
COURSE BROCHURE

Modular Construction For Professionals

SPRING 2027

Hosted by North Carolina State University
Pappas Real Estate Development Program



**THE
MODULAR
EDUCATION
NETWORK**

Empowering professionals to Build Better, Faster, Cheaper

Practical Knowledge for the Modular Industry

WHY MODULAR EDUCATION

Modular construction reduces costs and accelerates delivery, yet adoption is challenged by gaps in education and practical knowledge. We bridge those gaps to help professionals deliver affordability at scale.

OUR APPROACH

The Modular Education Network develops courses that equip professionals with the knowledge and practical tools to implement modular successfully. Content is developed with a broad network of industry experts and delivered in partnership with leading institutions across industry and higher education.

WHO IT'S FOR

Developers, general contractors, architects, engineers, government officials, investors, lenders, and anyone interested in gaining modular construction expertise.

Developers

Evaluate modular fit for a site and program, and underwrite the returns

General Contractors

Coordinate factory and site scopes, sequencing, and the set day itself

Architects

Design from the module outward without sacrificing the vision

Engineers

Engineer for the stack, the transport loads, and the connections between

Government Officials

Review, permit, and inspect modular projects with confidence

Investors & Lenders

Align draws, terms, and capital with how modular projects get built

PROGRAM STRUCTURE

Six Modules, One Path to Modular Fluency

The curriculum is organized into the six topics below, moving from architecture through permitting.

TOPIC 01 **Modular in the Field**
In-person · 2 days · Factory tour, site tour, and introductory instruction

TOPIC 02 **Architecture: Designing Micro to Macro**
Online · 2 hours

TOPIC 03 **Engineering the Box and Stack**
Online · 2 hours

TOPIC 04 **Modular Project Economics: Underwriting Modular**
Online · 2 hours

TOPIC 05 **Content & Programming Summary**
Online · 2 hours

TOPIC 06 **Building Trust: A Shared Language for Permitting and Inspections**
Online · 2 hours

OUR PARTNERS

Developed and Delivered with Leading Institutions

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MODEDNET ADVISORY BOARD

- **Jeffery Lubell**, Urban Land Institute (ULI)
- **Heather Packard**, Modular Building Institute (MBI)
- **Eric Rawdon**, National Institute of Building Science (NIBS)
- **Devin Perry**, National Association of Home Builders (NAHB)
- **Canda Mueller**, American Institute of Constructors (AIC)
- **Adam Walters**, North Carolina State University
- **Cecile Chalifour**, JP Morgan
- **Chris Anderson**, Vantem Global / VantREI

Modular in the Field

A 2-day in-person program including factory tour, site visit, and instruction

LEARNING OBJECTIVES

- Identify the build sequence on a factory floor
- Explain how productivity and factory building drive construction cost
- Recognize the common failure modes in modular delivery
- Connect the factory sequence to the finished building

SECTIONS COVERED

- Why modular, why now: productivity, cost, and the business case
- Failure modes, and the questions that keep you out of them
- Factory tour: Vantem multifamily plant
- Working lunch: cost and schedule with numbers on screen
- Site tour: completed multifamily project
- Synthesis, and the questions to carry into the online topics



