



## Modular Laboratory Building for Constrained Site

Front Royal, VA

### The Challenge

Christendom College required a 1,440-square-foot laboratory building to be constructed on a tightly restricted site with strict setback limitations, presenting significant challenges for delivery, staging, and installation. In addition to the constrained footprint, the building needed to support owner-furnished laboratory equipment and include infrastructure for HVAC systems. The project also called for a full foundation and a placement strategy that could accommodate limited access while maintaining the integrity and quality expected of a permanent laboratory facility.

### The Solution

Modular Genius provided a thoughtfully engineered modular solution consisting of two units, strategically divided into four sections totalling 1,440 sq. ft. to enable safe transportation and precise maneuverability within the confined site. Each section was carefully craned into position and expertly set using transits and rollers, allowing the building to be accurately placed despite access limitations. Once assembled on a full foundation, the modules formed a seamless, high-quality laboratory environment tailored to the client's needs. Designed and constructed in compliance with applicable local codes, this modular facility demonstrates how innovative planning and efficient off-site construction can successfully overcome site constraints while delivering a durable, permanent lab space.