



nibbi

**NIBBI HAS BEEN CONSTRUCTING TECHNICALLY COMPLEX, ICONIC STRUCTURES IN THE SAN FRANCISCO BAY AREA SINCE 1950. BY STAYING TRUE TO OUR CORE VALUES THROUGHOUT THE YEARS, NIBBI HAS EVOLVED INTO ONE OF THE MOST RESPECTED CONSTRUCTION COMPANIES IN THE REGION. WE BELIEVE OUR REPUTATION CONTINUES TO THRIVE BECAUSE OF OUR OUTSTANDING EMPLOYEES AND OUR LONG-STANDING COMMITMENT TO BOTH OUR CLIENTS AND THE COMMUNITY.**

PICTURED: AUTOVOL'S MODULAR FACTORY

# THE BENEFITS OF MODULAR

## Why Modular?

The successful implementation of modular construction reduces project costs, shortens the construction schedule and yields increased quality.

### Cost Savings

Nibbi engages our clients 100% of the way. Nibbi's team, from Preconstruction to Operations, is involved in selecting a modular manufacturer that meets our client's quality standards, cost, and schedule.

**Labor Cost Savings:** Modular construction requires less on-site labor than traditional construction methods. Since the modules are constructed in a controlled factory environment, specialized workers can focus on their tasks without being hindered by weather conditions or other on-site challenges. The reduced labor requirement lowers labor costs and potential delays associated with weather disruptions, overtime, or coordination issues.

**Resource Efficiency:** Materials and resources can be managed more efficiently in a factory environment. Precise cutting, measuring, and assembly processes minimize waste and optimize material usage. Additionally, factories can leverage economies of scale by ordering materials in bulk, reducing costs further.

### Faster Onsite Construction

Modules are manufactured concurrently with on-site construction, shortening project timelines by months. This reduction in construction schedule translates into reduced construction and financing costs, thus resulting in further project cost savings.

### Building Efficiency & Quality

Factory-based construction allows for increased quality control. Skilled workers can consistently produce standardized modules that adhere to strict quality standards. The controlled environment eliminates variables that can impact construction quality, such as weather conditions, and ensures that the finished modules meet regulatory and industry requirements. This reduces the risk of rework or costly repairs, resulting in higher-quality buildings.

# GETTING IT RIGHT THE FIRST TIME

## Our Process

At the onset of Preconstruction, Nibbi works with the Client and Architect to determine the feasibility of applying modular construction to the project. Through in-house estimating and collaboration with its trade partners, Nibbi thoughtfully evaluates construction costs, schedule, site logistics, and building design to determine whether modular or conventional construction methods will best serve the Client's goals.

