



**bird**

**stack**  
modular

**Building Tomorrow**

EMPOWERING COMMUNITIES WITH MODULAR INNOVATION



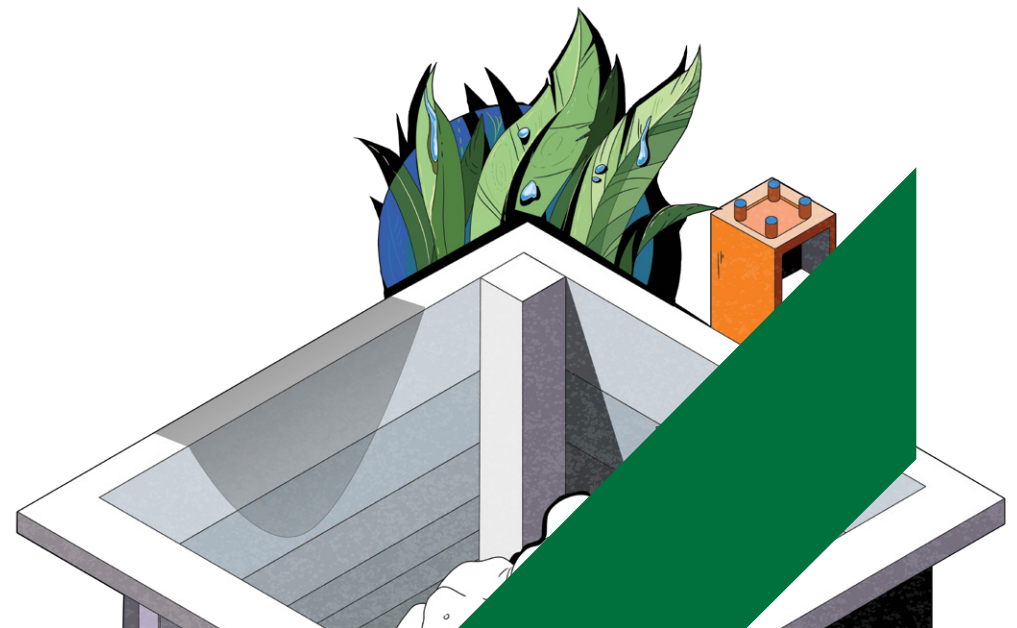
### Building Communities Across Canada Since 1920

With a century of expertise, **Bird Construction** is a people-focused Canadian builder known for industry-leading construction services across various sectors. Bird is committed to delivering high-quality, community-centric building solutions nationwide, addressing today's housing and infrastructure needs.



### Innovative Modular Solutions for Modern Housing Needs

Since 2009, **Stack Modular** has been a pioneer in modular steel construction, delivering projects rapidly and reliably. Stack provides durable, scalable housing that meets the demands of speed and quality across diverse communities.

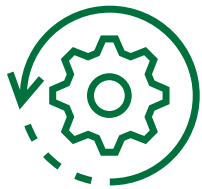




### Accelerating Affordable and Social Housing, Together

In 2017, Bird and Stack formed a strategic partnership to redefine modular construction. Combining Bird's deep construction expertise with Stack's modular innovation, we offer efficient, sustainable housing solutions that reduce timelines by **up to 50%**.

### Building Tomorrow's Housing with Speed, Precision, and Purpose



Turnkey Project  
Delivery



Faster Time to  
Occupancy



Cost and Schedule  
Certainty



Positive Community  
Impact

# Capabilities

Leveraging our combined expertise, Bird and Stack offer a holistic suite of capabilities designed to add value through every phase of project delivery: from conception to completion.

By integrating these services, Bird and Stack create durable, high-quality structures with accelerated timelines and minimized disruption, serving as a dependable construction partner for developers and communities.

