Thinking Inside the Box: Modular Construction Demystified

Explaining the Graphic: Boston’s Largest Modular Project
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Disclaimer: This presentation was developed by a third party and is not funded by WoodWorks or the Softwood Lumber Board.
THE GRAPHIC - PROPOSED

BLDG A

- Adaptive reuse
- 46 Units
- 5,000 SF Restaurant Space
- 16 surface parking spaces
- 40,000 SF GSF

BLDG B

- Modular Construction [128 modules]
- 125 Units
- 97 Garage parking spaces
- 100,000 SF GSF [w/o parking]

TOTAL PROJECT

- 171 Units [23 IDP Units]
- 113 Parking spaces
- 140,000 SF GSF [w/o parking]
ADAPTIVE REUSE AND MODULAR
TIME = MONEY

- Make decisions early.
- No changes!
- Save 3-6 months!
SIMULTANEOUS CONSTRUCTION

4/20/2018

4/12/2018
BUILDING LAYOUT
UNIT LAYOUT - STUDIO
VISUALIZATION – LAYOUT & FINISHES
Architecture model

Contractor model

Modular 2D
COORD - MODULE

1" AIR SPACE
1/2" PLYWOOD SHEATHING
2x4 WOOD STUDS @ 16" O.C.
(1) LAYER TYPE "X" GWB EACH SIDE
SOUND ATTENUATING BATT INSULATION

TYPICAL MODULAR FLOOR/CEILING ASSEMBLY
(TOP TO BOTTOM)
- FINISH FLOORING (REFER TO FINISH SCHEDULE)
- OSB PANEL SHEATHING
- WOOD JOIST
- NON-COMBUSTIBLE FIBERGLASS BATT INSUL. TO FILL CAVITY
- CEILING JOISTS @ 16" O.C.
- RESILIENT CHANNEL @ 16" O.C. TYP.
- 5/8" TYPE 'C' GWB
UL L539
LOGISTICS

PHASE 1
28 Modules

PHASE 2
40 Modules

PHASE 3
60 Modules

CRANE SPECIFICATIONS
MODEL: GROVE GMK6400
LOAD RADIUS: 130 FT
LOAD WEIGHT: 35000 LBS

MODULE DETAILS
NUMBER OF MODULES: 128
WEIGHT: 25000 - 35000 LBS
DIMENSIONS: W13" x 6" x L60" x H10" - 6"
FACTORY VISITS
STACKING IN FINAL LOCATION
SEQUENCING

Week 1

Week 2

Week 3

Week 4

Week 5
FINAL PRODUCT - INTERIORS
LESSONS LEARNED:

1. Decide Modular early and don’t make changes
2. Modular can save time but is not a “silver bullet”
3. No limit to design, as long as you coordinate
4. Teamwork, communication & collaboration is critical
5. Spend time at the Factory!
THANK YOU

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