



Faster Greener and Quieter Construction

[www.emergemodular.com](http://www.emergemodular.com)



# Revolutionizing the construction world one project at a time.

**Emerge Modular** is a fully integrated construction company that focuses on the residential multi-unit market. With over 27 years of experience delivering high-quality construction projects using concrete and steel modules fully built and finished in the plant, including all finishing and flooring.

Having completed 20 modular projects and over 100 traditional projects, ranging from 4 story low-rise to 26 story high rise. All while reducing onsite waste and implementing a green carbon footprint has truly made **Emerge Modular** the complete construction solution.



# Our modular process

Modular construction is a process in which a building is constructed off-site, under controlled plant conditions, using the same materials and designing to the same codes and standards as conventionally built buildings, in about half the time.

**Emerge Modular** has a factory-controlled process that generates less waste, creates fewer site disturbances and allows for better construction quality. Modular building occurs simultaneously with site work, allowing any project to be completed in half the time of traditional construction. Modular buildings are built with the same materials and to the same building codes and architectural specifications as traditional construction. Once assembled, they are virtually indistinguishable from their site-built counterparts.

**We are committed to faster, greener & quieter construction**

- 1 Build a precast concrete module including structural steel.
- 2 Install windows and facade.
- 3 Steel framing is constructed along with plumbing and electrical roughins are installed.
- 4 Insulation, firestopping and spray foam is completed.
- 5 Drywall, mud, tape and painting.
- 6 Finishes start: flooring, cabinets and showers are installed.
- 7 Complete plumbing fixtures, Electrical plates and HVAC.
- 8 Quality control reviews, tests and correction of any issues.
- 9 A 100 % finished module is completely wrapped and shipped to site.
- 10 The modules are installed on site by crane (one whole floor of units per day).
- 11 Modules are lowered into place, hallways, common spaces and the roof are constructed.
- 12 Project is completed, inspected and passed.



# Reinventing traditional construction methods

## Modular construction is a process, not a style

A misconception exists that “modular” refers to a type of home or building. Modular actually refers to a construction process in which large components are built in a manufacturing facility and shipped to the project site. Architecturally, modular construction has very few limitations and can be used for a variety of styles; multi-family design and commercial structures.

## Modular construction solves on-site problems

Skilled excavators and forming crews start the onsite excavation, and foundation for the underground parkade. This all happens while the modular units are being produced in the plant, simultaneously. By the time the parkade is constructed the modular units are transported to site, thus expediting the overall construction timeline.

With approximately 70 percent of the structure completed in the factory, modular buildings involve fewer onsite inspections and have less exposure to bad weather. In addition, the chance of material theft and vandalism is reduced. Fewer subcontractors are needed, construction noise is minimal and a lower carbon footprint are just a few of the other benefits.

## Modular construction offers key advantages

The structures are stronger and more durable; building materials and finished modules are protected from weather-related damage that can lead to costly rework; and modules are continually inspected to ensure quality and that appropriate residential or commercial building codes are met.

## THESE ARE THE ADVANTAGES OF OUR REVOLUTIONARY MODULAR SYSTEM



**Time-effective construction schedules.**



**Cost effective construction.**



**Environmentally friendly.**



**Less on-site disturbance.**

# Why choose modular?

Modular construction builders use only the finest materials and products from the best manufacturers in the industry. Because of the volume being built, we can also negotiate better prices which allow us to control costs and bring the consumer a higher quality product at a better price.

## **Modular construction scheduling and site work**

When you finalize all the permits and finances the last thing you want to do is wait, this is why modular construction is the best way to go. With modular construction, once the modules have been shipped to the job site, your building could be ready within weeks to months, depending on the size of your building. Most contractors run into scheduling conflicts with the various subcontractors they contract with to finish the various details of the building. When the module units are delivered, they are almost complete with only a small amount of finish or connection work to be done on the site.

# Benefits of modular construction



## Time and money

Modular buildings are placed within weeks or even days where conventional construction can take months or even years to complete. Because of our quicker installation you lessen labor costs as well as the risk of vandalism and reduce time at the construction site. While the foundation is being poured on site the modular units are being built in the factory.

## Less waste and more environmentally conscious

Modular construction could cut net waste in half compared to conventional construction. Less material is used more efficiently inside factory settings and optimized to result in a better implementation for production.

## Reduce energy use for construction

Construction can be reduced during the fabrication phase of modular project; our factory is better able to control energy use and emissions than conventional construction site. Modular projects require fewer workers on site, for a much shorter period of time, reducing transport and accommodation of workers, as well as power tools, plant and site wide lighting.

## Efficiency and quality control

With modular construction, the bulk of fabrication and assembly of building components takes place in a controlled setting optimized for manufacturing and the process of design, manufacturing and construction are seamless integrated. Emerge modular delivers efficiency and allows a more effective quality assurance.

## Warranty

Emerge Modular stands behind their product. Modular units are made up of boxes called modules and are constructed off-site in a factory. There is no difference in the appearance of a modular building than that of a traditional pour in place building and provide better framing, roofing, plumbing, cabinetry, electrical and interior finishings.

## Modular building flexibility

Modular floor plans can be customized to suit your needs and lifestyle. You can choose everything and anything you want for both the interior and exterior and there are a wide array of features and add-ons to choose from. Consumers can truly customize their product type.



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