FOLLOW THE **LOGIQ**

SMART OFF-SITE CONSTRUCTION

LARGEST MODULAR HEALTHCARE FACILITY IN NORTH AMERICA

Athens Medical Campus • Athens, OH • 4 story • 100,000 SF

MODLOGIQ
SMART OFF-SITE CONSTRUCTION

"You want the best building, but you want the best price, too. And that's the beauty of the system."

Mark Molen, AIA
Molen Design

"The ability to offer Emergency Department services 15 months earlier than traditional construction would have permitted is millions and millions of dollars in revenue. With the right partners, even buildings with significant complexity—medical buildings with medical grade hospital construction—can be efficiently designed and delivered with modular off-site construction."

Scott Cantley, CEO,
Memorial Health System

"With typical construction, you have about a 25% to 30% general waste of materials. With this system, we're about 2%. It wouldn't surprise me that in next 30-40 years, this becomes the dominant delivery method for facility development in the United States."

Bob Gesing, AIA
Medical Innovations Development

"We can react to the market a lot faster. If this was as conventional project, I would probably have the concrete floor poured and that's it. But I essentially have 100,000 square feet that's 80% to 85% complete. You can't get that speed to market with conventional."

Kevin Hudson, Director of Facilities,
Memorial Health System

"Our current emergency department is doing about 47,000 visits a year. The disruption to the campus and the traffic that would have been here if we were doing normal stick-built construction—they didn't happen. All those things happened off site. The patients, the caregivers, the staff weren't having to deal with trucks coming in and out and noise and banging. Those were taken off the table—they were out of the equation."

Mark Tarlton, Senior Director of Facility Planning & Construction, Beth Israel Lahey Health

FOLLOW THE LOGIQ

Ready-to-Assemble Components

Pre-Assembled/Pre-Fabricated Trusses & Joists

Interior Wall Panels

Exterior Finished Wall Panels

Permanent, Full Volumetric Buildings

0% **PRE-FABRICATION | PRE-ASSEMBLY | PANELIZATION | FULL VOLUMETRIC** 100%

COST CERTAINTY | SCHEDULE ACCELERATION | LEAST SITE IMPACT | SUPERIOR QUALITY | GREATER SUSTAINABILITY

Cold formed metal framing kit-of-parts slashes framing time up to 60%

Pre-assembled/pre-fabricated trusses and joists minimize weight and engineering and speed completion

Panelized exterior wall assemblies reduce labor requirements up to 50%

SMART OFF-SITE CONSTRUCTION achieves finish levels of 85% and higher to dramatically reduce site impact and accelerate schedules up to 50%

MODULAR SOLUTIONS OPTIMIZED FOR YOUR PROJECT REQUIREMENTS

With MODLOGIQ, off-site modular construction is never "all-or-nothing." It's a flexible continuum from pre-fabrication to pre-assembly to panelization to full volumetric — all delivering key benefits:

- **Cost Certainty**
- **Schedule Acceleration**
- **Least Site Impact**
- **Superior Quality**
- **Greater Sustainability & Safety**

As a trusted, award-winning leader in the modular industry for more than 45 years, MODLOGIQ is uniquely qualified to be your single source supplier of end-to-end prefabrication and modular solutions.

- Cut framing time up to 60% with ready-to-assemble cold formed metal framing components and pre-packaged kit-of-parts
- Reduce labor requirements, minimize weight and engineering, and speed completion with light gauge steel pre-fabricated joists, pre-assembled trusses, and panelized wall assemblies,
- Open a permanent building in a fraction of the time with full volumetric, Type I/II steel and concrete modules – completed off site to a finish level of 85% or higher

"We were looking for a company with experience in modular construction and that was capable of delivering on-time. There was no other company that could match their experience and quality."

