



AVONMODULAR

HYBRID INNOVATION - REDEFINING CONSTRUCTION

Modular(component construction) Vs. Conventional FACTS

Issue	Modular	Conventional
Cost Factor	More value for the dollar /Cost can be controlled by purchasing materials in volume and waste is minimized due to the fact that material is utilized in the next Building. Factory workers are paid less than contractors (cost savings can be passed on to owner). Also, change orders are rare as building arrives onsite 80% - 95% completed.	Due to longer building schedule and the use of contractors and sub contractors labor is significantly more expensive/ Materials are wasted and landfills are filled with unnecessary waste. (The material waste is approx. 15% more in site built construction and the expense is passed on to the customer). Also change orders are much more common in site built construction due to the long construction time and mis-management of the construction process as contractor losses money due to long labor hours & material waste which somehow gets passed on to the owner.
Quality Assurance	Continually monitored and supervised through the entire construction process. Each building section (I.E. floor, walls, electrical, mechanical, roof, etc.) has supervisors over seeing that phase of construction.	Monitored by general contractor periodically, and possibly 1 superintendent. Quality assurance can be manipulated at times due to relationship with sub-contractors.
Design	There are constraints in transportation of modular units. Buildings are built to the latest State Building Code requirements and the same building materials are used as per site built construction. Architectural drawings are completed much faster as manufacturer has in-house engineers and architects on staff. Typical time frame for completion is 2-3 weeks.	There are less limitations in design and transportation problems are limited. Buildings are built to the latest building code requirement. Architectural drawings take much longer to be completed than prefabricated buildings. Design has to be red-line several times before owner gives final approval. Typical time frame for site built architectural plans to be completed is about 2-3 months. Architectural plans are much more expensive. Many times plans are Not designed to help owner cost.



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Climate & Weather	Factories maintain a climate controlled environment, work can continue in any season and weather condition/ maintains an advantage as far as controlling mold, no materials are damaged due to weather conditions/ loss of materials due to theft and accident are minimized	Sheetrock, wood and other building materials can be damaged due to adverse weather conditions/ work has to be stopped in severe weather and resumes at the whim of the weather / Delays can be expensive and unpredictable. Many materials are damaged due to severe weather and sometimes the structure is damaged.
Warranty	Are included or added on for a nominal amount/ can be transferred	General Contractor establishes policy/ Usually not transferable
Technology	Factories utilize the most updated equipment that assure that all corners are square and walls are plumb/ modular buildings are built from inside and outside simultaneously and are therefore tighter in regards to air flow/ must be vented properly	Technology plays less of a role due to the lack of factory equipment. Technology can be utilized in later stages and in a more flexible manner. Many times walls are shimmed to appear aligned without owner knowledge.
Structural Integrity	Commercial modular buildings are built to the highest & latest building code standards required by the State. Building will be inspected by the State Inspector, and then inspected once again by the local building inspector. Modular units need to be transported and/or craned in place therefore each unit must have separate structural integrity/each unit uses a higher percentage of Steel or lumber than any traditional built structure.	Local building codes are adhered to by builders. The building phases are checked by inspector's onsite. The inspectors will ensure that each phase of the building process is up to code. Inspection process is very time consuming and sometimes cost owner money when building has to be re-inspected.



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Flexibility	Modular units are unforgiving and measurements need to be very close. Buildings can be re-locatable if ever needed.	Site built buildings can be flexible and be adapted to the circumstance/ changes can be expensive and lucrative to the contractor
Liability	The Building is shipped approx. 80% - 95% completed depending on the design/ ownership does not start until the modular is delivered to owner site. Therefore your exposure to liability is far less / the buttoning up process of modular still takes tradesmen but their role is limited and with far less time spent on the building site. Also, less sub-contractors are on the project and far less chance for accidents or conflicts.	The construction process is far more drawn out, exposing the builder to a greater array of possible liability situations/ Insurance is always an issue, especially workman's compensation /stick built work sites are usually full of debris with possible dangerous outcomes that can occur (Make sure your G.C. and subcontractors have the necessary insurance). More sub-contractors will be onsite and greater chance for accidents and or conflict between sub-contractors and GC. Ultimately the liability will fall back on the owner.