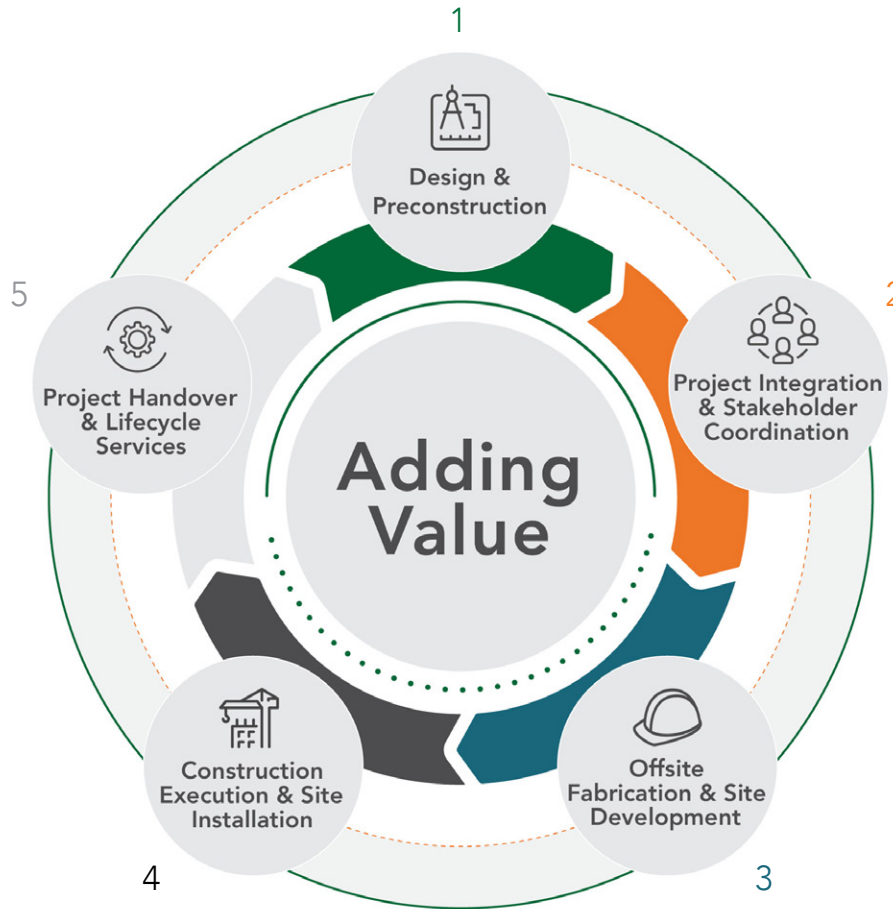
## 1 Design & Preconstruction

Management of feasibility, site selection, permitting, design, engineering, and cost estimation, integrating best practices from both modular and traditional construction.

## 2 Project Integration & Stakeholder Coordination

Seamless integration with stakeholders, focusing on project planning, risk management, and clear communication.





### 3 Offsite Fabrication & Site Development

Stack manufactures structural steel modules while Bird handles demolition, earthworks, utility connections, and foundations, accelerating schedules by a typical range of 30-50%.

### 4 Construction Execution & Site Installation

Bird's construction experience and Stack's modular expertise ensure precise, timely execution, including transportation, craning, and unit setting, with a focus on safety and compliance.

### 5 Project Handover & Lifecycle Services

Comprehensive handover includes commissioning, training, and warranty services, along with maintenance, upgrades, and modifications to meet evolving needs.

# The Challenges

The world is grappling with significant challenges driven by rapid urbanization and a growing and aging population, increasing the demand for housing, facilities, and infrastructure.

At the same time, developers and communities must navigate complex requirements within tight timelines and limited budgets to meet these critical needs.

**GROWING & AGING  
POPULATION**



**RAPID  
URBANIZATION**



**HOUSING  
SHORTAGES**



**RESOURCE  
SCARCITY**



## Project Checklist

- Project Funding & Support
- Accelerated Construction
- Risk Minimization
- Cost Certainty
- Schedule Certainty
- Sustainability
- Regulatory Requirements



## The Solution

Together, Bird and Stack provide fast, adaptable, and community-centered modular building solutions to address housing and infrastructure demands across diverse regions.

