



MODERN BUILDING SYSTEMS, INC.

"The Environmentally Smart Choice..."

MANZANITA OFFICE BUILDING

PROJECT SUMMARY



Situated in an artistic community on the Oregon coast and locally commended for its use of sustainable resources, simple visual cues and an adjustable floor plan, this commercial office building provides space for several local businesses. The efficient floor plan houses a shared restroom and break room for each level, and a common stairwell to the entrance of each of the four office spaces.

To offset damage from a harsh coastal environment, the building was designed with corrugated, galvanized metal siding. The use of this highly recycled material also provided a bonus during LEED certification. The building uses day-lighting and motion sensors to limit energy consumption by the highly efficient lighting. Each office space is independently climate controlled to regulate HVAC loads and provide tenants a high degree of thermal comfort.

All of the framing material used on this project came from local sustainable forests. The metal roofing and siding both have a high content of recycled materials. Cellulose insulation, made of post-consumer recycled newsprint, were used in the floor and ceiling. All excess metal siding for the project was used to build a structure around the exterior recycle bins. Site disruption was limited to five feet beyond the building footprint and natural plantings were used to replace the vegetation removed for construction.

While design was structured at the owner's pace and had to accommodate tight lot dimensions and local building restrictions, the building was manufactured ahead of schedule. Installation on a permanent foundation occurred 21 days after groundbreaking. Setting the building was finished with a single day of crane time and site crews had the building ready for occupancy by the end of the first week.

We are *"The Environmentally Smart Choice..."* for all your building needs. Contact us today to learn more about our green building options.

FEATURES:

- Underground cistern to collect and utilize rain water
- Parking enhanced with eco-friendly Turfstone pavers infilled with grass
- Windows oriented to utilize natural light and cross ventilation
- High-efficiency lighting and motion sensors
- Environmentally friendly products and processes highly utilized



www.modernbuildingsystems.com

800.682.1422



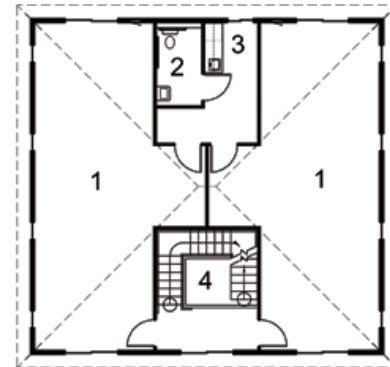
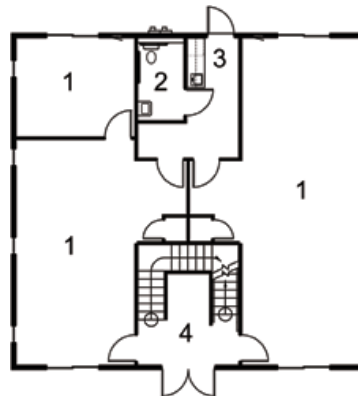
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Manzanita Office Building

- 1 Office
- 2 Restroom
- 3 Breakroom
- 4 Lobby/Stairs



QUALITY IS OUR FUTURE. AND YOURS.

What makes Modern special? Simply put, **it's our team.**

Our people are the difference. They produce a quality product that's simply unmatched in the modular industry. Since December 6, 1971, our team has been passionate about what we build and how we put it all together. Our strength, experience and commitment to quality is why we'll be around for a long time to come, making sure our customers enjoy the best quality products at the most competitive prices.

We're the oldest commercial modular building company on the West Coast. Modern is 130 team members strong – and we're growing. We're a family owned and operated business, started by Don Rasmussen and carried on by his sons, Jim and Ken Rasmussen.

Our company is a design-and-build manufacturer, constructing everything from offices, medical building and classrooms – essentially anything but residential. **We've worked for government agencies across the country, built a blast-proof flight simulator for Boeing and constructed a four-story building at the Red Dog Mine near the Arctic Circle.**

Our modular construction offers significant savings over traditional, site-built construction. Our structures are factory-built, allowing construction to occur during any season, and installed quickly, saving time and reducing costs. We lease and sell temporary job-site trailers, mobile sales offices, construction-site offices, portable classrooms, complete schools, modular offices, medical clinics, modular daycare facilities, relocatable buildings, restroom/shower trailers and prefabricated buildings. We have our own fleet of delivery trucks, and maintain our own installation crews, equipment and service departments, so we're 100% responsible for our work.

We pride ourselves on being the number one choice for top-quality, environmentally friendly buildings at very competitive prices, with no dealer-reseller mark-ups. Our goal is your satisfaction – and making sure your needs have been met and exceeded. Call us today for more information.

TESTIMONIALS

What our clients have to say:

"Modular buildings are fantastic. As soon as I can I'm going to build another. I can't understand why more people aren't building modular."

*–Jim Aydelott
Symantec Corporation,
Operations Manager
Seattle Daily Journal of Commerce*

CONTACT US TODAY

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