



MASSACHUSETTS DOT

Maintenance Offices

CHALLENGE

- Two maintenance offices of Massachusetts Department of Transportation (MassDOT) were in urgent need of replacement
- Minimize construction traffic and site activity to prevent disruption/potential accidents in busy MassDOT yards
- Adhere to stringent MA codes including ADA compliance while maximizing efficiency

SOLUTION

- "Build-together" process enabled modules to arrive with all exterior siding and roofing installed as well as a high level of interior finish
- 85% completion level reduced installation and completion times dramatically
- Solar panels, energy-efficient Rhino windows, reflective EPDM roofing, and other efficiency/cost-saving features

SUCCESS

- Offices opened months sooner compared to conventional site construction
- Zero accidents and minimal disruption due to both greatly reduced workforce activity and time required in DOT yards
- Meet or exceed all BBRS codes (including ADA compliance) while delivering two high-efficiency, low-maintenance facilities

SCHEDULE ACCELERATION

LEAST SITE IMPACT

COST CERTAINTY



The Massachusetts Department of Transportation (MassDOT) was in urgent need of replacing two maintenance offices. To avoid operational disruption and minimize potential safety hazards that on-site construction would have generated in the busy yards, MassDOT chose off-site modular construction.

MODLOGIQ's unique "build-together" process enabled the modules to install with all exterior siding and roofing, as well as highly-finished interiors, ensuring a much shorter time on site. To maximize efficiency and minimize maintenance, the modular offices include solar panels equipped with natural gas fired backup generators with auto transfer, as well as high-efficiency interior light fixtures with occupancy sensors,

high-efficiency natural gas HVAC units, energy efficient Rhino windows, and reflective white EPDM roofing. Both maintenance offices feature large storefront daylighting windows, factory applied custom exterior, epoxy floor toilet/shower rooms, clean, smooth interior finishes, and industrial-style accents like an open ceiling in the common areas. Integrated factory canopies protect the entryways.

These projects combine an ideal mix of architectural, structural, mechanical, and electrical features while maintaining strict adherence to budget requirements and stringent BBRS MA building codes—including ADA compliance—while delivering maximum efficiency and low maintenance costs.



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TIMELINE

Off-Site Construction: 18 weeks

SIZE

928 SF each

LOCATION

Middleboro, MA

CLIENT

Massachusetts Department of Transportation (MassDOT)