



# Education Renovation Swing Space

Windsor Mill, MD

## The Challenge

A public school system in Baltimore, MD had a major renovation and addition scheduled to an aging elementary school. The construction schedule was very tight with a start date after school commenced and an occupancy during the summer of 2019. Modular Genius, Inc. was contracted by the general contractor to provide a modular classroom complex that would house 8 classrooms with restroom. The new 8,316 sf building was designed with a central corridor, classrooms on either side and boys and girls restrooms and IT and janitor's closet.

## The Solution

The site was the staff parking lot and the building was set up with surface grade piers and anchors. Modular Genius hired site electrician, fire alarm, data and plumbing contractors to make turn key connections to the modular building. The 5B wood studded building was designed with future re-use in mind. The units were built with additional support beams in the roof structure to provide supplementary clear span space so that classrooms can be reconfigured into offices for the second use. Industry standard materials were utilized; including smart panel siding, low E windows, gypsum ceiling, vinyl floor tile and vinyl gypsum.