



Wellings®
MODULAR



Fabricator Company

- Established in 2022 in Brockville
- Semi-automated off-site panelized construction 20,000 Sq Ft Facility
- Over 350 townhomes as well as a 76 unit midrise building in under 2 years



Fabricator Company - Services and Products

- Wellings Modular supply panels, currently contract out installation of panels
- Delivery to site –anywhere in Ontario
 - Beyond Ontario, utilize 3rd party trucking company



Fabricator Company – Services & Products

Level of Completion:

- 20' wall panels, sheeted with OSB/ISOFoam/Zip Panel
- Exterior weather wrap
- 10' max in height (for shipping)

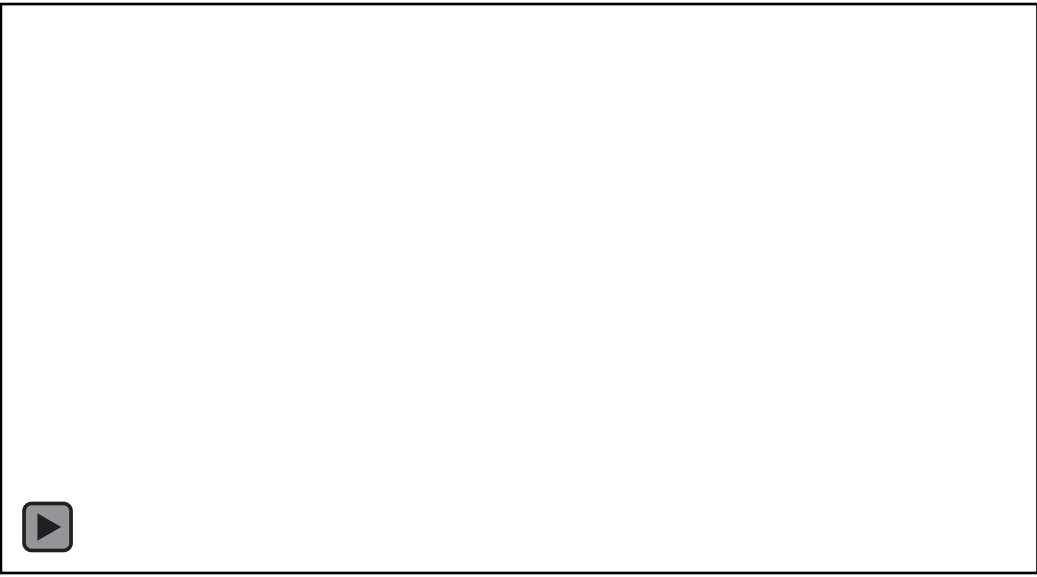


Digital Construction

- 3D design

Virtual walkthroughs

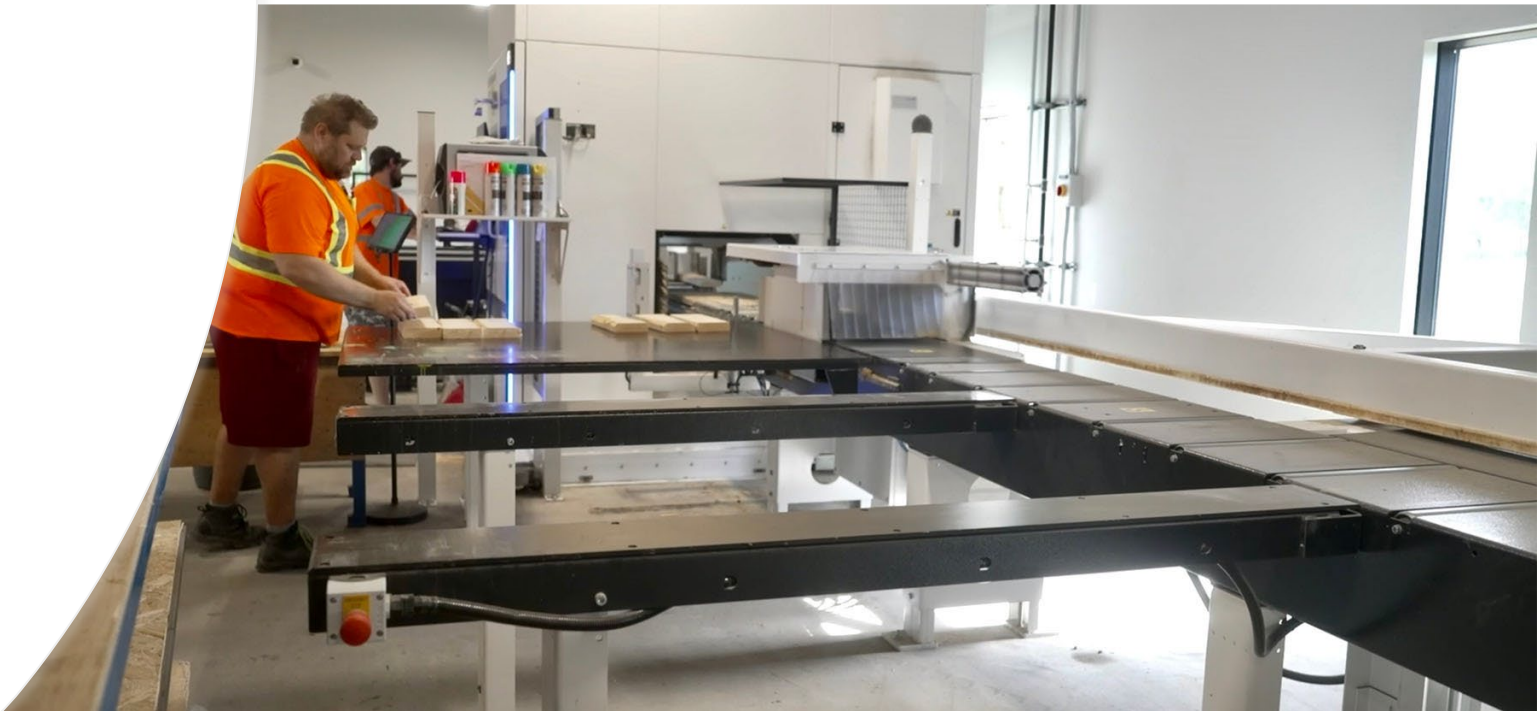
Optimize for material usage and best practices