Dan Collins, Senior Associate Director of Facilities, Gotham Health, NYC Health + Hospitals

UNIQUE **CLIENT** CHALLENGES? | **SMART OFF-SITE** MODULAR SOLUTIONS



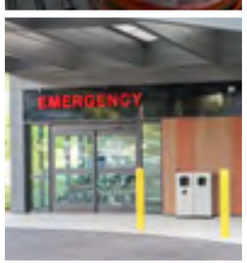



1. LARGEST MODULAR HEALTHCARE FACILITY IN NORTH AMERICA

- **CHALLENGE.** Memorial Health System sought to introduce comprehensive healthcare services into a new market using a phased approach that prioritized delivery of needed ER services while also generating funding for the project.
- **SOLUTION.** Off-site fabrication of 200+ modules began at the same time as extensive civil permitting and site preparation for the environmentally-sensitive site took place. This included a large-scale retaining wall to meet stringent regulatory requirements, plus the foundation for the building and completion of the site-built parking garage.
- **RESULTS.** The emergency department with world-class capabilities opened nearly 1-1/2 years sooner than would have been possible using conventional site-built construction, generating millions in incremental revenue. Comprehensive imaging services launched just 60 days later—nuclear medicine, MRI, X-ray, ultrasound, CT scan, etc.—and examination, treatment, surgical, and administrative capabilities followed just 60 days after that.



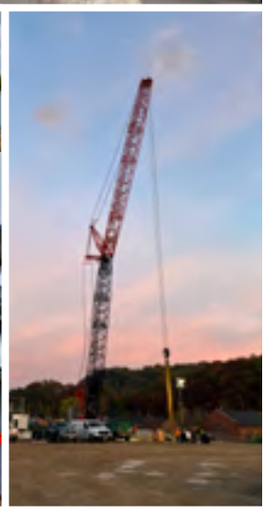




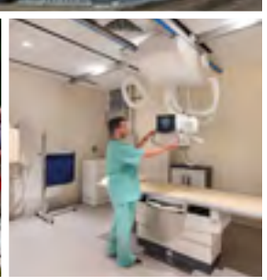


Memorial Health System
Athens Medical Campus

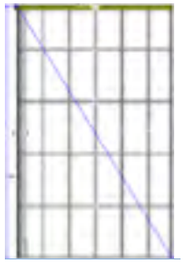






UNIQUE **CLIENT** CHALLENGES? | **SMART OFF-SITE** MODULAR SOLUTIONS

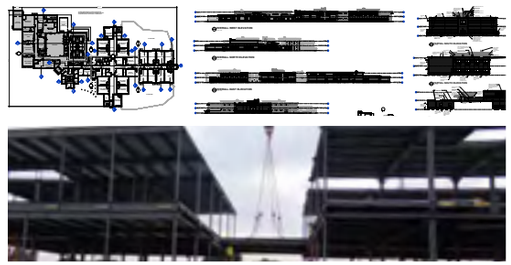


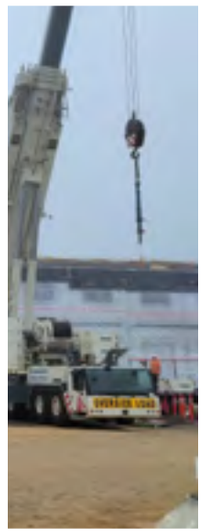

2. WALMART ONLINE PICKUP EXPANSION

- **CHALLENGE.** Walmart sought a fast, cost-effective way to expand capacity for online pickup at existing stores that also offered the ability to scale rapidly across multiple geographies while minimizing operational disuption.
- **SOLUTION.** Repeatable yet easily-customized modular design uses pre-fabricated panels to rapidly build out same-store pickup and delivery facilities.
- **RESULTS.** In half the time that conventional construction would have required, an existing Supercenter added 1,750 square feet of functional space with virtually zero impact on store operations. The standardized fabrication process can be executed by modular manufacturers in multiple regions, optimizing geographic expansion.



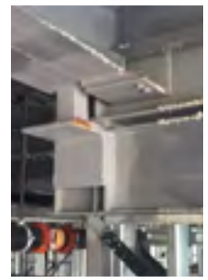
Walmart Supercenter
Online Pickup

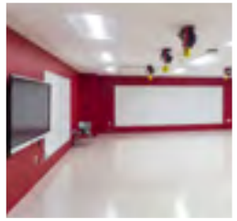
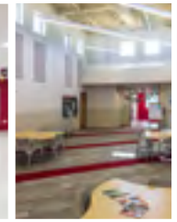


3. K-12 "PLUG & PLAY(GROUND)" CONCEPT

- **CHALLENGE.** Prince George's Country Public Schools couldn't identify affordable/satisfactory greenfield sites for their new Cherokee Lane Elementary School.
- **SOLUTION.** MODLOGIQ and its partners pioneered the concept of using the school's existing playground/athletic field as the new school site. MODLOGIQ began fabrication of 200+ modules at our off-site facility while classes proceeded without interruption. At the same time, the CM/GC worked on permitting and site prep.
- **RESULTS.** Despite upfront delays due to civil permitting, we were able to cost-effectively "plug-and-play" a showcase school onto the old playground months sooner than possible with conventional construction—without disrupting school operations—for an on-time, fall semester opening.


