

## Project Summary – Modular Builds Guyana INC

Light Gauge Steel Manufacturing for Building Solutions

Modular Builds Guyana INC

13/11/2024

LOT A23 Plantation

Peters Hall

New Heros Highway

Georgetown

Guyana

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Hardeep Singh – Director of Projects and Construction

We are currently leasing 8,000sqft from Ramps Logistics on the New Heros Highway. The warehouse has a total size of 60,000sqft where by Ramps use the remaining 52,000 for their own storage facilities. Ramps have EPA certification in place in regard to their activity.

MBGI offers customizable, modular, and prefabricated building solutions to address the challenge of inefficient and costly construction locally. Our products and services include the design, development, manufacturing, sales, and assembly of everything from floors, roofs, windows, and doors to entire buildings. By using this system, we can significantly reduce building timelines and costs while maintaining quality standards. Our focus on sustainability ensures that our products have minimal environmental impact and are energy efficient. This solution offers an innovative approach resulting in sustainability and cost savings.

Modular and Prefabricated construction is an affordable, sustainable concept and design solution for housing, developments, offices, etc. Our products and services range from turnkey solutions to full project management of homes and buildings. We also specialize in bespoke designs and readymade designs with intelligent layouts to suit individual requirements by offering prefabricated homes at a fraction of the time and cost of traditional brick-and-mortar houses. Seventy per cent (70%) of our buildings are made inside a warehouse with steel frames and carcass panels, which are then assembled on-site. By pre-building a vast majority of our houses, we save on on-site build times and use less labour and machinery, thereby reducing time and costs.



Our method of construction reduces on-site pollution by 45% compared with traditional methods that involve building with concrete. Our ethos is to create a sustainable living alternative to the community we live in; this is of paramount importance to us. At a time where the Guyana housing crisis is at its peak, MBGI offers affordable, quality housing and buildings that are time efficient and sustainable, minimizing carbon footprints.

Modular Builds (Guyana) Inc. (MBGI) is seeking to address a significant challenge within the construction industry in Guyana. There is a high demand for housing and the traditional construction methods of concrete construction have proven inadequate for numerous reasons, namely, time-consuming, inconsistent quality and high levels of waste. Moreover, there are environmental concerns with noise, air and water pollution increasing the demand for sustainable building solutions. Our customizable modular and prefabricated system offers a faster, more efficient, and cost-effective alternative while emphasizing sustainability and reducing waste. The growing demand for sustainable and cost-effective construction provides an excellent opportunity for us to fill the need in the market with our building system. MBGI is therefore poised to revolutionize and modernize the construction industry in Guyana providing long-term solutions to clients.

We import Raw Galvanized steel from Jacksonville Florida. The production process is as follows:

1. A customer would give us plans of their building via DWG file or PDF.
2. Our in-house engineer would convert that file into a AUTOCAD .RCY file so our Framacad machine F450it can recognize the file that has been uploaded.
3. Our Steel Team would manufacture the steel studs and tracks and our assembly team would assemble the panels together.
4. Once the panels have been assembled, we would then transport them to the building location via 40ft flatbed truck.
5. Once the Steel Frame building reaches the site location, our Steel Team would construct the steel frame and finish the house accordingly.

Please see below 3D rendering which took us 3 days to manufacture and 2 days to assemble the steel panels together.

Once the steel has been assembled and reinforced, our super structure team come into play and finished the building with electrics, plumbing, doors, windows, roof etc.

We use a 3phase generator to power our machine which is provided by Ramps Logistics.

Waste is also carried away by Ramps.

The Framacad F450it does not give off any hazardous fumes as it is fully electric.



We have invested almost \$2,500,000USD into opening this manufacturing plant 4 months ago and currently employ over 65 Guyanese employees. We have the capacity to manufacture 200 affordable homes every month. (steel frame only)

Because our machine does not let of any dangerous fumes, there fore there are no effects on the environment.

Many Thanks

Hardeep Singh  
Director of Projects and Construction

Date: 13-10-2024

Dear Varshanie,

Please see answers to the questions you have asked me.

Q: The impacts from the operation (from the machine & generator) to air, noise & waste management

A: The machine does not let of any air pollution and has a decibel level of 6 decibels when switched on. There is minimal waste as the steel is recycled through a waste management company. The generator has an air pipe above the rood. The machine is in use maybe 3 hours pe day.

Q: The steps of the manufacturing process

A: The client gives us a floor plan which is then given to our engineer. He then produces an autocad file for our machine. Once the machine has the file, we manufacture and my team assemble the frames in our warehouse. We then drive them to site and install.

Q: Quantity of steel products expected to be produced per month

A: Between 20-30 buildings per month

Q: How will the steel products be transported to the clients

A: Via flatbed trucks

Q: Quantity of trucks. How will the trucks be serviced?

A: Truck are outsourced to a 3<sup>rd</sup> party so the services is with them. We will have one truck per trip.

Many Thanks

Hardeep Singh  
Director of Projects and Construction



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