Architecture: Designing Micro to Macro

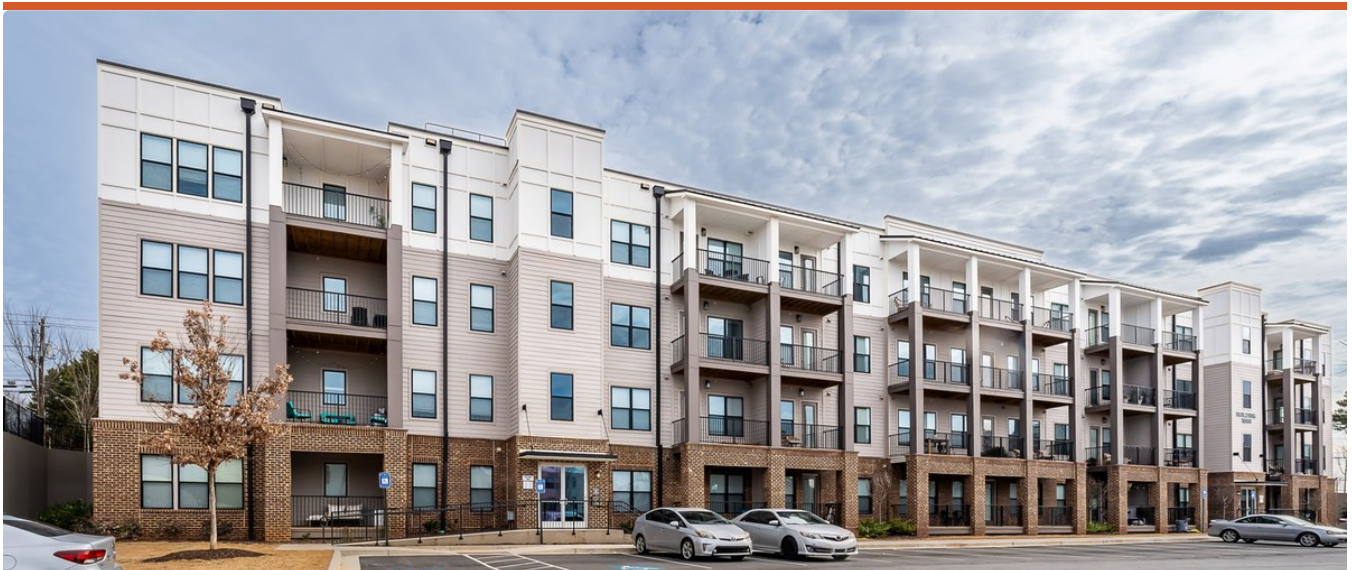
Online, 2 hours

LEARNING OBJECTIVES

- Sequence modular design from the box outward, against the traditional order
- Evaluate a site and program against ideal factory conditions
- Trace the six performance factors and how HVAC drives module dimensions
- Identify what locks in early, and map the two-track approval path

SECTIONS COVERED

- Micro to macro: why modular inverts the usual sequence
- Site building vs. factory building, and where the case study sits
- What locks early: the decision timeline and the cost of deciding late
- Solving the building: six factors, one balance
- The ideal project: what fits in the box, and what does not
- Case study walkthrough with live discussion



Engineering the Box and Stack

Online, 2 hours

LEARNING OBJECTIVES

- Trace gravity and lateral load paths through a stack
- Evaluate redundant structure against its cost
- Detail connections at the marriage line and foundation
- Identify who engineers and stamps each scope

SECTIONS COVERED

- Redundant structure: what it buys and what it costs
- Gravity and lateral load paths through the stack
- Connections at the marriage line and at the foundation
- Delegated design: who engineers what, and who stamps it
- Transport, lift, and set loads on a finished module
- Case study walkthrough with live Q&A



Modular Project Economics: Underwriting Modular

Online, 2 hours

LEARNING OBJECTIVES

- Compare traditional and modular hard costs, market by market
- Quantify what a shorter schedule is worth in revenue, overhead, and carry
- Model how cost and time savings flow through to project returns
- Align draw schedules, senior debt, and LP capital with modular payment terms

SECTIONS COVERED

- Why modular improves returns: labor arbitrage, faster schedules, fewer change orders
- Hard costs: labor as the primary lever, with a multifamily benchmark across regions
- Time: how hybrid factory and site construction compresses the schedule
- Comparative financial models: traditional vs. modular returns
- Financing: payment terms, draw schedules, senior lenders, LP capital
- Case study walkthrough with live Q&A



General Contracting for Modular: Scope Right, Build Right

Online, 2 hours

LEARNING OBJECTIVES

- Understanding factory and site scopes in detail
- Modular timelines and sequencing for site work
- Modular set and what to expect
- Costing a modular project

SECTIONS COVERED

- Scope splits: factory scope, site scope, and the seams between them
- Sitework and foundations running ahead of the set
- Set day: crane, sequencing, access, and weather
- Button-up: what remains after the last box lands
- Modular costing guidelines
- Case study walkthrough with live Q&A



Building Trust: A Shared Language for Permitting and Inspections

Online, 2 hours

LEARNING OBJECTIVES

- Navigating permitting differences from stick built
- Understanding how third-party inspections work
- Knowing what's inspected: factory vs. site
- How to engage authorities productively

SECTIONS COVERED

- Permitting: how it differs from stick built, and the design team, engineer, lender, and field views
- Inspections, factory and site
- Documentation needed
- Building a shared process with jurisdictions
- Avoiding common causes of permitting delays
- Case study walkthrough with live Q&A



GET IN TOUCH

Interested in Registering for our Course?

Reach out to us directly by email, or register through our website to reserve your spot in the Spring 2027 course.

CONTACT

EMAIL

info@modednet.com

WEBSITE

modednet.com