



Adaptive Workspace and Modular Business Facilities

Medical, Dental,
and Laboratory Facilities



**Modular—The Healthy Approach
to Providing Healthcare Services**

Physician and dental offices and clinics, urgent care, small regional hospitals, diagnostic centers and physical therapy—Ellis Modular works with you to provide a healthy environment at a reduced cost.

Why Modular?

Simply Put: Cost. Speed. Adaptability.

Business and industry have adopted efficiencies in every aspect of their operations to reduce costs, that includes the facilities where they work.

Facility costs within today's healthcare systems continue to spiral upward. Tax-supported hospitals and clinics, nonprofit medical organizations, and private medical practices are struggling with ever-increasing operational costs. Brick and mortar construction is expensive, and completion can take 18 months or more. As the need grows, expansion is most likely considered. More often than not, a traditional site-built facility is not designed for expansion. These factors combined are defeating the ability of healthcare providers to serve the needs of all age groups in their communities efficiently.

Why Ellis

- Ellis understands that commercial structures must be affordable, and modular buildings are a fraction of the cost of traditional brick and mortar facilities.
- Ellis' modular building process overlaps key phases of construction, saving time and money over traditional construction.
- Ellis' design team knows how important it is to consider future expansion as the need for healthcare services increase and demands for those services evolve.
- Modular construction is a greener, more environmentally-friendly solution compared to traditional construction.
- Ellis designs and builds high-quality facilities which meet and exceed the IBC standards that have been established for site-built structures.

Our Pledge

Innovation and collaboration are among our strengths. We are focused on delivering modular building solutions for all aspects of the healthcare sector, especially in our less populated, and underserved regions throughout Texas and the Southwest, where the cost advantages of modular construction are even more significant.

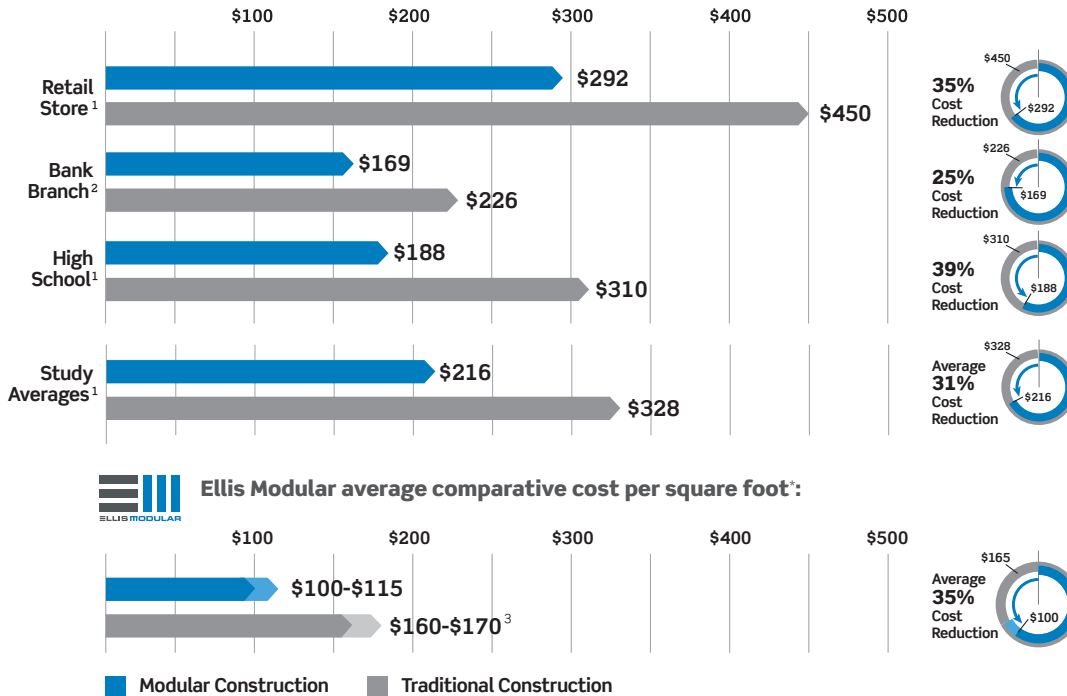
We welcome the opportunity to bring our expertise and experience to your project—no matter how challenging your goal may appear at the outset. We are confident that we can provide attractive, functional, efficient, and affordable facilities that will surpass your expectations.



