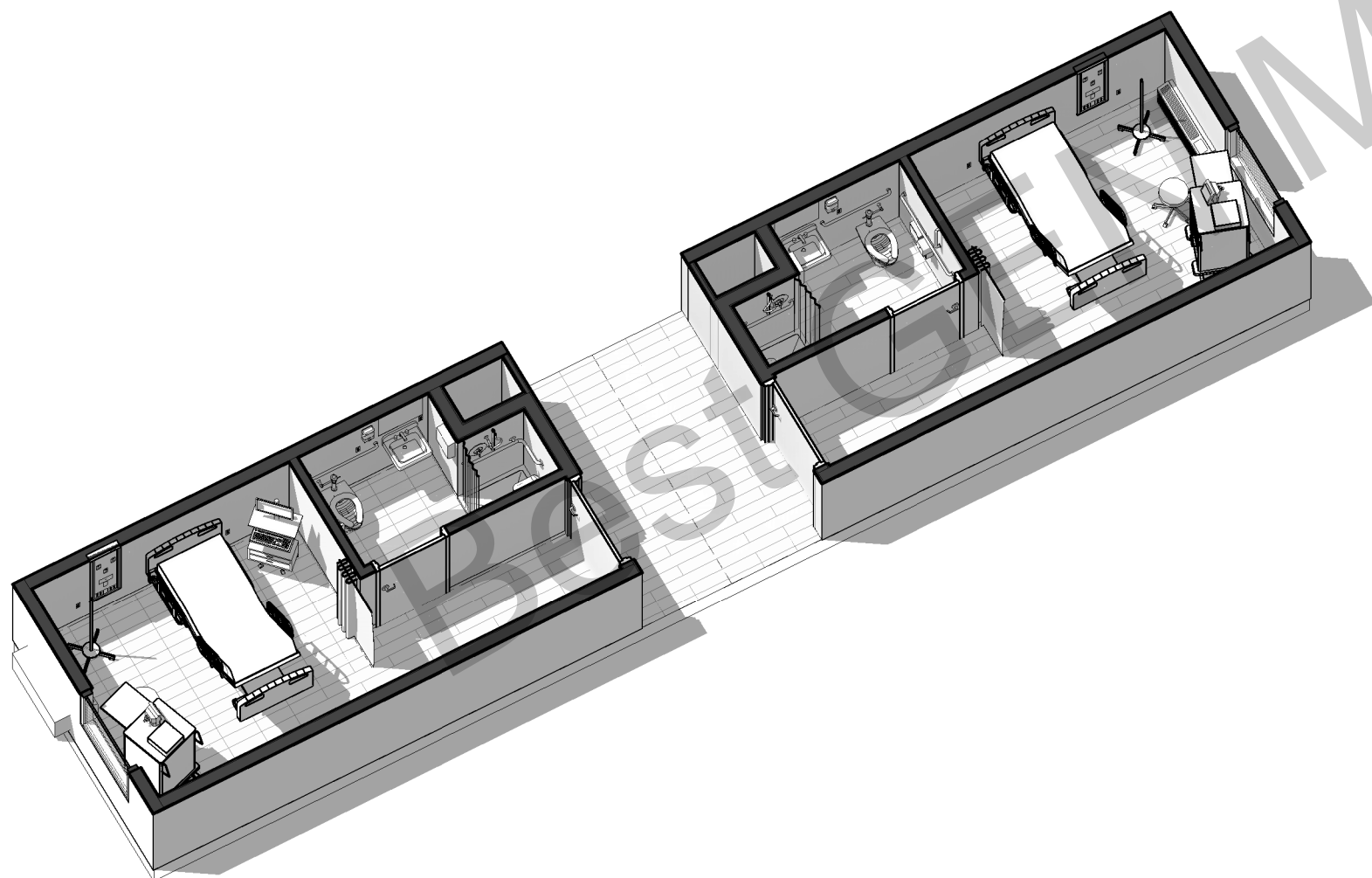


# ENLARGED PLANS

## MOD A - PATIENT ROOM - STANDARD

- 213 SF. EACH
- PTAC
- NEGATIVE PRESSURE AIR
- MED GAS HEADWALL UNIT
- SINGLE HOSPITAL BED
  - COULD HOLD TWO BEDS IF NEEDED
- PRIVATE BATHROOM
  - TOILET
  - SINK
  - 3'x3' SHOWER
  - GRAB BARS
- PRIVACY CURTAIN
- 4'x5' EGRESS WINDOW
- 4' ENTRY DOOR
- 8' CORRIDOR
- FRP WALL & CEILING PANELS
  - EASILY CLEANABLE



