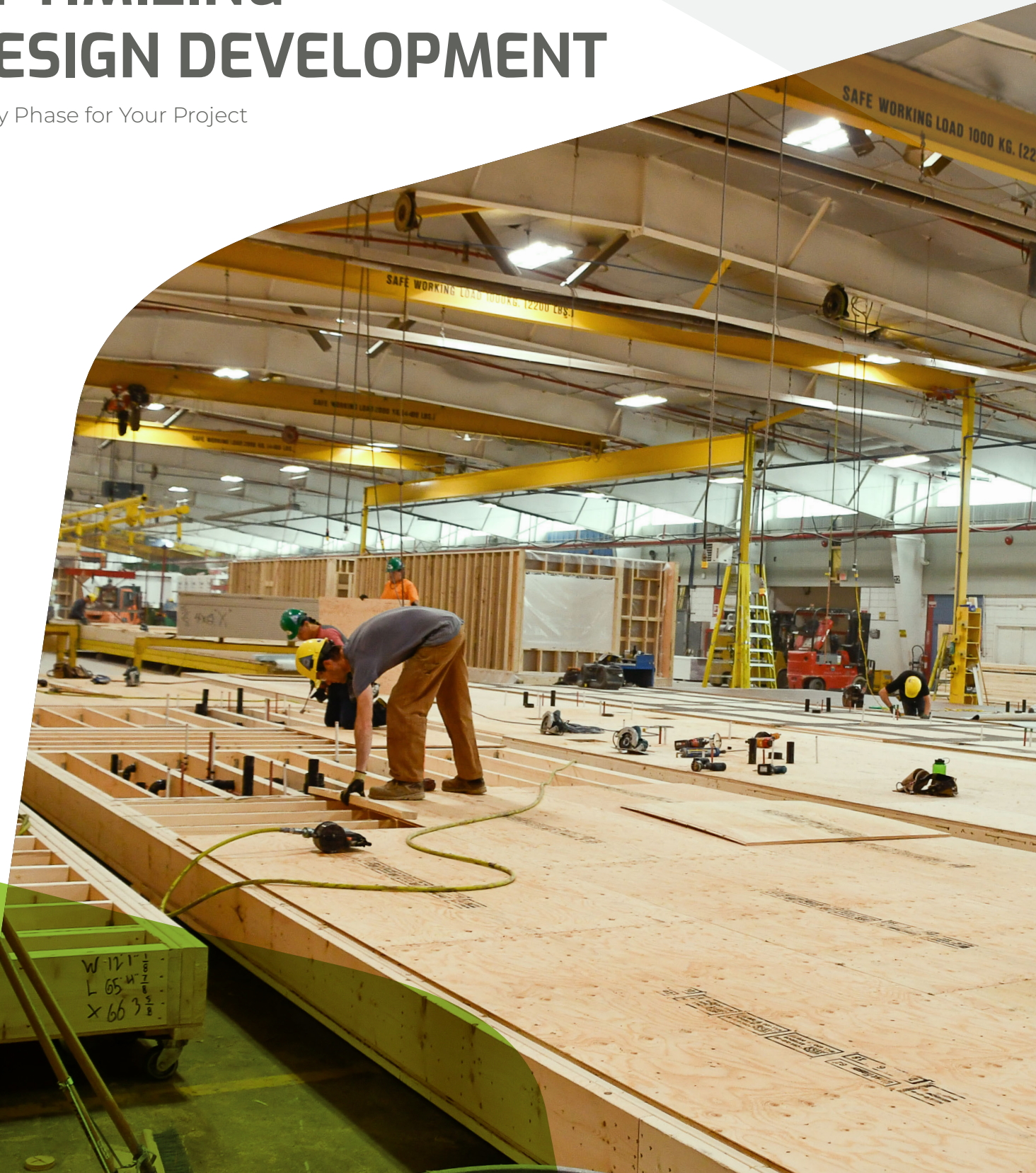


OPTIMIZING DESIGN DEVELOPMENT

A Key Phase for Your Project





Modular construction is relatively new in Canada, and most architectural firms have limited or no experience in modular design. Early engagement with an experienced modular designer is key to your project's success and will improve the project's overall feasibility.

When you work with NRB Modular Solutions, we help you succeed through all stages of your project. Our proven approach has three steps:

STEP 1 INITIAL CONSULTATION

You deserve the best partner for your project, so the Initial Consultation determines if NRB and modular construction are the right fit for you. During this step in the process, we do the following:

- Listen and ask questions to better understand your project goals;
- Work together with you at a high level to determine project feasibility based on historical costing;
- Review and define the project scope and budget based on historical information;
- Develop an understanding of the preliminary design package and program requirements;
- Provide support for preliminary site massing, initial

constructability, and construction budgeting to set you up for funding;

- Create general arrangement plans for discussion and to illustrate understanding of the project design if a modular drawing package is not already complete;
- Develop preliminary finishing schedules to establish the level and quality of products to be included in the fit and finish;





STEP 2

DESIGN SERVICES AGREEMENT (DSA)

If there is mutual agreement to continue with the project after the Initial Consultation is completed, you will enter into a Design Services Agreement (DSA) with us. The DSA identifies the commitment between you and NRB, and covers deliverables due, costs to complete the design work, and the schedule for design.

Stage 1 - Conceptual Design

In the first stage of the DSA, we assign an Integrated Design Team (Proposal Manager, Project Manager, Architect, Designer, Estimator, and third-party consultants) and, through a collective process with you, we work to develop:

- High-level general arrangement floor plans;
- Site plans;
- Outline specification;
- Fixtures, furnishings and equipment schedule (FFE);
- Division of responsibility (DOR);
- Project schedule;
- Contract structure to execute the work;
- Reviewing local by-laws.

A Conceptual Estimate (typically within $\pm 10\%$) is prepared based on historical unit rate costing, and adjusted for project specifics. The Conceptual Estimate provides Owners with quick costing feedback on the project budget, so that value engineering and design options can be considered and proactively discussed.

Stage 2 - Schematics

The Schematics stage begins after the completed Conceptual Design package is mutually accepted. Design information is completed in detail, including engineering and consultant reviews (mechanical, electrical and structural), as well as:

- Reviewing design guideline requirements; and
- Finalizing finishing schedules with specific product and model information.

Where the scope is well defined, a firm price quote is provided. If the scope is still undefined or has high contingency factors, e.g. civil works, cash allowances are identified in advance in a price quote.





STEP 3 PROJECT EXECUTION

The completed Schematic submission will include the necessary information to enter into a contract for Project Execution. Your transition from Design Development to Project Execution is simplified with NRB Modular Solutions by:

- Developing your contract package concurrently with the DSA; and
- Assigning the same Project Manager to you for every step through to completion of your project.

After your modules are manufactured and all foundations are prepared, we self-perform the transportation and site installation of your building(s), to ensure better controls on quality, safety, cost and schedule.

When site installation is successfully completed, you receive the keys to your new NRB-built project.

Have a project in mind? Let's start the dialog.

Visit us at nrbmodular.com or call us at **1.800.465.7594** to find out more information on modular and how it can be a fit for your next project.

