Moving the Needle: How to Move Forward with Pre-Fabrication

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Who is Metric Modular?

• One of North America’s largest wood only volumetric modular builders

• In business for over 40 years

• In business to de-risk construction projects
We specialize in

- Hospitality
- Offices/Commercial
- Education
- Multifamily Housing
- Affordable Housing
- High Performance Buildings

Trinity Western University – 5 storey dormitory (2018)
Manufacturing Capacity

- Over 207,000 sq. ft. of manufacturing capacity
- Production up to 4 mods per day
- Two manufacturing facilities:
Barriers Toward Acceptance Of Pre-Fabrication
Resistance to Innovation
Acceptance of Perceived Risk
Lack of attention toward being environmentally responsible
Recommendations: 
Moving Forward with Pre-Fabrication
Leadership and Culture
Remove Traditional Approaches to Construction
Socially Conscious
Case Study
Bella Bella Passive House
Bella Bella

• A remote community
• Fly in and water access only
• Home of the Heiltsuk First Nation
Six two-bedroom units

Certified Passive House

Seven-month delivery
Bella Bella
Passive House

• Uses 75% less energy
• Up to 80% lower GHGs
• Better Indoor Air Quality
• Cost less than site-built
On the **coldest** night of the year, each unit in the Bella Bella Passive House will require a heat load equal to just **six 100-watt** lightbulbs
Lessons Learned

• Leadership by the owner
• Collaboration = Lower Risk
• Sustainable
• Culture of Learning & New Business Stream
• Showed what was possible with Pre-Fabrication
Let’s Talk!

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