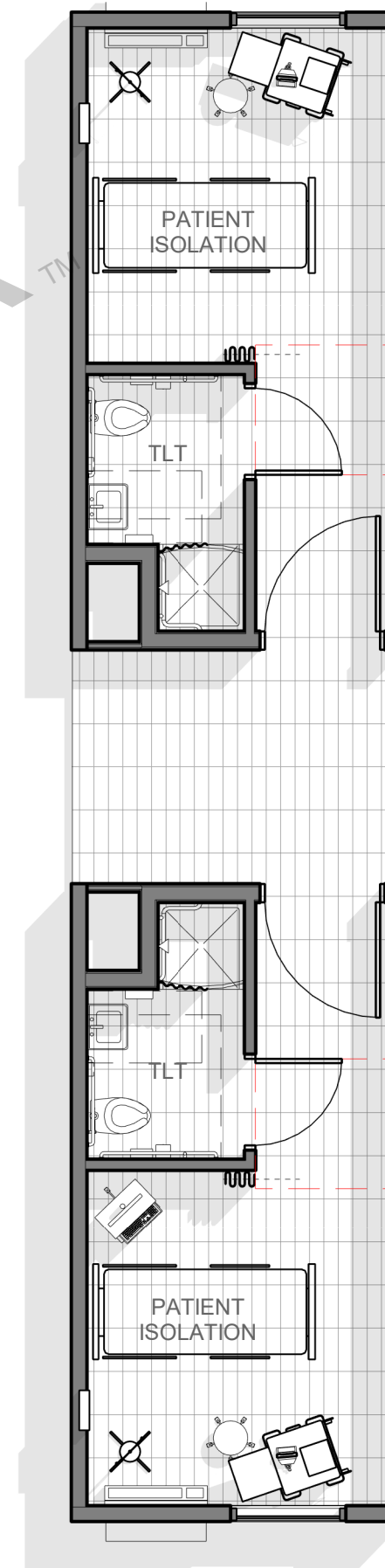
PATIENT ROOM HEAD WALL



PATIENT ROOM HEAD WALL



PATIENT BATHROOM



**Best GEN**  
 PURE DESIGN  
 ARCHITECTURE - MODULAR CONSULTING



## Emergency Hospital and Isolation Rooms

- Turnkey hospital/isolation facility by combining hospital room modules with the nursing station and pharmacy module.
- Self-contained structure locatable anywhere. No foundation needed; whether it's next door to the hospital or 100 miles from the nearest hospital.
- Each room has a full negative pressure HVAC system to help prevent the spread of the virus that will naturally occur utilizing hotel rooms and open spaces.
- Convert units to multi-family housing when the crisis is over.
- OR – scaled-down, simplistic rooms for placing inside a convention center.
  
- **Two hospital/isolation rooms per module.**
  - Modules are 52'4" long x 11'8" wide
  - Each module contains two hospital/isolation rooms.
  - Each room, including the bathroom, is 22' x 11'8"
  - **\* Double the capacity.** Rooms can accommodate two rolling hospital beds.
  - 8' 4" corridors allow two rolling hospital beds down the corridor at the same time.
  - 4' room doors allow rolling hospital beds egress into the room.
  - **We can get you a turnkey, delivered and set price within hours.** All we need is your location and the number of rooms you need.
- **Structure:**
  - Load-bearing modules can be stacked multiple-stories high.
  - Self-contained, draining roof system installed on each module. It doesn't matter if the module is on the bottom floor, or on the top floor; the roof is installed.
  - Stairwell and elevator modules can be added for multiple stories.
  - Manufactured out of high-grade SPF lumber with 2x6 exterior walls.
  - Light-gauge steel structures are available, but with a substantial manufacturing lag time.
- **Features:**
  - Convert units to apartments after crisis by adding code-required ADA units.
  - Engineer-approved to meet as many IBC and NFPA 101 requirements as possible in a very limited amount of time. *\*Units are not fully compliant to hospital code requirements.*
  - Full negative pressure HVAC design with its own heating and cooling system. Air within room to be recirculated.
  - Hospital/Medical headwall system for medical gas.
  - Handrails included in all bathrooms and curtains for privacy.
  - Finished surfaces are easy-to-clean and sanitize; including the walls, floors, and ceilings.
  - Fire sprinkler system is installed.
  - Egress window in each room.
  - Exterior cladding is pre-installed.