Cherokee Lane
Elementary School

UNIQUE **CLIENT** CHALLENGES? | **SMART OFF-SITE** MODULAR SOLUTIONS

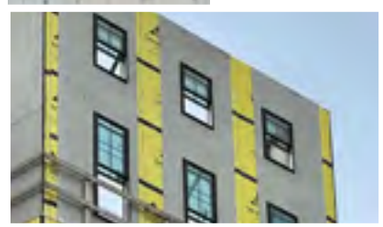
3. CHASE BANK MODULAR PROTOTYPE PROGRAM

- **CHALLENGE.** Chase Bank was evaluating faster, more efficient ways to quickly open branches in secondary and tertiary markets while maintaining brand standards.
- **SOLUTION.** MODLOGIQ provided design assist and built a repeatable modular retail branch off-site while demolition of an existing building and site prep took place in Blue Springs, MO. High-hat modules and modular parapets delivered the monumental facade required by Chase brand standards.
- **RESULTS.** The new branch opened less than 100 days after groundbreaking. During off-site construction, the Chase team was able to walk through the fully assembled prototype as work progressed in our plant, enabling them to refine the prototype before final modules were delivered for installation/completion.

JP Morgan Chase Bank
Retail Branch Prototype Program

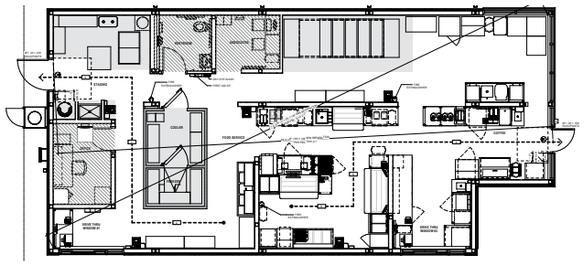
5. CASA BELLA MULTI-UNIT HOUSING

- **CHALLENGE.** Developer/GC Jeff Long Construction wanted to expand an existing senior living facility with a 7-story, 256,000 square foot addition, but labor availability and disruption to current residents were major concerns.
- **SOLUTION.** MODLOGIQ designed and fabricated off-site hundreds of light gauge steel exterior wall panels with finished windows and cladding, as well as pre-assembled, cold-formed metal framing joists and pre-fabricated interior walls that could be assembled in half the time with 50% fewer skilled trades people.
- **RESULTS.** The 195-unit Casa Bella facility was completed in record time, opening months sooner than possible with conventional site construction—with zero delays due to labor shortages and minimal impact on residents.



Casa Bella / Graystone
Senior Living Center

UNIQUE **CLIENT** CHALLENGES? | **SMART OFF-SITE** MODULAR SOLUTIONS



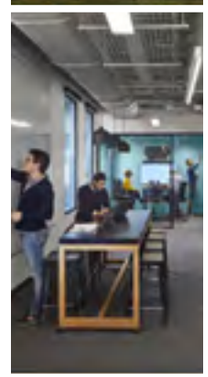
6. WAWA DRIVE-THRU FOOD SERVICE EXPANSION

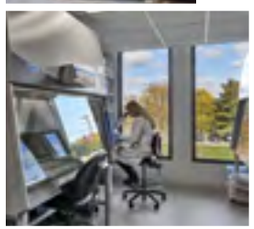
- **CHALLENGE.** Wawa leveraged the inherent scalability off-site modular construction to power their aggressive plans to add ~900 new locations—including the rollout of a new concept: drive-thru-only food service stores.
- **SOLUTION.** MODLOGIQ adapted Wawa's initial designs to create a modular concept that could be rapidly and efficiently fabricated, while still delivering on Wawa's brand look, including their famous slanted roof.
- **RESULTS.** Two drive-thru only stores for two geographically dispersed locations were fabricated, transported, installed, and equipped with the latest food prep capabilities. Both stores opened months sooner than possible with conventional site construction, particularly the Florida location, where labor availability was uncertain.

