

The art of **detail**



Providing comprehensive construction services and operational support to clients nationwide.

Modular Building
Systems





First, let's describe what modular construction is:

This is a process that constructs a building off site, under controlled plant conditions using the same materials, designed to the same codes and standards as conventionally built facilities, but does so in about half the time. Buildings are produced in “modules” that when put together on site, reflect the identical design intent and specifications of the most sophisticated traditionally built facility – without compromise.

Structurally, modular buildings are generally stronger than conventional construction because each module is engineered to independently withstand the rigors of transportation and craning onto foundations. Once together and sealed, the buildings modules become one integral wall, floor and roof assembly.

Building off site ensures better construction quality management. Materials that are delivered to the plant location are safely and securely stored in the manufacturer's warehouse to prevent damage or deterioration from moisture and the elements. And manufacturing plants have stringent QA/QC programs with independent inspection and testing protocols that promotes superior quality of construction every step of the way.

Beyond quality management and improved completion time, modular construction offers numerous other benefits to owners. Removing approximately 80% of the building construction activity from the site location significantly reduces site disruption, vehicular traffic and improves overall safety and security, so for schools, or other active businesses, reducing on-site activity and thereby eliminating a large part of the ongoing construction hazards is a tremendous advantage.

For architects and owners alike, modular construction companies today can work with levels of design and construction sophistication that will exceed all expectations, rivaling their conventional counter-parts. It is beneficial that when exploring the various project delivery methods, off-site construction is chosen early in the design development process and the project built around that methodology, to avoid redesigning. Most modular companies however, can take a stick built design and create a modular version when required, so it's never too late to explore the possibilities!

As owners and designers look for more sustainable designs for improved environmental impact, modular construction is inherently a natural fit. Building in a controlled environment reduces waste through avoidance upstream rather than diversion downstream. This, along with improved quality management throughout the construction process and significantly less on-site activity and disturbance of habitat inherently promotes sustainability.

CHANGING THE WAY THE WORLD BUILDS GREENER.

The factory-controlled process generates less waste, creates fewer site disturbances and allows for tighter construction.

- Less site disturbance onsite traffic is greatly minimized from workers, equipment, and suppliers.
- Greater flexibility and reusable modular buildings can be disassembled and the modules relocated or refurbished for new use, reducing the demand for raw materials and minimizing the amount of energy expended to create a building to meet the new need.
- Less Material Waste when building in a factory, waste is eliminated by recycling materials, controlling inventory, and protecting building materials.

Improved Air Quality

Because the modular structure is substantially completed in a factory-controlled setting using dry materials, the potential for high levels of moisture being trapped in the new construction is eliminated.

FASTER.

Construction of modular buildings occurs simultaneously with site work, allowing projects to be completed in half the time as traditional construction.

- Reduced construction schedule because construction of modular buildings can occur simultaneously with the site & foundation work, projects can be completed 30% to 50% sooner than traditional construction.
- Eliminating weather delays 60 - 90% of the construction is completed inside a factory, which mitigates the risk of weather delays. Buildings are occupied sooner, creating a faster return on investment.

Built to Code with Quality Materials

Modular buildings are built to meet or exceed the same building codes and standards as site-built structures, and the same architect specified materials used in conventionally constructed buildings are used in modular construction projects – wood, concrete and steel.

SMARTER.

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.

Safer Construction

The indoor construction environment reduces the risks of accidents and related liabilities for workers.

Better Engineered Building & BIM

- Brandon Commercial Development relies on advanced PMC and BIM for visualization to assess the energy performance and identify the most cost-effective efficiency measures. PMC is ideal for the use of this technology where the construction process is already a collaboration of systems, materials, and people—much like the software itself.

Limitless Design Opportunities

Modular units may be designed to fit in with external aesthetics of any existing building and modular units, once assembled, are virtually indistinguishable from their site-built counterparts.



