

### **What are modular buildings?**

Modular buildings are sectional prefabricated buildings manufactured in a plant, and delivered to the customer in one or more complete modular sections. Most of the components (electrical, plumbing) are already installed and are tied together when the building is set in place. The floor, the walls and the roof can all be in production and then assembled. Finishing details may be left to complete onsite.

The modular construction method is one in which individual modules stand alone, or can be assembled together to make up larger structures. They can be simple construction mobile offices or permanent multi-story structures. Is there a difference between modular buildings and mobile offices?

Modular buildings with a concrete floor or permanent foundation are meant to be permanent structures and are recognized as such. Portable offices are meant to relocate from site to site.

### **How long will it take to build my project?**

Depending on the number of modules and the complexity of the interiors building time varies. Because the structure can be built offsite; the site work can proceed while the building is manufactured. This dual time-line of site work/ building construction can result in substantial time savings from start to finish.

What are other considerations when determining the time line?

The site preparation, permits, long lead items and weather might effect the time to complete your project.

## FAQs

Written by Administrator

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### **How are my buildings delivered?**

The buildings are preassembled at the factory and packaged for transport per Department of Transportation requirements. On occasion, special escorts and shipping permits are required.

What are some of the uses of modular buildings?

Modular buildings can be custom designed for your specific needs. OnSite is very interested building unique and customized buildings. Some of the more common uses include modular classroom buildings, portable buildings, bank buildings, retail space, churches, business or sales offices, daycare buildings, dental or medical clinics, public works, barracks, dormitories and food service facilities.

### **How do modular buildings compare to site built buildings?**

Modular units are typically constructed in an enclosed facility; therefore, weather is not usually a factor in the construction timeline as with site built construction.

Material delivery fees are more feasible at a local manufacturing plant, as opposed to delivery of limited quantities to site.

Modular buildings are very cost effective compared to conventional construction costs. There is less waste and construction site loss since the materials are in a controlled environment of the factory building site.

Strict compliance with IBC and Life Safety codes is applicable for modular construction.

Who is the contact person for my project?

Each project will have a Project Manager who will work closely with you to coordinate and implement your planned project.

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### **Are there any seasonal issues I should be aware of?**

If there is rainy season or winter conditions --freezing, sleet, snow in your area, this can affect delivery schedules.

### **What is SDVOSB?**

Service Disabled Veteran Owned Small Business

A business must meet the following criteria to qualify for the SDVOSB program: It must be a small business by SBA size standards, and it must be owned and controlled by one or more service-disabled veterans with 0 – 100% disability rating.

### **What can you tell me about a HubZone?**

The program falls under the auspices of the U.S. Small Business Administration and encourages economic development in historically underutilized business zones - "HubZones." It is designed to promote business and job opportunity in economically distressed urban and rural areas by increasing federal contracting activity in these areas. A qualified business located in a "historically underutilized business zone," is owned and controlled by one or more U.S. Citizens, and at least 35% of the employees live in a HubZone.

What about going Green? If you desire to build to standards that meet criteria for LEED certification you should start planning as soon as you have made the decision. This should involve all members of your construction planning team. Going "Green" can provide environmental, economic, health and community benefits. We will assist you in reviewing a checklist to see if your project meets requirements and can achieve the points necessary to earn the certified level.

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