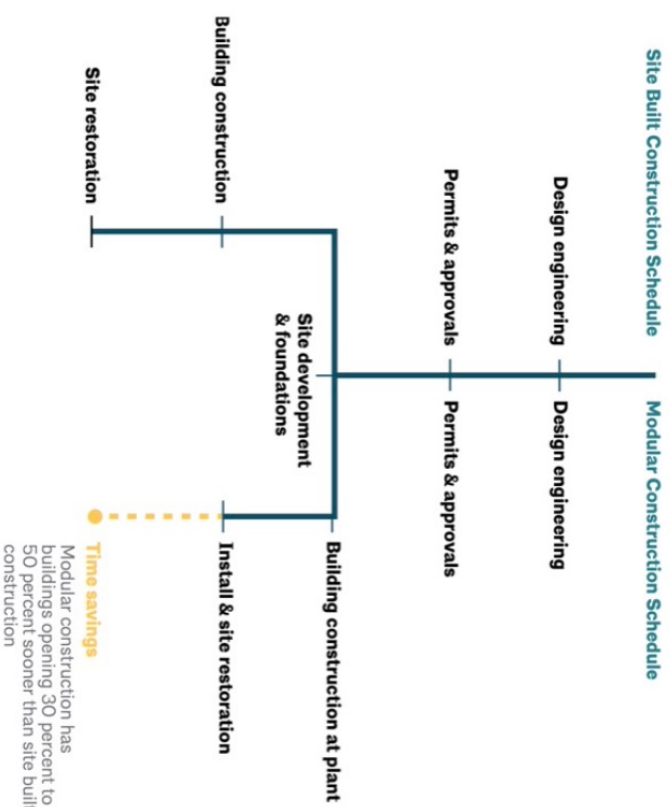
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- The process is very similar to traditional construction, you need land, the home and site work to complete the project
- The land is typically purchased with an agent or home seller. Always request Survey Plot Map, any documentation on well or septic, and 90 days due diligence for soils test
- All modular homes need a General Contract to complete tasks for the home to acquire the certificate of occupancy
- All three areas make up one budget, land, modular home and site work for a construction loan
- Make sure to know several other factors for your home, transportation costs, set and stitch and crane fees
- Many banks and lenders in Colorado love working with modular because prices are fixed on the home.
- We can supply a list of lenders request
- Typical building inspections are the same for modular and traditional construction. The modular home is inspection for the entire home (if the factory is not registered with the state), and the set & stitch is also inspected by the state.
- Once the home arrives on-site, the entire home is completed with floors, counters, countertops, sinks, toilets, lights, trim, doors and windows.

Offsite Build Process for New Home Construction



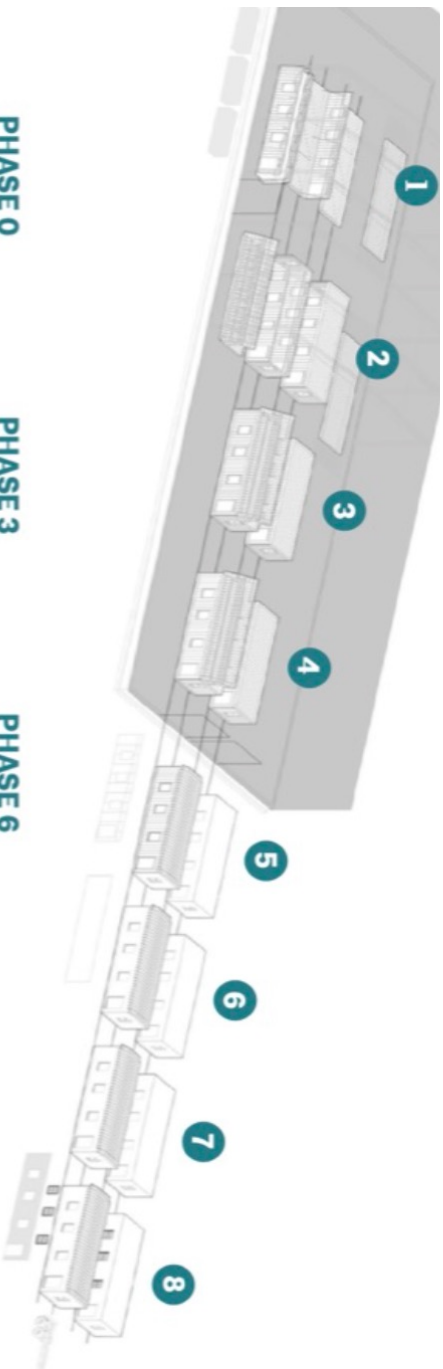
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Modular Factory Setup



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PHASE 0
general
material assembly

PHASE 1
floor framing & decking
int./ext. wall framing
'box' mounted to chassis

PHASE 2
roof framing/mounting
ceiling attached to 'box'
interior partition installation
rough plumbing

PHASE 3
sheetrock (walls)
rough electrical (walls)