The Modular Advantage

Count on our experience and expertise to construct your healthcare facility at an affordable price—regardless of its complexities and unique requirements.

Comparative cost per square foot from recent MBI¹ case studies*:



Real Cost Savings

Cost to design and construct a modular medical office is approximately \$105 to \$115 per square foot—about 55% of the cost to build the same facility on-site*. Save those dollars for your operating budget once your facility is open.

Primary savings derived from:

- A)** Less overall cost per square foot than site-built construction;
- B)** Increased revenue from facilities being completed and operational sooner compared to the longer schedules for site-built construction;
- C)** Reduced length of construction loan and associated finance charges.

1 - Modular Building Institute, recent case study report

2 - RSMeans Data Corp.

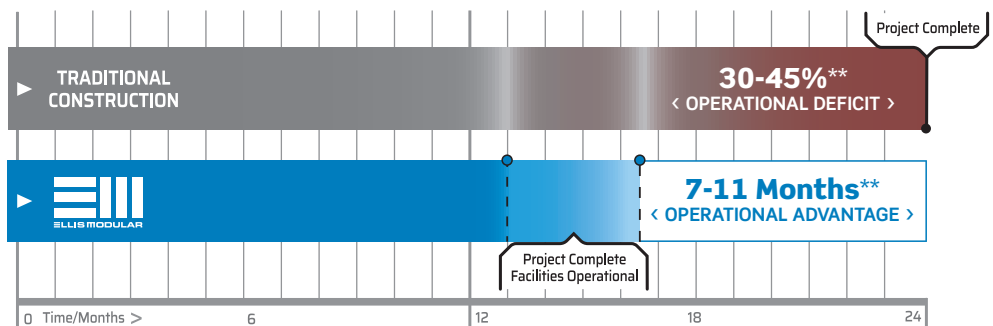
3 - National Commercial Construction Software company data

*Based in single story modular construction without specialized equipment installed. Costs based on projects located outside major urban areas. Projects inside city limits typically cost more. Other factors affecting final cost per square foot: roof type and composition; elevation design and façade options; interior finish out; local zoning, construction codes, and regulations, etc.

Real Time Savings

The adage that time is money applies here. Manufacturing occurs simultaneously with site-preparation. Weather delays are no longer a significant factor. The delivery of materials occurs once work is set to begin on-site. When careful planning is exercised on the front end, there's less likelihood of change orders during construction, which significantly delay your timeline and increase costs.

Typical 24-month construction schedule:



**Every project is unique, with its own set of specifications and requirements. The 30%-45% range cited here is only an example of possible time savings, according to the American Institute of Architects and the Modular Building Institute. Factors such as transport, terrain, location, change orders, permitting, and project requirements, all play a part in construction timelines.

From Our
Customers:

"From the first response, to the final design details—prompt, professional and specific to our needs. My site visit confirmed the company's commitment to service and quality in its production facility."

Ronald Fowler, Vice President, Austin Emergency Services

Flexibility of Modular Design

Planning for future growth.

The demands on your staff, the services you provide, and the needs of the community will change and evolve over time. Our team at Ellis Modular listens carefully, asks questions, and designs with experience in how best to meet all project criteria, control costs, and plan for future needs. We work with our clients' operations and administration managers to fully understand the project's scope; purpose, goals, and functionality, as well as how that criteria many change over time.