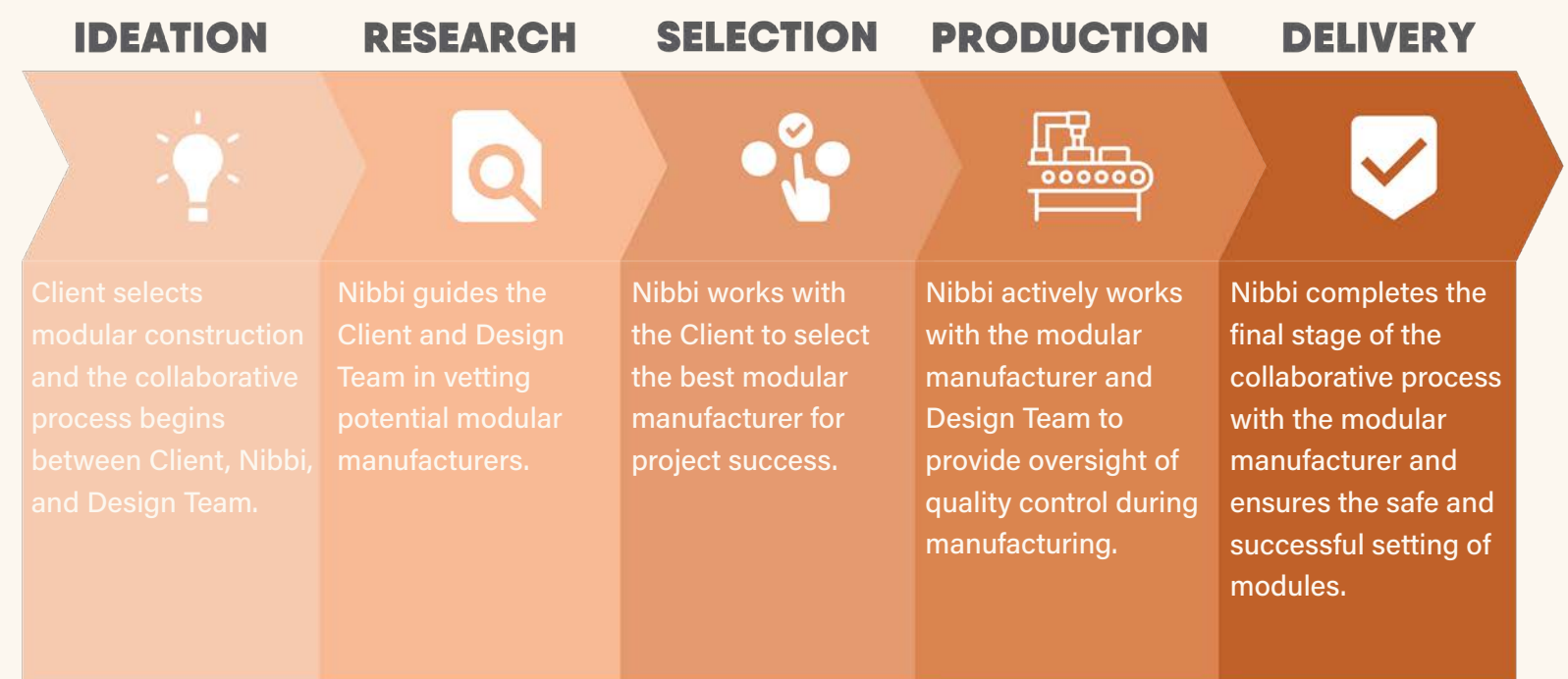


## We Are Your Partner

When modular construction is selected, Nibbi takes a collaborative approach to work with the Client, Design Team and Manufacturer to successfully integrate modular construction into the project's design.

Contrary to the preconstruction workflow of conventionally designed and built projects, modular construction requires an earlier affirmation of design, specifications, and construction logistics to support its effectiveness. To support this process, Nibbi takes an active role in selecting the modular manufacturer and directly oversees their involvement from design coordination through to submittals and shop drawings, quality control oversight during manufacturing, and coordination of transportation and module setting logistics.

## Nibbi's Modular Process



# QUALITY BASED IN RESEARCH

## The Nibbi Difference

Our early involvement sets Nibbi's approach to modular construction apart from other builders. When a client chooses modular construction, our team leaps into action to identify the right modular manufacturer for the project.

Nibbi conducts research on multiple manufacturers early in the preconstruction process to ensure quality, cost and schedule needs will be achieved. Through this research, we can select the best-suited manufacturer to ensure the success of our client's project.



PULL PLANNING SESSION TO ENSURE SCHEDULE NEEDS ARE ACHIEVED



ROBOTIC TECHNOLOGY WORKING TOGETHER FOR PROJECT SUCCESS

# OUR MODULAR EXPERIENCE



## 355 Sango Court

Sango Court is a transit-oriented, affordable housing development with two buildings comprised of 119 units. The owner chose modular construction to speed up construction time and deliver high-quality units to future residents.

### QUICK FACTS

**2.5**  
months

The use of modular construction reduced the construction schedule by 2.5 months

**113**  
modules

113 modules delivered directly to the jobsite 99% complete and ready to be placed.

**\$**  
saved

Modular construction brings cost savings through increased labor productivity and efficiency, and a reduced construction schedule.

## A Team of Experts

Our team has acquired extensive knowledge on modular construction through our Sango Court project and several projects currently in Preconstruction. Modular efforts begin early in the design stages with the vetting of modular manufacturers, it is through this process that we have gained an expertise that provides great value to our clients.

Learn more about our team's experience while working on Sango Court. →



*"We set all 113 modules in two weeks as opposed to a five-month build framing cycle!"*

- MIKE DORSA, Sr. Superintendent



*"The benefit of this process is the high level of coordination & completion of design before work gets to the field."*

- RANDALL THOMPSON, Sr. Precon Manager

SANGO COURT, MILPITAS



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