PHASE 4
sheetrock (ceiling)
batt/spray foam insulation
rough electrical

PHASE 5
exterior plywood sheathing
rough opening cleanup
general interior cleanup

PHASE 6
exterior plastic sheathing
interior finish work
(paint, trim)

PHASE 7
finish plumbing
finish electrical
install flooring

PHASE 8
install windows
install siding
weatherproof

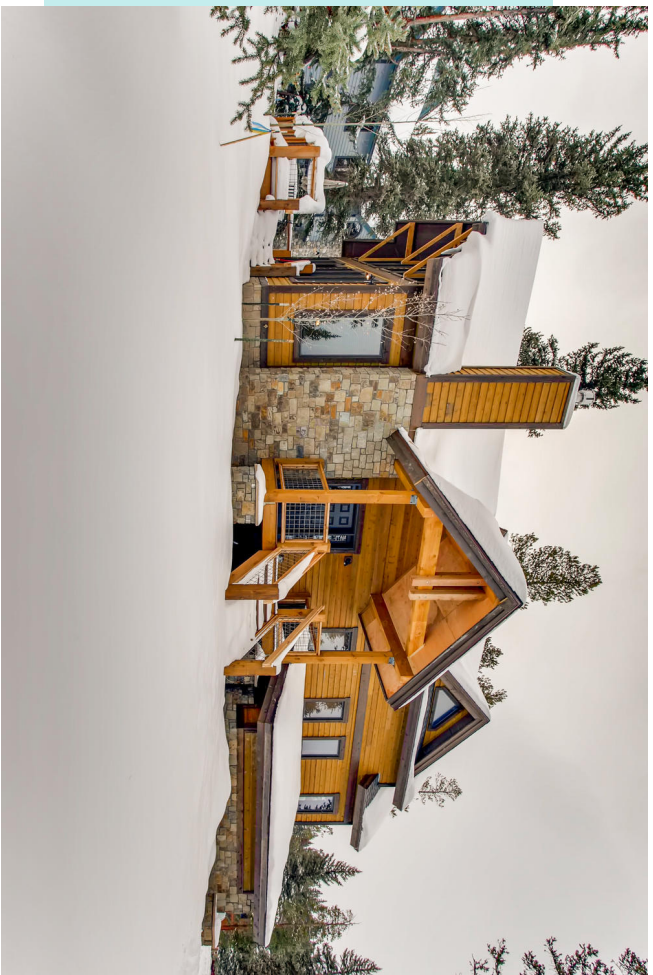
Commercial Projects



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- The process on commercial projects is all about pre-construction and building your modular team at the front end of the project.
- It is important to have an experienced team, that understands, civil, structural, architectural, set and stitch, and build requirements for IBC, International Building Code
- There are many ways to create and design products for multi-family, hospitality, hospitals, schools and other large builds. Each specific design is created under similar traditional language but, also must coordinate with the factory's design size box details from 12', 14' 15' in widths to 40' - 72' in length along with creating corridors for connecting hallway, utilities and elevator uses.
- Currently there are modular elevator companies to assist with streamline the process of the build from 6 months of build to 18 days install with a modular elevator
- There are companies that provide concrete panels for the podium floor designs, again streamline build times.
- Panel companies provide ready cut and built side walls, roof and floor systems to speed up build times and create more efficiencies, saving weeks and months or time spent on that one task.
- 1-5 Floor designs are typically wooden frame, anything above 5 floors is steel frame design

Projects



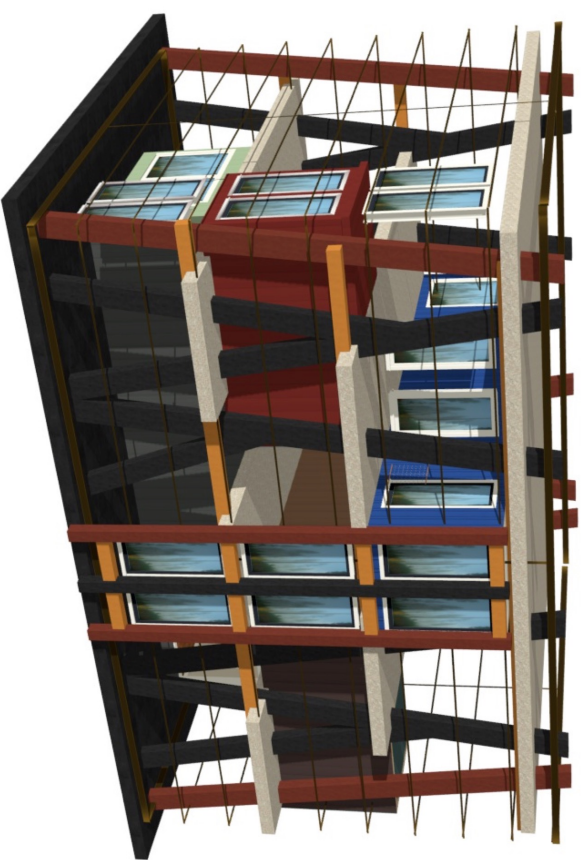
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Projects



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