Residential Modular



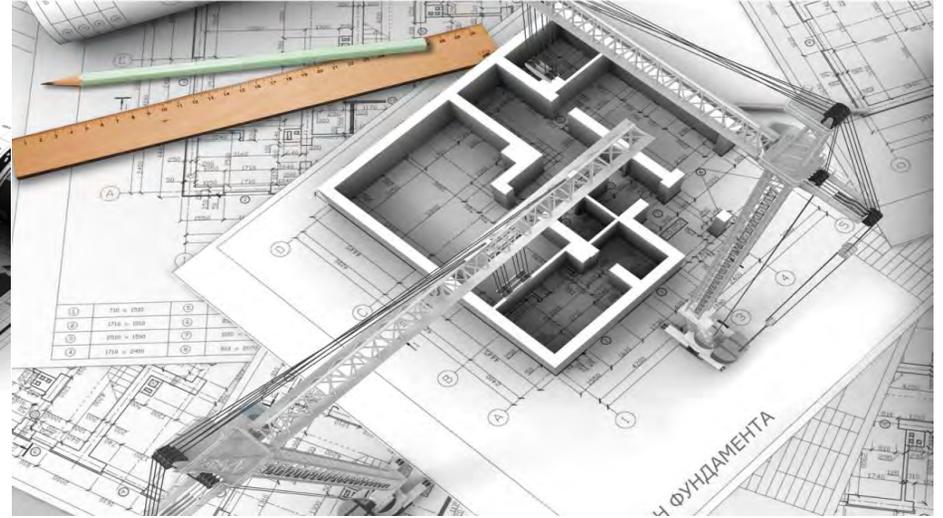
Brandon Commercial Development Modular Division specializes in both permanent and relocatable modular building projects throughout the Southeast. Our permanent modular construction techniques combine the form and function of traditional site-built construction with the speed and cost efficiency of the modular construction process. Permanent modular construction projects that BCD specializes in include hotels, commercial, healthcare, dormitory, education, senior living, classrooms, restrooms, locker rooms, residential, multi-family and medical facilities.

Let the Brandon Modular Division take it one step further. As General Contractors, Tom Brandon and his team approach your project with the expertise we bring to all of our construction projects. When it comes to modular building, that expertise translates into even greater savings of time, money, and stress.

Whether you need an efficiently built project within a tight schedule or a sophisticated LEED - Certified building, we offer our customers a unique, full menu of design and construction services and unparalleled flexibility that comes with working smarter.

Brandon's Modular's high-quality construction has a life span that far surpasses the typical modular construction the industry has to offer along with our design-build experience, project management, and dedicated professionalism show in every modular building we construct.

Design-Build Advantage



Minimal Risk, Maximum Efficiency

Brandon Commercial Development Design-Build process uses the strengths of single-source planning, design and construction expertise to bring more accountability, control and value to your project. It's about working together for a common goal and building with a purpose from day one with the best team members for your project.

How Design-Build Works

Design-Build has become a preferred alternative to the traditional design-bid-build process. It keeps surprises out of your projects and ensures minimal risk and maximum efficiency.

- Single-source responsibility: As your single-source design-builder, Horst is the only point of contact for the design and construction of your project.
- A team of experts: We'll bring experts together in all the disciplines needed; engineers, architects and subcontractors to make your project a success.
- One contract: All project services from initial concept to completion are delivered to the owner under a single contract.

Big Benefits

Working with a single-source design-build expert like Horst is a great way to ensure that your project not only gets done, but also gets done right.

Guaranteed Maximum Price • Open Book Policy • Greater Time Efficiencies • Shared Cost Savings • Faster Delivery • Better Quality • Decreased Administrative Burden • Reduced Risk • More Creative Solutions

Services



Brandon Commercial Development Services:

- Architectural Design Services
- Civil Engineer Services
- Financing Strategies
- Project Budgeting
- Individual Project Management
- Mechanical, Electrical & Plumbing Engineering Services
- Structural Engineer Services
- Preliminary Design
- Design Build Construction
- Complete DSA packages for Design Build

We provide flexibility with:

- Quality design-build programs for custom, modular buildings. Custom, permanent modular buildings.
- An array of previously approved designs, including Division of State Architects (DSA) custom pre-check (PC) buildings.

Brandon's personnel provide comprehensive control of modular construction from conception through completion: This combination of controlled elements and quality control provides for a premium modular structure for your building needs.

MODULAR CONSTRUCTION MARKETS SERVED



Permanent Modular Buildings:

- HOTEL
- DORMITORY
- SENIOR LIVING
- EDUCATION
- HEALTHCARE
- RETAIL
- RESTAURANT
- RESIDENTIAL
- MULTI FAMILY HOUSING
- OFFICE & ADMINISTRATION

Whether your project is:

- DESIGN BUILD
- MULTI STORY
- SLAB ON GRADE
- ELEVATED STRUCTURES
- DSA CUSTOM PRE-CHECK FLOOR PLAN

"Brandon Commercial Development where Quality Builds Its Own Reputation"



Permanent Modular Building



Permanent Modular Construction "PMC" is an innovative, sustainable construction delivery method utilizing offsite, lean manufacturing techniques to prefabricate single or multi-story whole building solutions in deliverable module sections. PMC buildings are manufactured in a safe and controlled setting, and can be constructed of wood, steel, or concrete. The structures are 60% to 90% completed in a factory controlled environment, and transported and assembled at the final building site.