- **Size of hospital complex:**
  - Scalable in 50-unit sets.
  - Single story or multiple stories possible.
  - Easily add more rooms or relocate rooms to locations where need is greater.
  - We can design a custom complex to fit the need in a specific area.
- **Re-locatable and transportable:**
  - Our rooms can be located in the parking lot next to a hospital, any empty parking lot in any location, or in a field on the edge of the town.
  - Our rooms can be moved into locations where there are no hotels.
  - Can be located in the smallest town or in the biggest city.
  - Modules can be moved and re-located anywhere.
- **Re-purpose after the emergency is over:**
  - Modules can be kept in place as long as needed; even permanently.
  - Can be shrink-wrapped and stored for future use.
  - Pre-plumbed for add a kitchenette to be re-purposed as apartments after crisis ends.
- **Additional modules can be added to any location:**
  - ADA rooms
  - Nurses stations
  - Emergency room (2 modules wide)
  - Triage rooms
  - Pharmacy
  - Lockup rooms
  - Sleeping quarters/bunk rooms
  - Locker/changing rooms
  - Clean rooms
  - Soil rooms
  - Storage rooms
  - Waiting rooms
  - Cafeterias
  - Break rooms
  - Mechanical rooms
  - About any type of room, you can think of.
- **Advantages of using our modular rooms instead of existing hotel rooms:**
  - Hotel rooms cannot do a negative pressure with existing HVAC systems.
  - Higher risk of cross-contamination as most hotel HVAC systems do not allow for fresh air into the room. Their HVAC systems provide outside air to all the rooms, not just one, allowing a higher risk of cross-contamination.
  - Hotels have 4' or 5' corridors and will not allow two beds to pass at once.
  - Hotels have 3' doors and rolling hospital beds will not fit.
  - Hotels have smaller elevators that will not accommodate a rolling hospital bed.





- Hotels typically have porous wall surfaces that make it hard, if not impossible, to fully clean and sanitize.
- **Site Location Needs:**
  - Potable water source sufficient to supply fire sprinkler system.
  - We can bring in portable septic if needed.
  - We can bring in portable power if needed.

For more information email [emergency@bestgen.com](mailto:emergency@bestgen.com) or call 605-718-1001.

