

Modular Construction to Advance Housing Goals

GreenStaxx & Winslow Architects



GreenStaxx's Modular Experience



L: 28 Austin St, Newton, MA
R: 7 Cameron St, Cambridge, MA

GreenStaxx's Modular Experience



L: Brookside Sq, West Concord, MA
R: St James Place, Cambridge, MA

GreenStaxx's Modular Experience



L: Allston St, Cambridge, MA
R: Rendering of multiple TDs

GreenStaxx's Multifamily Unit Design Library

STANDARD CORRIDOR UNITS (CR):



INSIDE CORNER UNITS (IC):



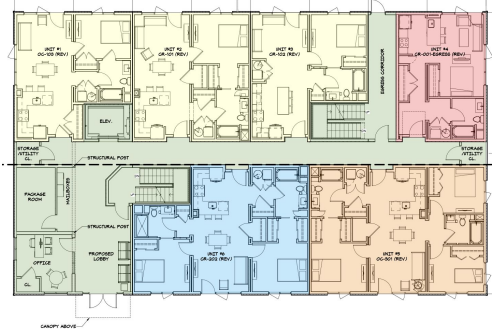
SPECIALIZED INSIDE CORNER UNIT:



ACCESSIBLE (ADA) UNITS:



OUTSIDE CORNER UNITS (OC):



GreenStaxx's Triple Decker Unit Design Library



GreenStaxx's Standardized Specification



- Durable, timeless aesthetic
- Passive House / MA Stretch Code / VT High Performance track
- Coordinated with modular supply chains
- Continually updated

Teams approach for modular success



- Team: GreenStaxx, Architect of Record, GC and Modular Manufacturer
- Repetition accelerates projects and lowers costs
- Accurate estimates earlier
- Fewer or no surprises on site leads to lower contingency costs

Results: faster projects + cost savings



- Lower design costs:
 - Faster, more agile feasibility studies
 - Lower investment prior to entitlements
 - Less rework and fixing mistakes in the field
- Higher quality construction
- Faster time to lease up; lower carrying costs



MORGAN WOODS

EDGARTOWN

MODULAR



LELAND FARMS

SHERBORN



DISCUSSED DENSITY



LOCAL HOUSING AUTHORITIES

Commonwealth of Massachusetts

Winslow Architects has been selected by the state Design Selection Board (DSB) to provide design services for Local Housing Authorities building new housing in conjunction with the Mass Dept. of Mental Health - including buildings constructed with modular housing techniques.

Construction cost: \$250,000 per project

MUNICIPAL | NEW CONSTRUCTION

MODULAR

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WESTMINSTER



WESTMINSTER SENIOR HOUSING



TORREY STREET

BOSTON

MODULAR POTENTIAL



Advancing modular in your community



- Identify “low hanging fruit”: find a site for the building, not a building for the site
- Plan for modular from the beginning and consider a modular coordinator
- Educate project partners: lenders, developers, building departments
- Rethink traditional bidding process

Thank you!

Q & A



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