



Spacious furnished offices



Attractive custom-designed entrance



Bright and spacious entrance



Two-storey, multi-office complex



Lounge and kitchen with custom cabinetry

## Modular proves to be **fast** and **flexible** on this 2-storey design/build project for **Victoria Shipyards' Office Complex**

*“With creative design, modular can be as attractive as site-built.”*

Shelter Industries just completed an impressive, 18,000 square foot, permanent office complex for Victoria Shipyards. This new office building was designed to house 3 separate tenants as part of a new program with the Canadian Department of National Defence.

This \$3 million, 2-storey project features an elevator, a large glass and aluminum storefront entrance and luxurious marble flooring. With a spacious

lobby and wide hallways, you would not get the impression that these buildings were modular. Victoria Shipyards project manager, Peter Lutzmann says, “Everyone is happy with the design. We incorporated a number of features into the design, such as two-tone siding in the horizontal and the vertical, to make this project look like site-built.”

Victoria Shipyards decided to go with modular, mostly for the benefits of



changing the way you think about modular

*"I would use Shelter again in a heartbeat!"*



*This bright and spacious 2-storey glass entrance provides the appeal of a site-built structure, while still enabling project designers to enjoy the speed and flexibility of modular.*

speed and flexibility. Victoria Shipyards project manager, Peter Lutzmann says, "With modular, I was able to start the underground work, such as line services and foundations, while the buildings were being constructed in the factory. Overall, we were able to shave off 3 to 4 months from the construction schedule."

Flexibility was also key. Even though the building is installed on permanent foundations, the fact that these buildings are modular opens the doors to opportunities to relocate or resell these buildings in future. That is a huge advantage.

"Modular is also a very cost-efficient solution," says Victoria Shipyards project manager, Peter Lutzmann. "It enables you to really save time without compromising quality."

Shelter project manager Chris Yamamoto adds, "Even considering the costs of shipping to Vancouver Island, the overall project cost was very competitive with standard site-built structures. And with creative, attractive designs, the final project can look as attractive as site-built."

Victoria Shipyards project manager, Peter Lutzmann concludes, "I give Shelter high marks in customer service. I have nothing but good things to say about Shelter. I would use them again in a heartbeat!"



*The bright and open lobby with elevator and marble flooring enhances the luxurious appeal of this office building.*



*Attractive furnishings complement the open and spacious floor plan.*

#### PROJECT HIGHLIGHTS

CLIENT: Victoria Shipyards Office Complex.  
Occupancy for several different tenants.

DESIGN: Shelter Industries  
(based on owner's concept)

BUDGET: \$3 million

SIZE: 36 modular units (single-wide),  
2 storeys, 18,000 sq ft.

TIME FRAME: 12 weeks

#### FEATURES:

- Permanent foundation
- Large glass and aluminum storefront entrance
- Elevator (2 storeys)
- High-end security
- Open Plan design with wide hallways
- Exterior finish: 2 types of metal profile and colours (picked by owner)
- Marble floors
- Sophisticated heating / cooling system to service 3 separate tenants.
- Individual offices
- Meeting rooms



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Since 1985, award-winning Shelter Industries has designed, built and installed thousands of modular buildings throughout North America and various countries around the world. From custom-designed, permanent structures that rival site-built structures in quality and aesthetics, to economical temporary buildings that service immediate needs, Shelter does it all. In 2009, Shelter Industries Inc. merged with Greensmart Manufacturing Ltd., an award-winning developer of energy-efficient Structural Insulated Panels (SIP) located in Northern British Columbia and Alberta. Together, the new company, Greensmart Shelters Inc., provides structural insulated panels, modular buildings, and high performance, energy-efficient modular buildings. Whether your project is local or overseas, contact Shelter's head office in Aldergrove, British Columbia, Canada, to manage your next project.



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