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Ask us if we
can complete
your project.



WHO WE ARE

At CORMODE & DICKSON, we are a fully integrated building provider with extensive construction experience who can design, supply, transport, & install your project on-time and on-budget. We are primarily focused on being your single source for value-added, innovative construction, which is why we believe modular, off-site construction is the future of the industry and the solution to your next construction project.

WHAT IS MODULAR CONSTRUCTION?

What is modular construction, exactly? Modular construction is a method of fabricating the elements of your project in a factory, then transporting them to your construction site, already assembled together and ready to be installed.

WILL MODULAR CONSTRUCTION WORK FOR YOUR PROJECT?

Here's the industries modular is generally used for:

RESIDENTIAL HOUSING
(multi-storey, multi-family)

INSTITUTIONAL HOUSING
(affordable, seniors, students)

WORKFORCE HOUSING
(permanent, temporary)

OFFICE BUILDINGS

HOSPITALITY

HEALTHCARE



IS YOUR SPECIFIC PROJECT IDEAL FOR MODULAR?

HERE'S 5 QUESTIONS TO ASK YOURSELF BEFORE YOU BEGIN YOUR NEXT PROJECT, WHICH SHOULD HELP YOU DECIDE.

Building futures together.



Where is your project going to be built and is the cost of on-site labour in the region less than the cost of modular?

Ease of site access is crucially important with modular, as the delivery of modules to the site is paramount to the success of the build. When access to the site is difficult, with uneven land, bad roads, awkward entrances, or the location is far away from the fabrication facility, a stick built option may be the cheaper option. Get a free consultation and we can calculate if the available on-site labour to complete your project is cheaper than the factory labour plus delivery costs. Our main goal is saving you money.

Do you have a qualified labor force to meet the regulatory and quality requirements of your future project?

Fabrication facilities have stringent QA/QC programs with independent inspection and testing protocols that promote superior quality of construction at every step of the building process. Matching this level of consistent quality is difficult, though not impossible, to achieve with traditional stick built projects.

Are there enough resources and experienced labourers in the region to support the project schedule?

A lot of traditional builds are restricted to the resources that are available to the build area, and when the resources aren't available, the construction must wait on them, making it hard to complete projects on a given schedule. Modular projects avoid this problem by working simultaneously with the on-site work, expediting the project schedule.

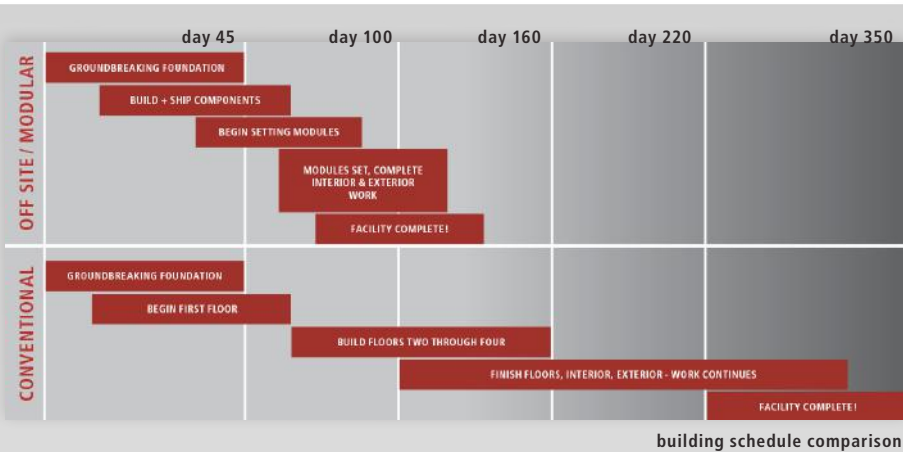
Is there controlled fabrication space at the site to perform "traditional" stick built work safely and efficiently?

While modular builds require a level of road access that traditional builds may not, they don't need to shut down major arterial roadways for as long as traditional builds. They can get in and out of builds quickly, lowering the disruption time of the surrounding area. If you're building your project in an area that a major disruption would massively inconvenience the population, consider modular. Further, there is less on-site disturbance from workers, equipment and suppliers with modular, since most of the work is being done off-site.

Are you looking for flexibility in the future?

Modular offers two distinct divisions of construction: permanent modular construction (PMC) or relocatable buildings (RBs). With the latter modular option, the building can be added to, moved, relocated, or repurposed for the future.

1 2 3 4 **5**



ENVIRONMENTAL CONSIDERATIONS

By building in a weather-controlled factory, material waste is eliminated by recycling materials, controlling inventory, and protecting materials from weather disturbances. It is estimated that there is a 43% reduction in greenhouse gases on modular builds.