### THE BIRD-STACK ADVANTAGE

- **A Unified Vision and Approach** that aligns with our common goal to enhance the construction process and ensure rapid project completion.
- **Complementary Expertise** in modular and traditional construction that unite to reduce project risks and provide cost and schedule certainty.
- **Integrated Teams** bringing together industry experts to navigate logistical complexities and improve outcomes.
- **Community-Focused Design** that ensures collaboration with local stakeholders to create housing aligned with community priorities and resident well-being.
- **Proven Success** demonstrated through impactful projects, setting new standards for high-quality modular construction across Canada.



# Benefits of Modular

## BUILDING BETTER, FASTER, AND GREENER

Modular construction, especially using structural steel, offers numerous advantages over traditional methods.

It provides a faster and more efficient, predictable, and sustainable approach to building, making it ideal for multifamily affordable and social housing.

### KEY BENEFITS



**Speed:** Construction time is typically 30–50% faster, with greater schedule certainty.



**Enhanced Quality Control:** Consistent, high-quality outputs in a controlled factory environment.



**Cost Certainty:** Greater cost predictability with fewer weather delays and logistical challenges.



**Personalization:** Highly adaptable components for various layouts and styles.



**Replicability:** Standardized modules for efficiency and consistent quality across projects.



**Volume:** Efficient production of large volumes, streamlining processes and timelines. With 1.3 million sq. ft. of factory capacity, Stack can produce 12–14 modules per day or over 2,500 modules per year.



**Location Versatility:** Quick assembly, efficient logistics, and improved access to labour make modular ideal for both urban and rural locations.



### Sustainability\*:

- **Waste Reduction:** Significantly cutting construction waste by over 80%.
- **Lower Carbon Footprint:** Reducing total environmental impact by approximately 36%.
- **Material Recyclability:** Using recyclable steel reduces the need for raw materials and lowers environmental impact.
- **Energy Efficiency:** Reducing total energy use by up to 50%.
- **Reduced Community Disturbance:** Minimizing on-site time, traffic, and emissions.

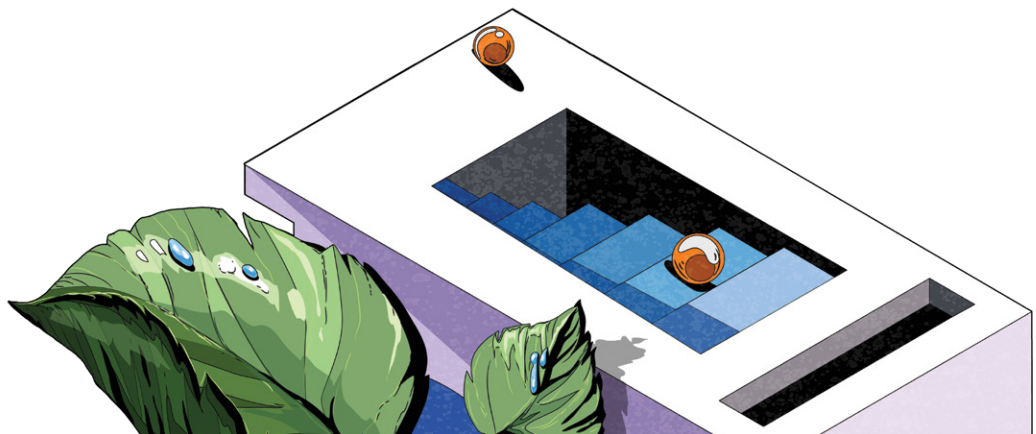
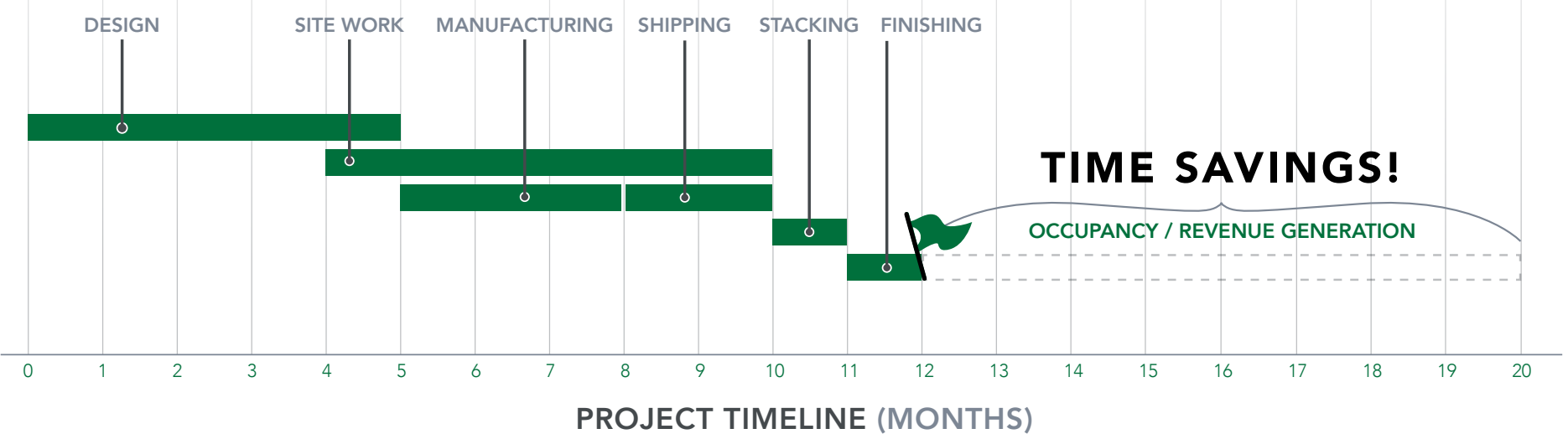
\*Source: Modular Building Institute. "Sustainability: Making the Case for Modular Construction." June 2023.



