

Multi-Family Developers Save 5% to 15% of Total Project Costs Using Unique Approach!



Leading Developers, Universities, Housing Authorities, as well as Federal and Military Agencies are increasingly turning to modular core construction to increase their probability of success.

- **Shorter Build Time**
- **Quicker to Occupancy**
- **Environmentally Sensitive**
- **Exempt from “Prevailing Wages”**
- **Superior Interior Sound Abatement**
- **Less Site Disruption/Neighbor Annoyance**
- **Built in Climate Controlled Environment**
- **Ideal for Tight/Urban or Remote Sites**
- **Mitigated Risk of Mold Issues**
- **Inherently More Green**
- **Proven Track Record**
- **Stronger Structure**



In Today's Economic Climate, The Risks are High and the Rewards are Uncertain

- Increasing Governmental Regulations
- Increasing Production Costs
- Increasing Land Costs
- Decreasing Yields
- Consistent Cost Over-runs
- Decreasing Quality of Trades People



The Stratford Suites— Extended Stay Hotel

MIT Study Shows That Soft Cost Savings Can Be Very Significant

A recent study at the Massachusetts Institute of Technology (MIT) was designed to provide information to the development community regarding the benefits, limitations and applicability of modular construction for multi-family projects. It drew upon three case studies as well as interviews with industry experts, architects, developers, manufacturers, brokers and bankers, all having recent experience with modular multi-family projects.

“The primary benefit most developers seek is hard cost savings; however, the soft cost savings for a well conceived project with predictable market demand can be very significant”.

Other findings include:

The dual design process by the manufacturer's designers and the developer's architects greatly minimizes change orders and surprises in the field.

Multiple monitoring parties result in a more consistent and better quality product.

By combining modular and site built, you can build just about any structure.

Better sound abatement and structural strength due to redundant walls and floors.

Inherent green advantages, i.e., less waste and less site disturbance.

The MIT Study Also Found That Modular is Very Convenient for:

Challenging Weather Climates

Remote Locations

Challenging Neighborhoods

Tight/Urban Locations

Prevailing Wage Mandates

Environmentally Sensitive Projects

Introducing
Stratford Building Corporation
Your Key to Success and Profitability



Over 1,100 successful IBC compliant, single and multi-family residential and light commercial projects completed in the Northwestern U.S. and Western Canada.



- Hotels
- Mixed Use
- Apartments
- Resort Lodging
- Single Family
- Senior Living
- Townhomes
- Classrooms

“Product quality and design flexibility brought us and keeps us here. Modular core construction provides benefits such as being weather tight in a short time in our rainy climate. The quality of scheduling allows us to get in, get done and stay out. Call-backs are minimized and long drawn out builds are avoided...”

Constellation Development - Juneau, AK



Stratford Building Corporation (SBC) is a private company, founded in 1994, serving the Pacific Northwest, Alaska, and the Canadian provinces of British Columbia, Alberta and Saskatchewan. It is located near Coeur d'Alene, ID and operates a 44,000 sq. ft. production facility. SBC is a financially viable business with significant bonding capacity.

Staff includes design/drafting professionals, sales and project coordinators, licensed journeymen and apprentice electricians and plumbers, framers, drywallers, painters and trim carpenters. Stratford's unique and efficient approach to sub-trade services are provided in a climate-controlled environment to maximize efficiencies and minimize waste and delays. Projects are built “off-site” to the owner's specifications and are delivered in modules to the job site. The modules are typically over 80% complete when they arrive including interior and exterior finishes such as siding, doors, windows, flooring and cabinets, with most electrical and plumbing fixtures installed.

Representative Clients Include:

OlyCAP - Senior Housing Four-Plexes - Port Hadlock, WA
Stratford Suites - Extended Stay Hotel - Airway Heights, WA
Opal Community Land Trust - Single Family - Eastsound, WA
Elk Mountain Resort - Lodge Suites and Cottages - Montrose, CO
Kodiak Island Housing Authority - Single Family & Duplexes - Kodiak, AK
Washington State Migrant Council - Head Start Classroom - Basin City, WA
Salish & Kootenai Housing Authority - Single Family Residential - Pablo, MT
U.S. Department of Agriculture - U.S. Forest Service Ranger Station - Chelan, WA

What do Notre Dame, Rice and Yale Universities have in common with the Tacoma Housing Authority, Aspen Skiing Co. and the U.S. Military?

They have all recognized the benefits of, and made a commitment to, modular construction.

Projects utilizing modular building components generally run a parallel path schedule, meaning that the factory fabrication of the modular building components occur concurrent with the site work. This process eliminates months from the schedule as the project leaps significantly ahead as soon as the modules are placed on the foundation or site-built first floor. Whether you are a developer, architect, engineer, general contractor working on behalf of a client, or you are the individual charged with finding the best solution for your project, Stratford Building Corporation can help.

“There is a nationwide movement toward using factory built components, or of the entire structure being factory built. As much pre-construction as possible is being attempted. Saving a month of carry costs on a loan means an enormous contribution to the profitability of the project”.

Brandon Birtcher, CEO, Birtcher Dev. and Investments

Why not learn from others how to increase your probability of success?

Proven Industry Success Stories

Cahill Park Townhomes - San Jose, CA - 160 high-end for-sale units

Reduced construction time from ten to three months.

Employee Housing Project - Snowmass, CO - 36 unit housing complex

Reduced construction time by four months - Saved \$850k.

\$13M Apartment Project - Poorest neighborhood in Detroit

Reduced construction time from 2 years to 8 months.

Yale University Pierson College Dormitory

Assembled during Spring Break.

Quinalt Beach Resort and Casino - Ocean Shores, WA - 150 Rooms

Saved \$500k.

Cambridge Cohousing - Cambridge, MA - 41 unit infill project

Saved approximately 10% of total project costs.

Brookside Meadows - Poughkeepsie, NY - 270 unit rental community

Saved 5% to 6% of total project costs.

**To Find Out More About This
Unique and Proven Approach to
Multi-Family Development
OR
for a FREE, No Obligation
Assessment of Your Project,
CALL (800) 617-7778.**