Wawa
Drive-Thru Food Service

7. HARVARD'S PERMANENT YET RELOCATABLE LAB

- **CHALLENGE.** Harvard University needed a permanent structure that would comply with the stringent criteria for life science labs yet could also be economically relocated in the future to conform with their 10-year campus plan.
- **SOLUTION.** MODLOGIQ delivered a Type I building built with structural steel and light gauge steel framing. The advanced modularized design will allow the modules and all safety, fire, venting, refrigeration, and other systems to be disassembled and moved for fast, efficient relocation.
- **RESULTS.** This state-of-the-art life science research facility features wet labs with 30 lab benches, tissue culture rooms, freezer, fume hoods and cold room. A flexible open concept, use of glazed partition walls, and 2-story study hub surrounding the ornamental staircase fosters collaboration.





Harvard University
Pagliuca Life Science Lab

CONVENTIONAL SITE-BUILT CONSTRUCTION

BUDGET OVERRUNS
- 85% of conventional on-site construction projects exceed their budgets
- 10-25% budget overrun is most common amount

SCHEDULE DELAYS
- 8 in 10 conventional projects miss their deadlines
- Multi-week delays common, months for large projects not unusual

SITE DISRUPTION
- Weeks/months of construction safety hazards, detours, noise, dust, and operational disruption

VARIABLE QUALITY
- Inconsistent contractors and trades leads to inconsistent quality
- Weather and site storage problems spoil materials and degrade quality

EXCESSIVE WASTE
- Typically 25-30% general waste of materials
- Construction waste responsible for 1 in every 4 tons of total waste stream

STANDARD MODULAR CONSTRUCTION

COST CONTAINMENT
- Dramatic design and build-process efficiencies
- Avoid delays/costs caused by labor shortages & weather

SCHEDULE REDUCTION
- 30-50% shorter schedules with modular construction taking place off site at the same time as site preparation is underway

REDUCED SITE IMPACT
- Majority of work completed at plant, reducing deliveries, workforce traffic, and construction hazards at the site

IMPROVED QUALITY
- Fabricating in controlled environment with in-place workforce protected from weather delivers higher quality

REDUCED WASTE
- Ability to recycle significant amount of materials
- Greatly reduced spoilage due to weather and other site factors

MODLOGIQ

SMART OFF-SITE CONSTRUCTION

All the advantages of standard modular construction, plus...

COST CERTAINTY - GOODBYE BUDGET OVERRUNS
- **Building Information Modeling (BIM).** We maximize value engineering and prevent change orders by codifying design, materials, and schedule via BIM
- **Established network of modular experts.** We optimize efficiency and avoid expensive scope gaps/overlaps by working with architects, engineers, and construction firms who are highly experienced in off-site modular construction

SCHEDULE ACCELERATION - SAVE WEEKS/MONTHS
- **Fits together at plant = fits together on site.** No installation delays and fastest possible completion due to modules built together at the plant just as they will be on site, with components and systems fully connected, tested, inspected, and approved
- **Reliable workforce.** Local/regional labor fluctuations don't slow down our skilled, in-place team and established network of contractors/subcontractors

LEAST SITE IMPACT - NEAR-NORMAL OPERATIONS
- **85% completion.** We further reduce site impact and laydown requirements with components, systems, finishes, FF&E, etc. built to the highest completion rates possible at our plant
- **Built together.** Projects are erected on site in mere days — not weeks or months — thanks to the precise fit and finish achieved at the plant

SUPERIOR QUALITY - CONTROLLED ENVIRONMENT + MODULAR EXPERTISE
- **100% off-site modular workforce.** No one can match our 45+ years of success building hundreds of industry-leading, award-winning, high-profile modular projects
- **Controlled conditions.** We achieve levels of quality and safety simply not possible at crowded job sites/remote locations that are often wet, muddy, windy, freezing, etc.

MOST SUSTAINABLE WAY TO BUILD - 1% WASTE
- **Efficient design/sourcing.** We eliminate waste before it starts with pre-cut structural steel, no-waste/low-waste kit-of-parts ordering, and much more
- **100 tons and counting.** We recycle, re-purpose, or reuse massive amounts of steel, aluminum, lumber, flooring, roofing, wiring, piping, and other building materials plus shipping and product packaging, too

- Annual capacity to build 250,000 square feet
- 350,000 SF outdoor production space
- 60K SF indoor production space
- 30-ton and 10-ton cranes

MODLOGIQ
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