



Relocatable Modular Office under 10,000 sq. ft.

Entry Name: Leidos Biomedical Offices

Entrant: Modular Genius, Inc.

Number of Modules: 6

Affiliate: Diamond Builders, Inc.

Location: Fort Detrick, MD

Total Square Feet: 3024

Building Use: Business Offices

Days to Complete: 156

Architectural Excellence

A large Government Biomedical firm was in need of office space for its staff due to the fact that their existing building had reached the end of its use. Modular Genius was the successful bidder on the project. The buildings totaled 6048 SF and are comprised of (2) 42' x 72' Modular complexes. The interior layout of the buildings was determined by the Biomedical firm to maximize efficiency and work flow. The fit and finish of the buildings both interior and exterior were utilitarian by design as the buildings are located on Federal property where, durability and function are paramount. The two separate, yet identical buildings were laid out in a "T" formation and were connected via a connecting link so that access to the buildings was optimized relative to parking and staff access.

Technical Innovation & Sustainability

Due to accelerated schedule demands by the owner, Modular construction was the most logical choice since the overall design of the buildings had already been completed. Once the necessary building component selections were complete, both buildings were built in weeks. This was significant considering that the owner required the business use structures to have some non-industry standard requirements. While not completely uncommon, galvanized duct work, remote temperature sensors are not as typical in a modular office building. Prior and Parallel to building production the site was developed to support the buildings. In addition, both buildings had light hazard wet pipe sprinkler systems installed as well as complete fire alarm system that treated both buildings as one structure. Despite extended periods of rain/bad weather, significant unforeseen conditions during the foundation installation, MGI managed to get the buildings installed on schedule.

Cost Effectiveness

To keep cost effective, Industry standard materials were utilized; including but not limited to, Aluminum siding, low E windows, acoustical ceiling, vinyl covered floor tile and vinyl covered gypsum. The owner requested adding concrete mud slabs under both buildings that are separate from the concrete foundation piers and extend 6" beyond the perimeter of each building. As noted by the owner, this will reduce maintenance cost of over the life of the building by providing a rodent barrier and will help protect the exterior siding of the building as there will not be a need to trim grass/weeds at the edge of the building. Final electric, water, sanitary as well as sprinkler, fire alarm systems, IT racks UPS systems were tied into the existing building/public systems. Concrete walkways, building access systems were provided by MGI as well.