### **About Best GEN Modular, Inc.**

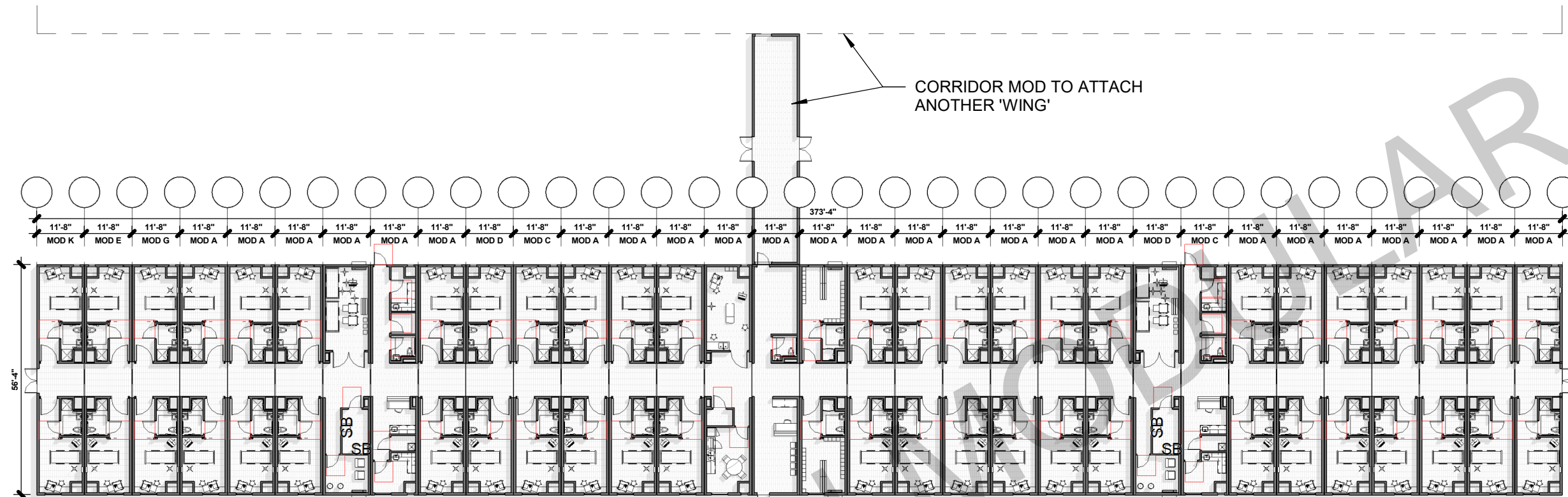
Best GEN Modular, headquartered in Rapid City, SD, acquired the Superior Building Systems factories in 2019. The factories were rebranded as Best GEN on January 1, 2020. We've been manufacturing for 60+ years. In 2014 we transitioned from manufacturing modular homes to manufacturing commercial modular structures; such as hotels, apartments, student housing, and senior living facilities. We have manufactured complete hotels for all the major chains; including Marriott, IHG, and Choice. The rooms are 100% finished in our factory and all the FF&E; such as beds, tables, chairs, artwork, etc. are installed inside the room prior to shipping them to their destination. This saves the owner/developer an incredible amount of time and hassle. Our modular structures can reduce the building completion time up to 50%; saving construction loan costs and adding several months of revenue.

Factory locations:

- 100k sf facility in Watertown, SD
- 100k sf facility in Rapid City, SD
- 100k sf facility in Phoenix, AZ
- 18k sf in Madison, SD



# 50 ROOM LAYOUT OPTION



1ST FLOOR PLAN - 50 BED OPTION  
 1" = 30'-0"

