

OFFICE COMPLEX

Toronto, Ontario



Modular Office Complex #1

Size: 8,160 square feet

Number of Modules: 14

Date of Production Start: April 4, 2006

Date of Occupancy: September 11, 2006

Project Information

When a prominent international pharmaceutical company looked at modular to accommodate their growth in Toronto, it was made clear the facility must have amenities equal to or better than those in their existing building so staff did not feel they were being displaced to a mediocre or temporary accommodation. Rugged steel construction provided the permanence & performance levels, and the spacious open concept interior with 9' ceilings met the look and feel. Interior walls were done in drywall, taped, filled and painted to suit their design requirements. An EIFS stucco system was applied for a clean, architectural exterior at the plant, with only 6 modular seams that became invisible once the building was completed at site. Carpet tiles throughout the offices and ceramics in the bathrooms and kitchen. Solid core birch interior doors with sidelights and pocket doors in offices compliment the "open concept" they wanted – only to be closed when privacy was necessary.

Modular Office Complex #2

Size: 12,000 square feet

Number of Modules: 20

Date of Production Start: January 22, 2007

Date of Occupancy: April 30, 2007

Technical Information

Both buildings required an innovative steel design. To maintain the specific exterior stucco design pattern and keep site work to a minimum & to accommodate the inflexible location of windows and doors, the challenge was to reduce the number of exterior module joints from what would have been 18 down to an actual number of only 6. This was accomplished by laying out the entire perimeter of the building using only 6 modules. 2- 12 x 60 along the back wall, 2- 10 x 60 along the front and then 2 - 12 x 46 (plus the additional 8) placed perpendicular in the center. There were instances where modules came together in this configuration and the roof beams had nothing to land on so they were designed to be cantilevered out and shipped with temporary support posts that were removed in the field when the roof beams were bolted together. This condition is predominant in the large meeting room for example, where 3 modules connected in the center and yet no internal support is required.

Cost Effectiveness

Each modular building has a rigid polyiso insulation blanketing the roof to prevent heat loss that can be more prevalent with standard batt type insulation placed between structural members. HVAC system is comprised of a series of roof top units with economizers to allow energy efficient free cooling at certain times of the year. The complete fire alarm and sprinkler systems were installed at the plant to reduce the site finish time. NRB uses a “build in place” method of construction that allows for total fit and finish at the plant, as well as testing of all systems before shipping. This reduces onsite time and related expenses for installation and keeps disruption to a minimum.

