

Modular Construction

NEW OPPORTUNITIES FOR ARCHITECTS

Hawaii Modular Space Inc.'s first rate products and service make the company the local leader in modular building. HMSI stays on top of the fast pace of change and improvement in the industry, bringing up-to-date technology to Hawai'i architects and their clients.

These frequently asked questions from architects provide insight into a steadily increasing solution for the building industry in Hawai'i.

Ko'olani-Sales Office



What is modular?

Modular buildings are constructed almost entirely in a factory and arrive at the site 90 to 95 percent complete. Framing, insulation, roofing, siding, doors, windows, electrical, plumbing, and interior finishes are completed in the secure environment of the factory. Modules are shipped to the site either ready to be finished or complete with interior amenities, appliances, paint and carpet. Modular units are built in compliance with the model building code adopted by each state.

Kai Lani at Ko'olani



Are there design and quality limitations?

The same materials used for conventional construction are used for modular building.

Nearly any style of architecture is now possible with modular construction. A common architectural goal is to build the modular unit to look like a natural addition to an existing building. The modular industry has solved the problem by using diversified exterior and interior finishes: brick, stucco, vinyl siding, and wood for the exterior; drywall, paneling, or T-grid ceilings for the interior.

Key factors affecting the feasibility of modular building construction: timeline, site topography, and budget, as well as the accessibility of the route from the factory to the site. The roads must accommodate the turning radius of the vehicle as well as bear the weight of the load. In creating the design, the width becomes an essential element that is the basis of framing the module.

Quality control is maintained by constant inspection throughout the construction process. The construction of

Bank of Hawaii-Pearl Harbor Branch



modular units is not affected by weather conditions, preventing material degradation. Additionally, third party inspections are available during fabrication at the factory.

How do modular buildings hold up in Hawai'i's environment?

Hawai'i's climates are ideal for modular construction. The roof systems in modular construction handle rain just as regular (ground-up) buildings can. Also, modular construction is not designed to retain warmth. As a result, public school teachers who battle heat and humidity issues in their classrooms often prefer modular buildings.

Hawaii Modular Space, Inc.-Headquarters



What needs do modular structures meet for architects?

Unlike site-built structures, modular buildings can be completed within tighter time schedules without sacrificing quality. Modular buildings have grown in size and sophistication.

They are viable alternatives to other forms of construction, particularly when speed of construction and portability are essential for a specific project.



Kalaheo Elementary

Ko'olani-Model Kitchen



How long is modular construction meant to last?

Today's modular units are precision engineered for a lifetime of trouble-free structural durability. Modular construction used to be thought of as only a temporary solution. In many cases clients are looking for a transitional building while they wait for a traditional site-built facility. But the project often becomes long-term or even permanent when they realize the quality of modular units. Unlike early "trailer" stereotypes, current modular building materials don't wear out over time.

Pualani Manor

What industries are using modular?

The array of possibilities in modular construction increases with the team efforts of the planners and designers involved.

Hawaii Modular Space specializes in providing customized modular buildings, mobile offices and storage containers. Modular construction is widely used for education, healthcare, and community and recreational centers. Banks, churches and even retail operations use modular construction. An increasing number of industries are choosing to build modular units when continued growth necessitates faster, cheaper, and an easier buying process.



Kailua Elementary

Chaminade University



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It Just Makes Sense.