



Aries Building Systems

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MODULAR CONSIDERATIONS

HOW TO CHOOSE YOUR NEXT MODULAR BUILDING

FIRST THINGS FIRST

So, you're in the market for a modular building? Great! This brochure is meant to help you make informed decisions on the features your building will need depending on your industry. However, no matter what the buildings use will be, there are a couple of things you need to keep in mind and prepare for.

Permanent or temporary — have a plan for how long you want to utilize the modular building. Depending on your time frame, it could be more optimal to rent instead of lease, or lease-to-own instead of outright purchase. Remember, modular buildings depreciate faster than one traditionally built, meaning you can get your ROI sooner!

ALWAYS check your local town and zoning laws- you don't want to move forward until you are intimately familiar and plan to adhere to them.

Know your location — carefully survey the area you want to place your building. Will a concrete foundation be required? If you're in a location where it will snow, you will need a deeper foundation and roofs capable of heavier loads than somewhere where it doesn't.

When going modular, there are many things to consider like water hook ups, electricity, septic solutions, level and grading of land. Aries Building Systems has a full design and engineering team that can assist customers throughout the entire process.



WHAT IS MODULAR CONSTRUCTION?

LESS WASTE. FASTER. GREENER. OFTEN CHEAPER.

Modular Construction is when a building is constructed off site. It uses the same materials, same codes, and same standards as conventional construction, but it's done in half the time under controlled settings.

Modular Construction is stronger than conventional construction. Each 'section' is engineered independently to undergo transportation and craning. They are then integrated together on-site.

For most businesses, quality management improves for the building. Building off-site in a controlled plant means there is no site disruption, improved safety and security while building, and eliminates many of the construction hazards that conventional construction brings.

Modular building is flexible. Modular construction gives you the ability to contract and expand space quickly, minimizes operation disruption, has low environmental impact, and maximizes construction budgets.

Permanent Modular Construction (PMC) is when the buildings are completed off-site, transported to the final building site, and then assembled on a foundation.

Relocatable Buildings (RBs) are partially or fully assembled buildings that comply with codes and regulations, constructed off-site, then transported to the building site. They are designed to be reused and repurposed multiple times, and are not permanently affixed.



WORKFORCE HOUSING

High Quality Workforce Housing & Extended Stay Accommodations



Providing a clean and functional living space is a top priority when seeking accommodations for your workforce. Aries sister company, Aries Residence Suites, has extensive experience in providing just that.

Things to consider:

- Does my workforce housing modular systems come delivered?
- Do the modular communities come with turn-key services like meal planning, cafeterias, and cleaning services
- Is there staff available or do you provide your own staff
- Are the units quality and comfortable

DRAINAGE

Maintaining adequate drainage systems for rainfall is a necessity — nobody wants flooding to occur in their living space!

VISIT THE WEBSITE FOR MORE: WWW.ARIESRESIDENCESUITES.COM



Whether it be an office building expansion or a full retail space, you'll want to insure that you're providing a clean, aesthetically pleasing space. Retail and hospitality industries can plan on earlier occupancy giving them a faster return on investment when they choose to go modular. Buildings can be designed to have the same look and finish as traditional facilities.

Things to consider:

- Do I need new, or should I consider used inventory
- Is this permanent or temporary
- Will you eventually need multiple locations and expansion ability

KEEPING COSTS DOWN

Features like a reflective membrane roof finishing, prime insulation, and efficient air conditioning units can cost more upfront, but in the lifespan of your use, will keep maintenance costs way down.

KEEPING IT OPEN

Employee productivity goes up when given an open, naturally lit working environment. Dedicate a lot of space for your employees to maneuver around in.

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EDUCATION

TURNKEY SOLUTIONS. TURNING MAINSTREAM.

Student population growing larger than your classroom space? Don't worry, modular classrooms are a very affordable and quick solution. Modular buildings offer little disruption to students and staff because they are built off-site, and they can be designed to 'fit in' to your existing facilities with exterior materials and color.

Things to consider:

- Do I need new, or should I consider used inventory
- Is this permanent, or temporary, and does it need to be relocatable
- How custom does it need to be
- Should I consider a 'piggyback contract' (bypass bidding)
- Is the modular classroom DSA approved

PHYSICAL DESIGN

Giving students an aesthetically pleasing and functional learning facility is proven to increase productivity and retention. Things like having higher ceilings, attractively painted walls and great natural lighting add little to the overall cost but greatly increase the value of the building, both to your students and potential resale value.

SOUND PROOFING

You'll want to have sound proof wall systems in place in order to minimize outside distractions to your students and staff.

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THE QUALITY YOU EXPECT, DESIGNED WITH THE INNOVATION YOU NEED



Although patients needs are urgent, when you need to expand, you should NEVER skip the details in a rush to meet demand. Cleanliness is your chief concern!

Things to consider:

- Do I need new, or should I consider used inventory
- Is this permanent, or temporary, and does it need to be relocatable
- How custom does it need to be
- Should I consider a 'piggyback contract' (bypass bidding)
- Is the modular space company GSA approved

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INSULATION

You'll want to make sure your modular clinic is well insulated, of course, but be careful the type of insulation you use! Porous insulation can support the microbial growth.

FLOOR LOAD CAPACITY

Specialized medical equipment is heavy- when ordering, make sure that the floor can hold all of the weight. Floor load capacity depends on the material the floor is made of, as well as the foundation underneath.

CONTROLLABLE HVAC

Having an HVAC system installed that allows you to control zoning, air filtration, and humidity are a must have in a medical environment.

TRANSPORTATION, INSTALLATION, MOBILIZATION, SUPPLY & SUPPORT SERVICES.

When you're using a modular building in an industrial setting, safety and precaution are your chief concerns. Luckily for you, modular buildings have been found to be more sturdy and reliable than those traditionally built.

Things to consider:

- Is the modular building blast resistant
- Does the modular company have experience with location permits of site installation services for utilities
- Does the modular company provide a warranty
- Is the modular unit 'weather prepared'

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FIRE SAFETY

The cost difference between ½ inch thick sheetrock and flame-retardant sheetrock is minimal, but the additional safety is invaluable. Don't cut corners!

SOUND PROOFING

Factories are loud, no doubt about it. If you want to keep your employees happy and productive, making sure the sound-proofing is top notch.

KEEPING CLEAN

Dust and other debris is often kicked up in industrial settings. You'll want to be sure that your HVAC unit's filters are constantly replaced in order to maintain an acceptable air quality.