



**Speed of Construction = Money**  
**Modernwash Buildings and Solutions**

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## Speed of Construction = Money

**Speed has a real impact on the bottom line, both financially as well as time value. The extent of the impact should be obvious but it can also affect areas that may not be easily visible.**

Utilizing a metal building system increases speed on the construction site in multiple ways. A pre-engineered system has been designed and thought out before the materials will land on the project site to be installed. Many reviews have taken place during the design process as well as audits during the fabrication. Potential issues will have been addressed within a modern 3D Design Process Software such as the software that is utilized by Modernwash. Modern BIM (Building Information Modeling) software allows the designers to design connections, beams and plates while working seamlessly in concert with the structural engineering team. This is a much more efficient, faster design process than just even a few years ago. The Modern BIM software enables the designer to work out issues that might potentially cause future delays on the project site during the assembly process. This process means speed in the initial design and fabrication of the building.

### **Benefits of Using a i-5 Pre-Engineered System**

- Modern Building System that has been thoroughly reviewed to decrease issues.
- Can be erected quickly using less skilled labor.
- System is made from HSS Structural Steel meeting all codes.
- Requires no welding
- Pre Finished with TGIC Powder coat finish.
- A Building System maximized to work with exterior cladding panels.
- Hidden bolt connections create clean appearance.
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Time is virtually money...given that most commercial projects are based in a retail or profit endeavor such as a Carwash facility. This means that every day that the business is not in service it is not making money and in fact costs are occurring.i.e. property taxes, insurance and mortgage liability.

The longer the business is not in service the more the loss of potential profit.

Imagine a Carwash facility that would average 500 cars a day at an average sale of \$10.00 per vehicle this would equal \$5,000.00 gross profit per day in potential lost revenue. Given construction delays with a conventional building these losses could easily be in excess of \$150,000.00 or more! The numbers can add up very quickly.

Multiple contractors not showing up a few days here or a few weeks there, to perform their scope of the project and these delays can add up quickly. a project that goes two months past its completion date would cost the Owner of the aforementioned Carwash site \$250,000.00 or more in lost gross revenue let alone counting the costs occurred during the delay!



**TIMOTHY HOGUE** is the President and Senior Designer of Modernwash Buildings and Solutions, Inc. Modernwash designs and creates multiple Pre-Fabricated structures for the Carwash as well as Retail Industry They utilize a modern HSS frame System that features a proprietary hidden fastening system.

The modern prefabricated metal building system such as the Modernwash i-5 Building System saves money by being a very fast and efficient system. It is designed using a modern HSS tubular frame system that is inherently very strong allowing to meet and exceed load requirements across North America.

The Frame is manufactured in a climate controlled factory setting using modern manufacturing methods that allow for rapid deployment.

The i-5 System features a hidden connection system that is bolt together design requiring no welding or higher skilled (more costly) metal workers to install. This is easy to install and is much faster than a regular metal building system. This means savings and speed utilizing less contractors to perform multiple tasks on the project site. The i-5 Frame features a premium TGIC powder coated finish with a zinc under primer which means no additional painting on site. This equals speed!

These among other features ensure a faster build time with average frame and roof installation of less than 7 days! Compare this to a block or stick built

structure where these same critical construction points would be reached in weeks or months.

This increase in speed saves the Contractor in costs regarding rental equipment, transportation costs, insurance etc. These costs are typically passed along to the Owner.

Major construction points are critical in the construction process such as the concrete foundation and its curing time which typically takes 28 days to reach 90% strength. The i-5 System can have major components manufactured during this time speeding up the construction process.

In a recent head to head comparison between a Modernwash Carwash project and a conventional block structure. A 190' tunnel was completed and open for business in 118 days whereas the block structure took 180 days. a difference of 62 days or \$310,000.00 in potential lost revenue. A definite amount worth considering! The i-5 System is more than convenient, fast and efficient its the right choice!