SAFETY

The nature of building modules inside a controlled environment naturally reduces the risk of accidents and related liabilities for workers.

LIMITLESS DESIGN OPPORTUNITIES

There is a misconception about modular that they're restricted in design, all becoming boring boxes that look the same. This isn't true. There are limitless design opportunities with modular construction, which are able to be fitted to almost any design parameters or already existing external building aesthetics. Once built, we believe modular is virtually indistinguishable from traditional, stick-built buildings.

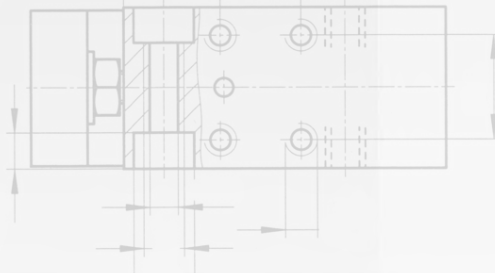
INCREASED REVENUE, LOWER COSTS

With an expedited schedule, you are able to start receiving revenue quicker than you would with a conventional construction, with less up-front costs and less labour costs.

EXPEDITED BUILDING SCHEDULE

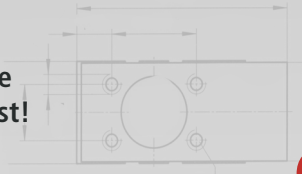
Most people would consider this the number one advantage of modular. General estimates put the time cut, when compared to conventional construction, to be around 30 to 50% of total construction time. This is because the foundation & the modules are both built simultaneously, so the cement can be curing just as the modules are delivered. Second, weather delays are almost completely mitigated, with 60%-90% of construction taking place in a factory.

Together we are stronger.



We are committed to building long-term relationships.

Defining excellence
when it matters most!



CASE STUDIES



NORTH RIDGE PLACE

Built in St. Albert, this was a 47,520 sq. ft., 48 suite addition to the already existing North Ridge Lodge, a seniors' assisted living housing development managed by the Sturgeon Foundation. A perfect example of the flexibility of modular, this addition was built off site, then delivered, which dramatically expedited the schedule and allowed for completion of the facility within a much shorter time frame. The exterior siding was a maintenance free product that served to 'mask' the modular construction, and seamlessly integrate into the already existing structure.

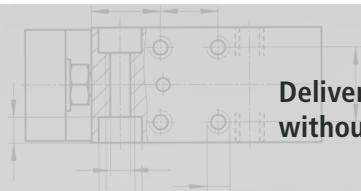
The upgraded lower level includes a hair salon, common activity area, offices, boardroom, tenant storage units, and two large open spaces for future consideration.



CANORA PLACE APARTMENTS

On this Edmonton project, which was a 22,665 sq. ft., 3-storey, 30 unit, supportive housing project, we were tasked with completing the entire design/build process, from conception to completion. It allowed us to fully integrate modular construction without having to bend the build to the design. Ideally, as an A to Z construction provider, we always prefer to go from conception to completion.

The build of these apartments was funded by the provincial and municipal governments, as well as a private charitable foundation. As such, meeting the budget was crucial. Cormode & Dickson has plans to hire a tenant of a similar supportive housing program to work on site.



Delivering quality
without compromise.

CASE STUDIES



NORALTA LODGE PROJECT

Located in a remote area 25 km north of Fort McMurray, the Noralta Camp build was a design-build modular construction of two camps, Lynx and Wolverine, with over 1,700 suites. By deciding to build modular, we were able to complete the project, which had a total building area of 451,008 sq. ft. on a 6 month strict deadline, coming in under the budget of \$100 million.

The scope of the project included five 3-storey buildings for lodgers, one 2-storey building assigned for customers, one 2-storey building for laundry and recreational use with a fully equipped gym, pool tables, entertainment areas, and a final 3-storey building for staff accommodations. Both the 7 buildings of the Lynx camp and the 7 buildings of the Wolverine camp are connected through an arctic corridor that links them to the kitchen and dining facility. In each suite, we built in a private bathroom, tv / cable / phone, desk and chair, vanity, queen-sized bed, and an air conditioning unit.

FIND MORE PROJECTS ON OUR WEBSITE. www.cormode.com

CONTACT US

Do you have a construction project that you want to get off the ground, but you don't know what the next steps are?

CORMODE & DICKSON specializes in taking your project, whether it's modular or conventional, and bringing it from conception to completion!

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