Expandability

Like most businesses and organizations across industry sectors, healthcare providers are more likely to succeed with realistic budgets, reasonable goals, contingencies—and a plan for phased development. For startups, regardless of their geographic location, planning for expansion and adaptability during the design phase makes practical sense. Modular construction saves significant dollars when you are ready to expand. A phased or tiered expansion plan—designed at the start—can meet the demands of an expanding practice or a growing community with ever-changing or increasing needs for healthcare services.

Modular construction brings this adaptability for expansion to realization at a reduced cost over traditional site-built facilities. The same cost savings are realized when expanding existing facilities that apply to new modular construction.

Example of a phased expansion plan for a MicroHospital



"We have worked with Ellis Modular on numerous projects with varying complexities and in various locations. They consistently offer top-notch quality, impeccable service, and competitive rates. Across the board, we are always pleased with the work that they perform."

Jackie Smith, Manager, Facilities and Administrative Services, Pioneer Natural Resources

Unique Requirements of Healthcare Facilities

Integrated form and function for maximum efficiency, style and comfort.

Specifically in the healthcare sector, we always consider the accessibility and environmental standards that must be met. Medical facilities require additional planning and consideration.

Ellis Modular provides facilities that meet or exceed the requirements unique to the healthcare industry. The options are extensive and may include:

- Controlled access rooms or corridors
- Specifically-designed ventilation and HVAC systems
- Secure storage and access for pharmaceuticals
- ADA as well as IBC compliance
- Restricted access zones
- Specialized In-wall shielding
- Special equipment wiring and weight provisions
- Specialized bacterial-resistant surfaces
- And many more

We work closely with our clients' medical vendors and suppliers, as well as our own specialized vendors, to make certain that all systems are fully-integrated and operating with maximum efficiencies from day one. Ellis is well-versed in meeting the needs of healthcare facilities which have specific and unique project requirements—in addition to those mandated by state and local agencies.

Architectural Aesthetics

Our architects can design façade options to bring aesthetic appeal to your facility's elevation or to blend with existing architecture. Stone or brick exteriors and accents, a multitude of window and door treatments, roof styling, porticoes, and designer options contribute to the architectural beauty of your facility. Interiors can be designed to convey your organization's vision or that of your community—the possibilities are unlimited.



Ellis Modular—Your solution for affordable healthcare facilities

Save on construction costs and time without sacrificing the aesthetics, functionality, or adaptability of your facilities by teaming with the experts in design and construction at Ellis Modular. We understand how to work with budgets and time constraints while providing fully IBC compliant facilities for your project. Let us partner with you on creative solutions to deliver superior products that are affordable and that meet your project requirements.



Modular Myths:

- Modular buildings are considered only temporary structures
- Modular buildings are constructed of lower quality materials and don't meet IBC standards
- Modular building design is inflexible and restrictive in layout and styling
- Modular is an unproven and untested construction process

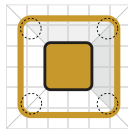
Ellis Modular's Process

Complete project management, from start to finish...and beyond.

Ellis Modular's approach to construction is unique and proven. By providing our end-to-end, turn-key services, we meet your needs within an extraordinary timeframe and without the missteps that often occur when multiple vendors and contractors are involved.

Design-Build-DeploySM Model

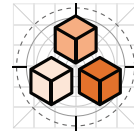
Vertical integration gives Ellis Modular advantages across the board over other modular providers through efficiencies in management, communication, project coordination, pricing, setup and finish out. These advantages translate directly into benefits for our customers in the form of cost savings, speed of installation and customer service.



Design - Functional design is among our strengths. Our unmatched attention to detail and planning avoids the pitfalls of ongoing change orders during the build process. Designs are flexible and innovative to meet each client's specific requirements—critical in healthcare services.



Build - Ellis' proven and efficient methodologies provide maximum efficiency and the highest quality control. Our healthcare facilities meet or exceed all IBC and AMA construction and safety standards.



Deploy - Our deployment teams are seasoned industry veterans—all experts in modular construction. Our groups are dedicated to getting your project up and running as quickly and efficiently as possible for maximum ROI.



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