

MODULAR CONSTRUCTION OVERVIEW

We hope you enjoy and learn a little more about the benefits to Modular Construction in our 3-part series.

No construction project is the same. In addition to variables affected by zoning, local ordinances, property configuration, and market demand, the most important factors are the construction period and the project's market delivery.

The crux of modular construction is to compress the construction schedule to achieve early completion compared to what would have been projected with on-site construction.

This presentation contains three modules explaining the benefits to investors of a compressed schedule, the increased returns, and the considerations when measuring risk.

When a project is considered a candidate for modular construction, the benefits to the investors, developer, and contractor are based on the fundamentals of the time value of money. The sooner the money is generated and available for distribution to the investors, the sooner value is created, and profits are realized.

This presentation will introduce the benefits of this construction technique:

- quality
- cost
- scheduling

and will present solutions to the issues faced under conventional construction methods.

On the flip side, developers must be aware of the drawbacks and understand that not every project is a candidate for modular construction.

No one will be an expert on modular construction at the end of this presentation. Still, everyone will be conversant with the concept and able to recognize the benefits and drawbacks specific to your project.

Modular vs Traditional Construction

Below is a side-by-side comparison of the uncertainties faced in every construction project and the proven benefits of modular construction.

Factor	Modular	Traditional
Schedule	Parallel, compressed	Sequential, weather-dependent
Cost Certainty	Higher	Lower
Quality Control	Factory-controlled	Field-dependent
Labor Risk	Centralized workforce	Local labor constraints
Waste	Lower	Higher

Representative Project – Multifamily 50-80 Units



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