Best GEN™

Best GEN™

Best GEN™

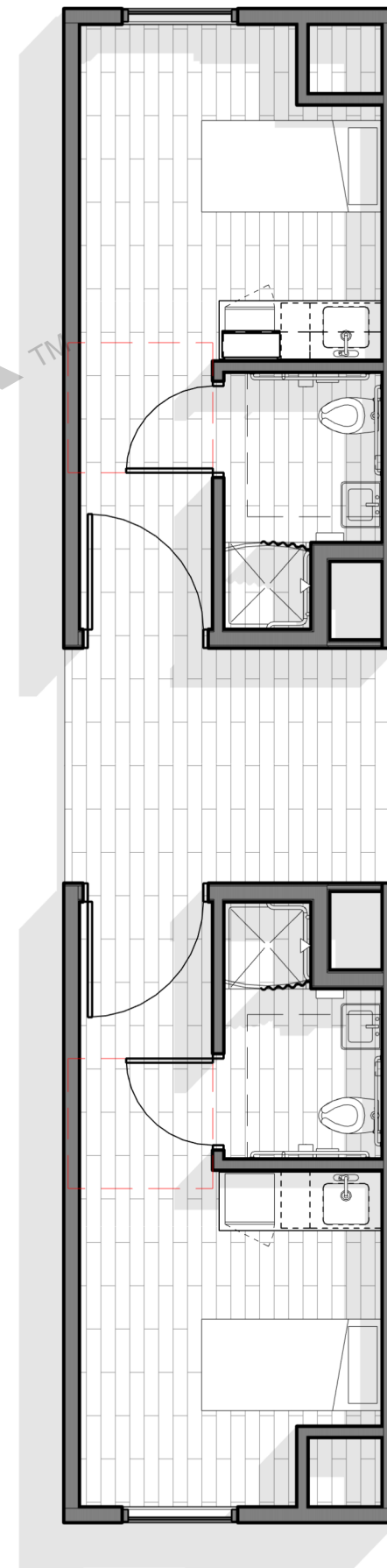
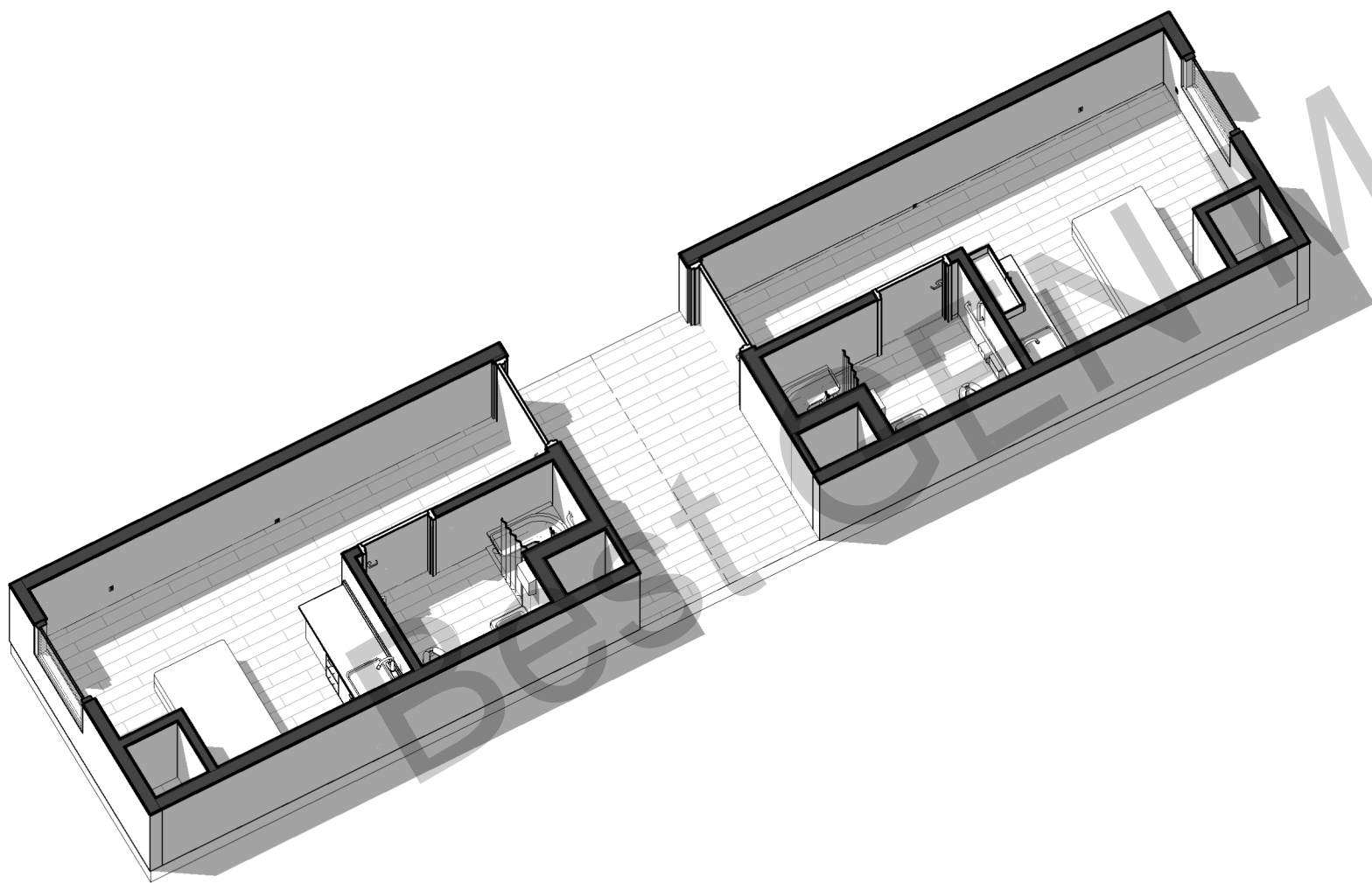
Best GEN™

