

▶ MODULAR MADE SIMPLE



 Prefab**Logic**[™]

▶ WHY MODULAR?

For years, traditional construction has battled serious labor shortages, pushing projects well beyond budgets and timelines across the country and around the world. Modular construction offers a solution that saves time, money, and labor.

Modular construction is the process of designing and fabricating buildings off-site in manufacturing facilities, then shipping them in pieces to the building site for assembly. By using prefabricated methods, we're completing large-scale, multi-story building projects up to **40% faster**, increasing profitability with improved speed to market, and **reducing labor and**

other costs by up to 20% or more. Volumetric modular building also reduces waste and site environmental impact while significantly increasing quality standards.

Industries now making the move to modular:

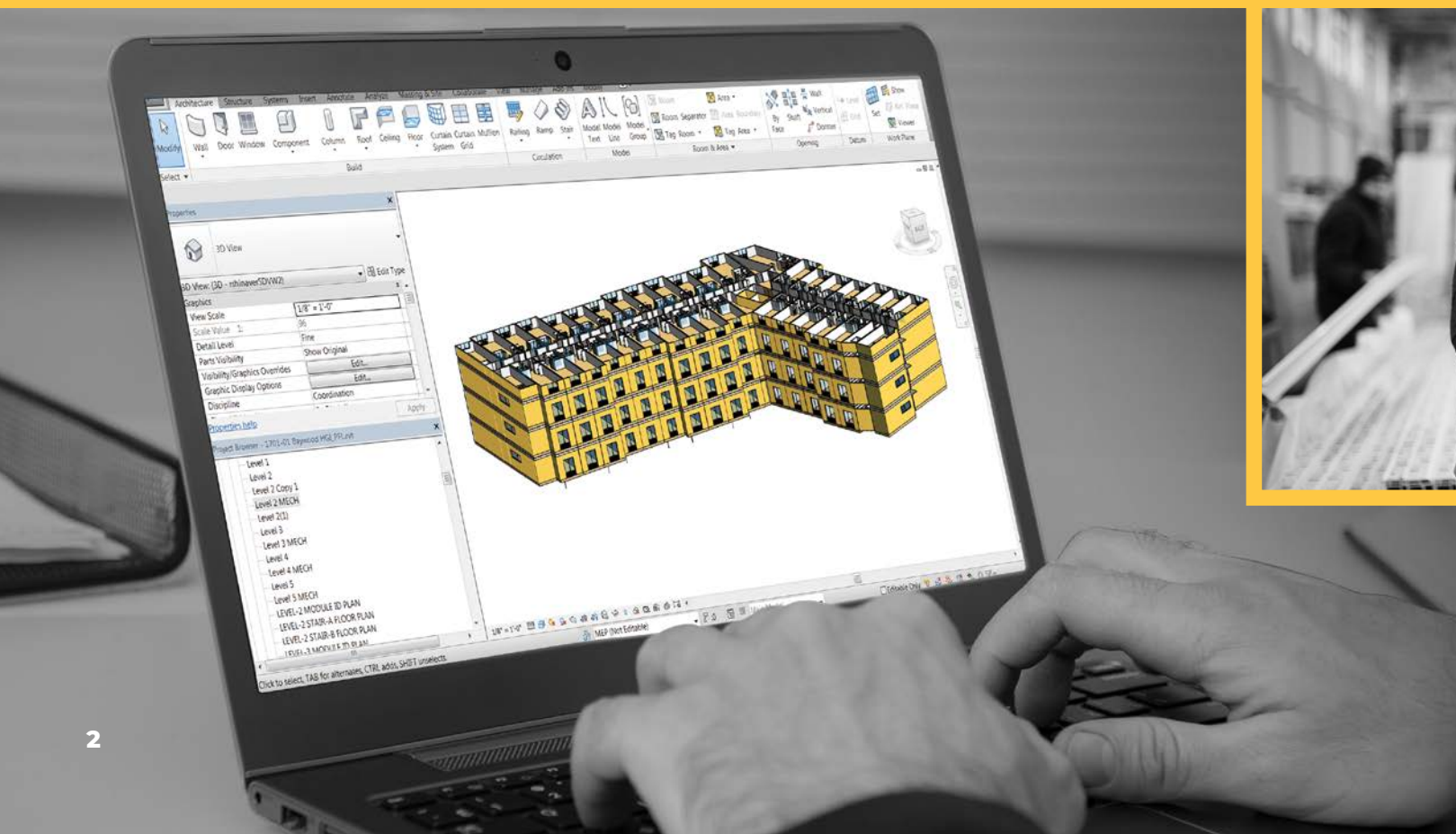
- Hospitality projects
- Market-rate housing
- Affordable housing
- Mixed-use projects
- Senior housing
- Assisted living
- Workforce housing

▶ PREFAB LOGIC: MODULAR CONSTRUCTION PIONEERS

As leaders in permanent modular construction, the independent team at Prefab Logic is leading the way toward a modern future for the construction industry. We're pioneering best practices and working together with multiple manufacturers to create a smooth construction experience for **architects, developers, and general contractors** from initial concept to project assembly.

