

Client: Confidential

# Massachusetts Biotech Confidential Client

Two-story Modular Office Space Expansion



Our client is a biotechnology company that is integral in the worldwide fight against many diseases. Due to expanding need for their products and services, our client needed to relocate their manufactured support office staff to facilitate the renovation and expansion of the manufacturing floor space. The limited footprint at their campus necessitated a two-story modular building to allow the client to maximize their occupancy.

Using our Silverline Building System standard specification, we created a space with large Energy Star rated Marvin Essential windows, Bard wall-mounted HVAC units that maximize fresh air ventilation, and a galvalume corrugated metal siding. The building features open office space, multiple huddle rooms and conference rooms, a kitchenette on each floor, and men's and ladies' rooms on each floor. An open atrium stairwell connected the two floors.

The primary advantage that was gained by using modular was a limited site disruption. Trucks and deliveries were able to continue at the facility like normal. We were able to work around the existing manufacturing facility to ensure that their operations continued without delays. We installed high-performing HVAC units with ERV, Low Ambient Controls, Merv13 filters, and Dehumidifier options.

## Project Details

**Location**  
South of Boston, MA

**Square Feet**  
13,000

**Modular Units**  
14

**Modular Factory**  
Whitley Manufacturing

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## The Challenge

- A rapid expansion created the need for our client to relocate some of their office staff to help accommodate the renovation of their manufacturing floor space.
- Limit site disruption so the existing manufacturing facility could continue without delays.
- A limited footprint and the need for parking spaces for an expanding workforce.
- Provide a workspace that promotes a healthy environment where employees feel comfortable spending time.

## The Solution

- Modular construction using our pre-designed Silverline Building System would supply office space in half the time of a traditional construction project.
- Off-site construction presented us with the opportunity to complete 75% of the building at the factory.
- Create a two-story modular building that will minimize the usage of parking lot space.
- Upgrade the HVAC system used in a typical office space and create modular buildings with large windows and glass entry doors.

## The Results

- We created 13,000 square feet of office space. The project took only 176 days to complete and enabled our client to occupy a new space without sacrificing quality or work comfort.
- The buildings were set in just two days, which allowed trucks and deliveries to continue at the facility like usual.
- Stacked seven modules over seven modules, the new space can accommodate 150 employees.
- HVAC system supplies fresh air changes every 15 minutes in each building. The large windows dispense a fantastic amount of natural sunlight.