pure design  
 architecture - modular consulting

# FUTURE SMALL APARTMENT



3D - FUTURE APARTMENT



**BEST GEN**<sup>TM</sup>

**BEST**

**B**

**pure design**  
architecture - modular consulting

**Best GEN**

**Emergency Hospital and Isolation Rooms**

**MODULAR MANUFACTURER**  
Best GEN Modular  
605.718.1001  
emergency@bestgen.com  
www.BestGENModular.com

**ARCHITECT**  
PURE DESIGN  
316.617.2052  
info@puredesignkc.com  
www.PureDesignKC.com

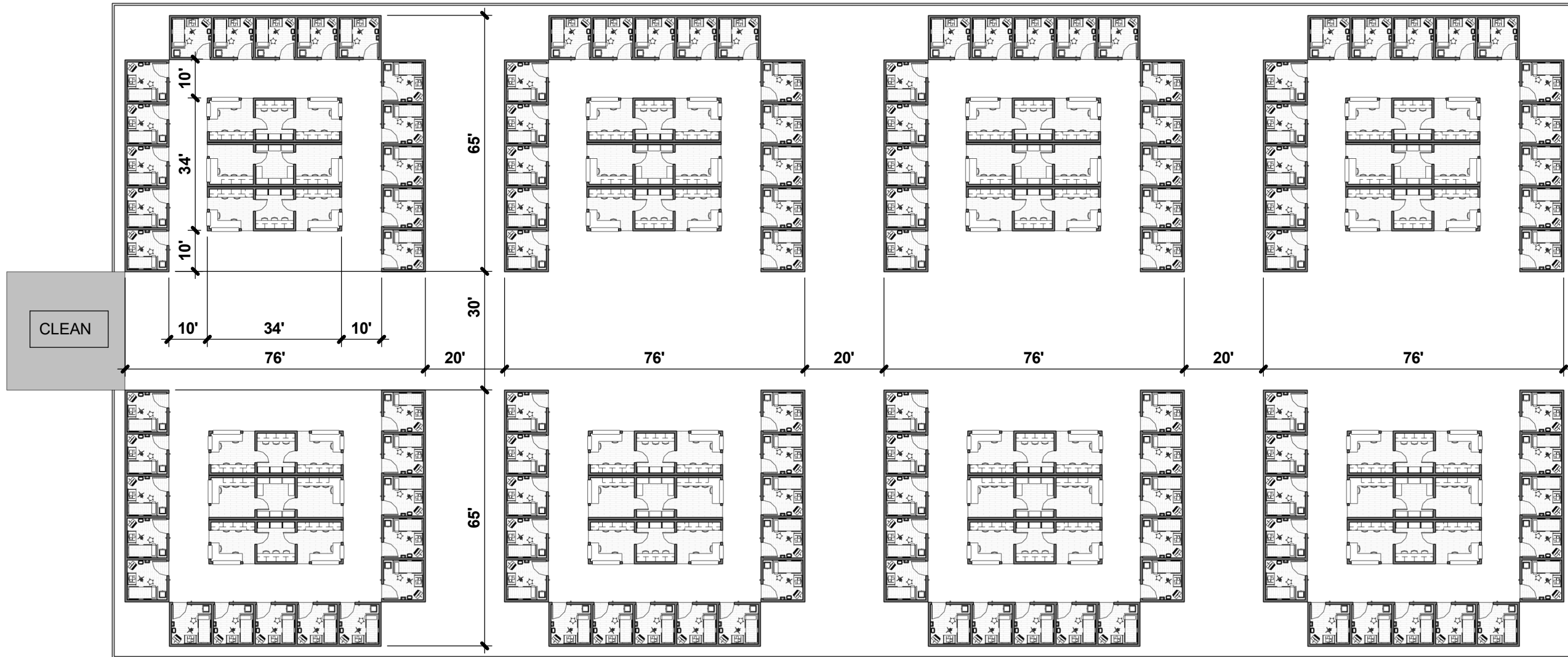
## COVID Tier Two Convention Center Alternative Care Site Rooms