For every individual client, we:

- Analyze the project for modular feasibility
- Create a preliminary budget range
- Manage modular product design and logistics
- Conduct an in-plant product review



▶ UNMATCHED EXPERTISE EXPERIENCED LEADERSHIP

Our founders have over 70 years in all aspects of modular construction, with dozens of project success stories nationwide.



Curtis Fletcher

Co-founder

Curtis is a modular design and construction expert with 30 years of experience in project planning and design in the commercial and residential modular markets. He has pioneered best practices with architects, developers, and manufacturers in the modular multi-family arena for more than 15 years, and brings hands-on product design and manufacturing expertise to Prefab Logic. Before co-founding Prefab Logic, he led consulting firm Studio-X as President, where he oversaw hundreds of modular projects throughout the western US and Canada.

Rick Murdock

Co-founder

Rick is a building operations and manufacturing expert with 40 years of experience managing modular construction projects across the US and Canada. He has led operations for multiple manufacturing divisions, overseeing the execution of thousands of successful modular projects throughout his career. Before co-founding Prefab Logic, he was Co-Founder and COO of Guerdon Enterprises, where he pioneered major innovations in large scale multi-story, multi-family modular manufacturing that made the company an award-winning industry leader.

▶ RECENT PROJECTS



Oakland International Seniors

OAKLAND, CA

5 Stories, 320 Apartments

High housing demand in the Bay Area is pushing prices up and making affordable housing hard to find. To save money on construction and keep rental prices down for this large senior housing facility, developer The Pacific Companies worked with Prefab Logic to change the design from traditional to modular construction.



Chamonix

VAIL, CO

3 Stories, 38 Townhomes

Mountain resort communities around the country are seeing more vacationers all year round. As property owners cash in on short-term rentals at high prices, permanent residents are being pushed out of affordable housing. Towns like Vail are working with private developers to build housing for local residents at below market rates.



Coliseum Transit Village

OAKLAND, CA

5 Stories, 110 Apartments

Intensifying Bay Area traffic is creating demand for housing conveniently located near public transit, without sacrificing quality of life. This apartment complex is an example of the higher level of quality made possible by modular methods.

▶ RECENT PROJECTS



Coburn Crossing

TRUCKEE, CA

3 Stories, 138 Apartments

The growing popularity of Lake Tahoe has brought great economic benefits to nearby Truckee. That popularity has also created challenges for residents who need affordable housing. This modular project, with five buildings and numerous amenities, is especially unique in that it is being built in three separate manufacturing facilities.



Hilton Garden Inn

FREMONT, CA

5 Stories, 128 Hotel Rooms

Tech companies continue to move to the Bay Area to establish their headquarters, bringing increasing numbers of business travelers to areas once considered the outskirts of Silicon Valley. This hotel will be built well ahead of the rest of this transit hub's renewal to meet high demands for hospitality.



Citizen M

SEATTLE, WA

6 Stories, 186 Hotel Rooms

Today's business traveler is looking for a different experience from hotels, and Citizen M is reinventing hospitality to satisfy their needs. The company is now building their hotels using volumetric modular construction, with more efficient hotel room spaces and larger, more inviting lobbies and common areas.



Marriott Fairfield Inn & Suites

ROHNERT PARK, CA

5 Stories, 100 Hotel Rooms

Tourism to northern California's wine country is growing like the vines visitors come to celebrate, driving tremendous need for hotel rooms. This modular Fairfield Inn & Suites by Marriott helps meet that demand while maintaining the exceptional quality tourists expect.



Moxy Hotel

OAKLAND, CA

7 Stories, 145 Hotel Rooms

Millennial travelers are looking for coveted experiences, and Moxy by Marriott satisfies these aims with hip, trendy hotels designed to maximize fun and minimize wasted space. Marriott leads the hospitality industry in modular construction volume, fully embracing the quicker, higher quality builds that modular offers.



Visit our website for additional projects
www.prefablogic.com

▶ MOVE FORWARD WITH PREFAB LOGIC

We're here to make modular your preferred way to build. Get in touch with us today to discuss how we can make your next project a modular success story.



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