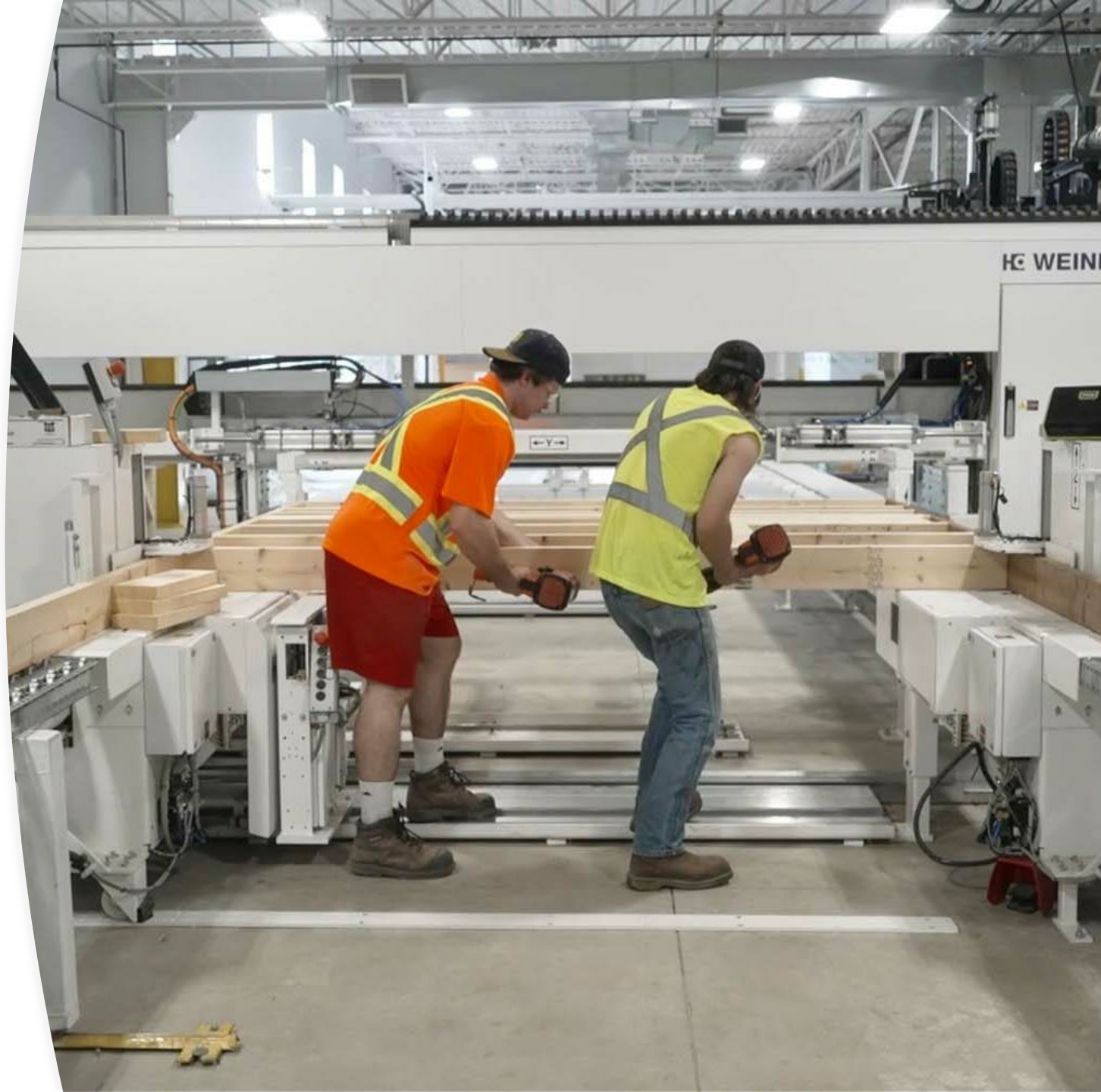
Stacked Townhouse Example



- Optimized material list & BOM
- Reduces from ~15%-20% waste to an average of ~2-3%
- 2mm tolerance



- Equipment moves wall to each stud location
- Automatic nailing
- Manually crown and check quality of studs



- Sheathing bridge nails off
- Nail spacing is pre-programmed in
- Router for window and door openings, venting systems, other penetration



- Walls stacked and loaded on trailers with dunnage in between for easier offloading
- Currently have 3 trailers & day cab truck





- Shipped to site & installed by 3rd party installers
- Quality report sent back to factory for improvements

Roles and Responsibilities

Wellings Modular team creates 3d drawing Design ~5-15 business days
CMHC designs in progress, once complete can be reused

Wellings Modular supplies pre-built panels, manufacturing can produce
130m/day

Currently operate 4 days a week, 10 hour days. At <50% current capacity

In current process, use a CCA1 contract

Cost Summary

Cost Supplied	Wall Wood Frame Only
Material(\$/sq.ft of building)	\$4-\$7
Labour(\$/sq.ft of building)	\$2-\$5
Project Design/Admin/Coordination/ Overhead/Other (\$/sq.ft of building)	\$2-\$5
Transportation	3300-4000sq.ft of wall/per truck ~\$2000/load Brockville to Hamilton ~\$ /load Brockville to Ottawa
What is Included	SPF Wood Framing, PT Bottom Plate, 7/16" OSB Sheathing, Building Envelope
What is Excluded	Cladding, Windows, Doors, Insulation, Hardware, Posts

Numbers based on a single project, a standardized product built at volume would be more economical

Payment Structure & Process

- 10% deposit
- Invoiced once panels leave factory, payment made within 30 days of invoice date
- If we are responsible for install: on large projects - progress payments may be part of contract

The Difference

Equipment/Automation

People & Culture

Design for Manufacturing

- Collaboration based on customer need
- Standardization in solutions and the approach to a solution

Company Contact Information

- Business Development & Logistics
 - Al Armstrong
 - al@nlgc.com
 - 613-795-9292
- General Manager
 - Tom Lepage
 - tl@nlgc.com
 - 613-889-3584

Website: <https://www.wellingsmodular.com/>