Thinking Inside the Box: Modular Construction Demystified

Explaining the Graphic: Boston’s Largest Modular Project
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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

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

Why isn't it cheaper?

Mod Precon AGMT NTP
Finishes
Save 3-6 months!
Steel
Podium slab poured
Mod Factory
Mod Stacking
SIMULTANEOUS CONSTRUCTION
UNIT LAYOUT – 1BR
VISUALIZATION – LAYOUT & FINISHES
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.
-RESCILIENT CHANNEL @ 16" O.C. TYP.
-5/8" TYPE 'C' GWB
UL L539
COORD – BUILDING/FIELD
LOGISTICS

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’ - 6” x L60’ x H10’ - 6”
FACTORY VISITS
SEQUENCING

Week 1

Week 2

Week 3

Week 4

Week 5
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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