# TRADITIONAL CONSTRUCTION



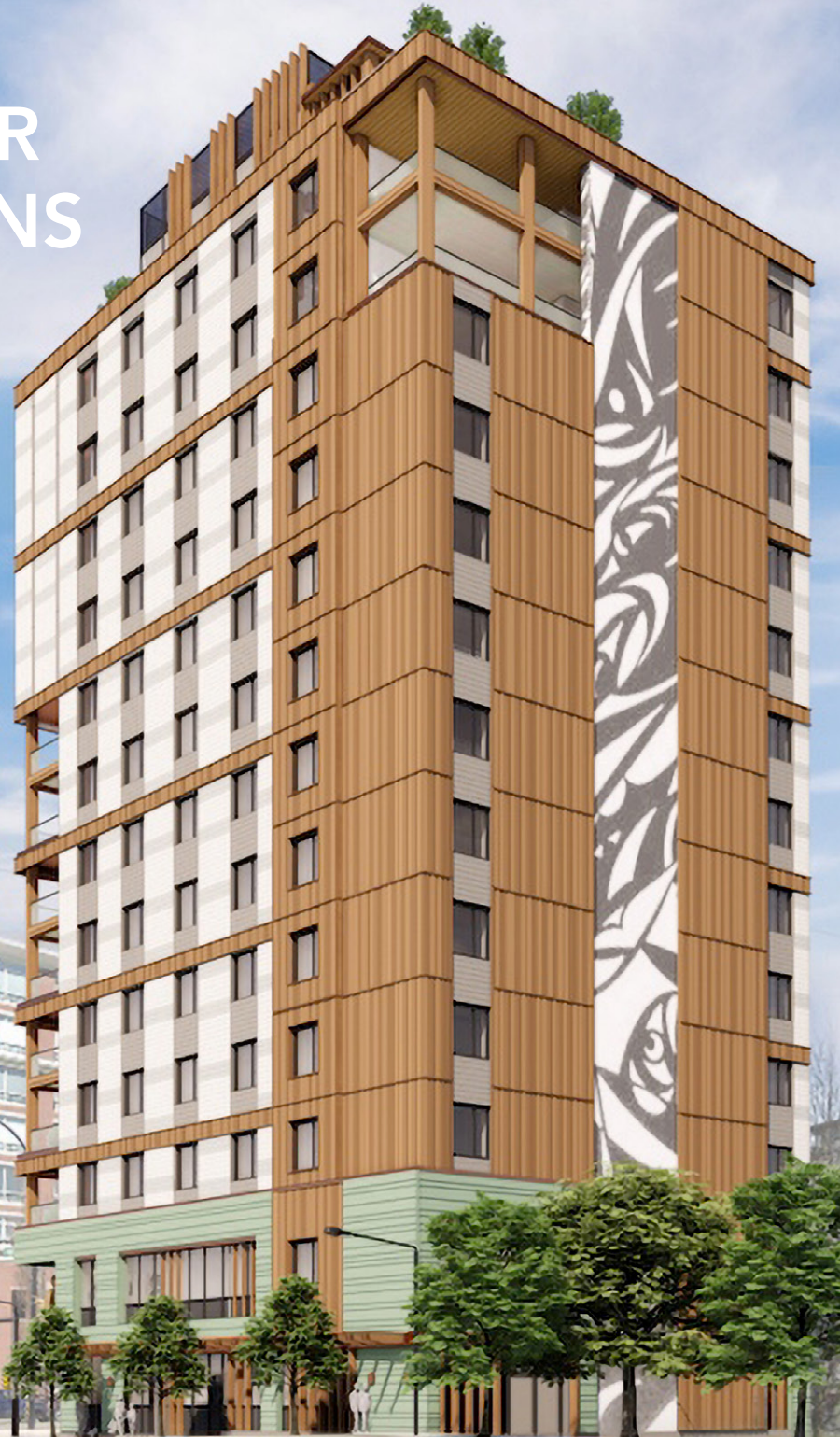
# BIRD CONSTRUCTION + STACK MODULAR



# MODULAR SOLUTIONS

## MULTI-FAMILY RESIDENTIAL AFFORDABLE/ SOCIAL HOUSING

- Swift construction and faster occupancy
- Versatile configurations
- Improved resident experience
- Cost-effective, repeatable solutions
- Ideal for urban and remote areas



### 14-Storey Residential Tower

Vancouver, B.C.

#### CLIENT

BC Housing

#### MODULES

80

#### NEW HOUSING UNITS

109

#### FLOORS

14

#### TOTAL GROSS AREA

53,661 sq.ft.

#### KEY FEATURES

- Providing **safe, sustainable housing** for over 100 residents in the heart of Vancouver
- Set to become **Canada's tallest modular building**
- **Passive House-certified**, energy-efficient, and low waste
- **Purpose-built with amenities:** commercial kitchen, dining, and community spaces
- **Cultural exterior design** honouring Indigenous communities
- **Collaborative effort** with BC Housing, City of Vancouver, and CMHC

Long-Term Care Prototype



LONG-TERM CARE

Aqsarniit Hotel and Conference Centre  
(Iqaluit, Nunavut)

Awarded **Modular Hotel of the Year 2021**  
by the Modular Building Institute



HOSPITALITY



MOBILE MEDICAL FACILITIES

Kinshasa Patron Housing  
Democratic Republic of the Congo, Kinshasa



INSTITUTIONAL: STUDENT HOUSING

Rapid Deployment IORDF Facility  
Kenora, Ontario



CORRECTIONAL FACILITIES

Cedar Valley Lodge  
Kitimat, British Columbia



WORKFORCE ACCOMMODATIONS

ADDITIONAL APPLICATIONS:

COLD STORAGE

DATA CENTRES

# BUILD WITH US

---

**bird**

[www.bird.ca](http://www.bird.ca)

**in** @bird-construction

**©** @birdconstructioninc

**X** @builtbybird

**stack**  
modular

[www.stackmodular.com](http://www.stackmodular.com)

**in** @stack-modular

**©** @stackmodular

**X** @stackmodular