PMC modules can be integrated into site built projects or stand alone as a turn-key solution and can be delivered with MEP, fixtures and interior finishes in less time -- with less waste, and higher quality control compared to projects utilizing only traditional site build construction. A lot of research has come out in the last few years supporting the fact that modular construction is an efficient construction process and poised to help the industry grow.

A recent report by the National Institute of Standards and Technology and the National Research Council identifies modular construction as an underutilized resource and a breakthrough for the U.S. construction industry to advance its competitiveness and efficiency.

"Manufacturing building components off-site provides for more controlled conditions and allows for improved quality and precision in the fabrication of the component."

Healthcare Buildings

The rising need for functional space in the healthcare industry makes modular construction the smart choice. Whether providing complex medical and research facilities with exacting designs or relatively simple administrative offices, Brandon Commercial Development understands the unique space needs of the Healthcare profession. Modular construction – permanent or temporary – provides functionality and aesthetics with cost efficiency and quality.

Our manufacturing capabilities make it possible to complete 90% of the building in the factory, greatly reducing the time-to-completion factor, which is of critical concern to our healthcare customers. This speed gives healthcare facilities a greater return on investment because services can begin much sooner than they would in traditional site-built projects. With reduced on-site construction activity, there is less site disruption, less noise, less construction waste, and less weather-related downtime.

Let Brandon's experienced Healthcare Team show you how our accelerated modular construction can add value, speed, and sustainability to your next healthcare building project.

Modular construction is a great choice for such projects as:

- Medical and Dental Clinics
- Healthcare and Administrative Offices
- Laboratories
- Wellness Centers
- Hospitals
- Professional Buildings
- Rehabilitation
- Diagnostic Imaging and Dialysis Centers
- Assisted Living Facilities
- Company On-Site Clinics





Senior Living

Commitment to Innovation

We are a leader in innovative building – both from how you purchase your construction to the building process itself. Brandon Commercial Development is committed to increasing collaboration and eliminating project waste. For those reasons, we will continue to push the boundaries with modular construction, so that we deliver the highest value for our owners.

We have a team in place who specializes in the construction of senior living facilities, Brandon Commercial Development has set the standard for independent, assisted, and senior living complexes. Brandon Commercial Development offers unparalleled pre-construction services, quality construction, and an extensive, detailed knowledge of the requirements and quality required by senior living construction.

Brandon's priority is to assist senior living facility owners, operators, and administrators in delivering a quality product on time and within budget. Our extensive experience allows us to understand the sensitivity needed towards items such as mobility, convenience, and sustainability in a senior living environment.



Education & Campus

A comfortable, functional learning environment is key to a student's academic success. Whether that means constructing a new dormitory, learning facility, or upgrading campus infrastructure, Brandon Commercial Development not only provides the education construction expertise needed to get the job done, but we do so with as little disruption as possible for the students and educators who are working nearby.

Our education experience includes:

- Dormitories and Residence Halls
- Recreation and Fitness Centers
- Field Houses and Athletic Facilities
- Arts and Sciences Buildings
- Student Life Facilities
- Dining Commons
- Secondary Education
- Campus Infrastructure

More and more schools are leaning toward sustainability in every area of their operations. When it comes to campus structures, we have the experience, teams and partners who can find ways to improve the operating efficiency of the campus or manage a LEED-registered project.



Restaurant Modular Buildings



A Relocatable Building (RB) is a partially or completely assembled building that complies with applicable codes or state regulations and is constructed in a building manufacturing facility using a modular construction process. Relocatable modular buildings are designed to be reused or re-purposed multiple times and transported to different building sites.

Relocatable modular buildings are utilized for schools, construction site offices, medical clinics, sales centers and in any application where a relocatable building can meet a temporary space need. These buildings offer fast delivery, ease of relocation, low-cost reconfiguration, accelerated depreciation schedules and enormous flexibility. Relocatable modular buildings are not permanently affixed to real estate but are installed in accordance with manufacturer's installation guidelines and local code requirements. These buildings are essential in cases where speed, temporary space and the ability to relocate are necessary.

FMI Corporation reported in its fourth quarter 2010 Nonresidential Construction Index that modular construction is considered a growth opportunity for the industry. Of the panelists surveyed 49% expect growth to exceed 5%. Panelists expect this area to grow faster than the market in general due the growing use of BIM, owners wanting projects faster and for lower cost, safety, quality and the shortage of skilled labor once markets return to more normal growth.

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Brandon Commercial Development

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