- **Convert units to multi-family/student housing when the crisis is over.**
- **Drop them right into a convention center or open-room facility**
- A single module consists of 5, 6, or 7 connected rooms, set in a node around a nurses' station.
  - 5 room, 11'x52' module
  - 6 room, 11'x65' module
  - 7 room, 11'x75' module
- Internal room dimensions of 10 x 10'
- Surface mount lighting and electrical fixtures
- Electrical wired to central J box
- Vinyl flooring
- Manufactured out of high-grade SPF lumber with 2x6 exterior walls.
- Gypsum walls covered with FRP on internal walls and ceiling for easy cleaning
- Zip material on outside wall
- 23/32 OSB outer roof
- Port for central exhaust (supplied by others)
- Corner fan to circulate facility air (non-conditioned)
- Metal door with window
- Re-purpose units to apartments after crisis by adding code-required ADA units.
- Finished surfaces are easy-to-clean and sanitize; including the walls, floors, and ceilings
- Exterior walls will be framed for future window installation
- Kitchen and bathroom modules available for future re-purposing
- Can be shrink-wrapped and stored for future use.

Full, turnkey hospital solutions also available. Email [emergency@bestgen.com](mailto:emergency@bestgen.com) or call 605-718-1001.

### About Best GEN Modular, Inc.

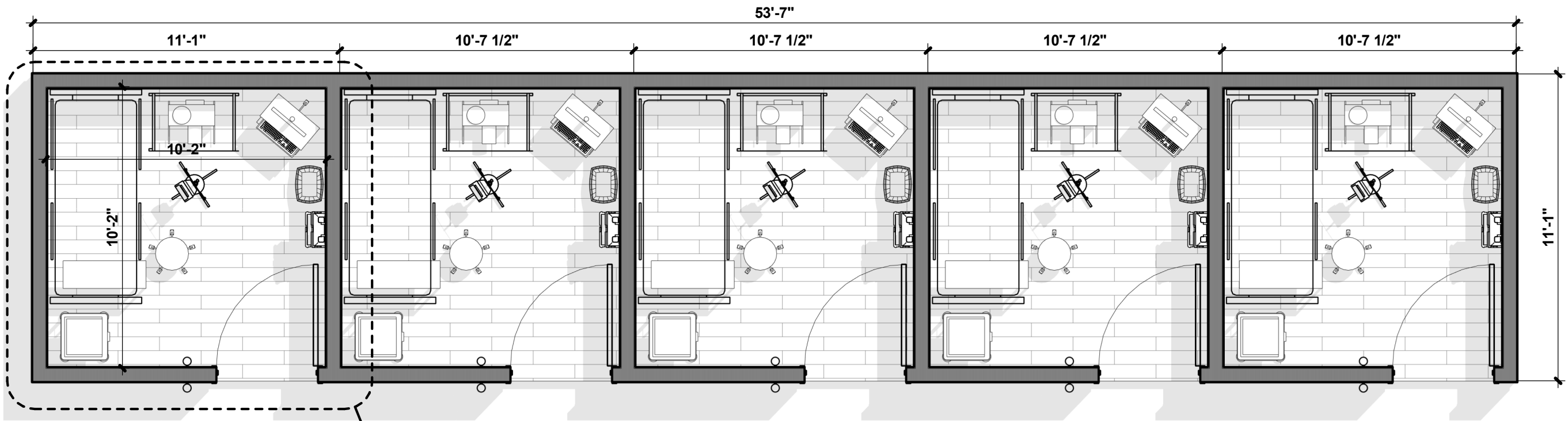
Best GEN Modular, headquartered in Rapid City, SD, acquired the Superior Building Systems factories in 2019. The factories were rebranded as Best GEN on January 1, 2020. We've been manufacturing for 60+ years. In 2014 we transitioned from manufacturing modular homes to manufacturing commercial modular structures; such as hotels, apartments, student housing, and senior living facilities. We have manufactured complete hotels for all the major chains; including Marriott, IHG, and Choice. The rooms are 100% finished in our factory and all the FF&E; such as beds, tables, chairs, artwork, etc. are installed inside the room prior to shipping them to their destination. This saves the owner/developer an incredible amount of time and hassle. Our modular structures can reduce the building completion time up to 50%; saving construction loan costs and adding several months of revenue.



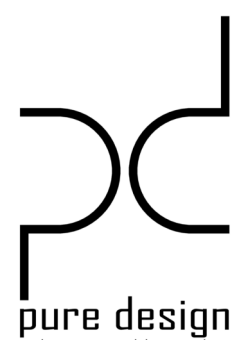
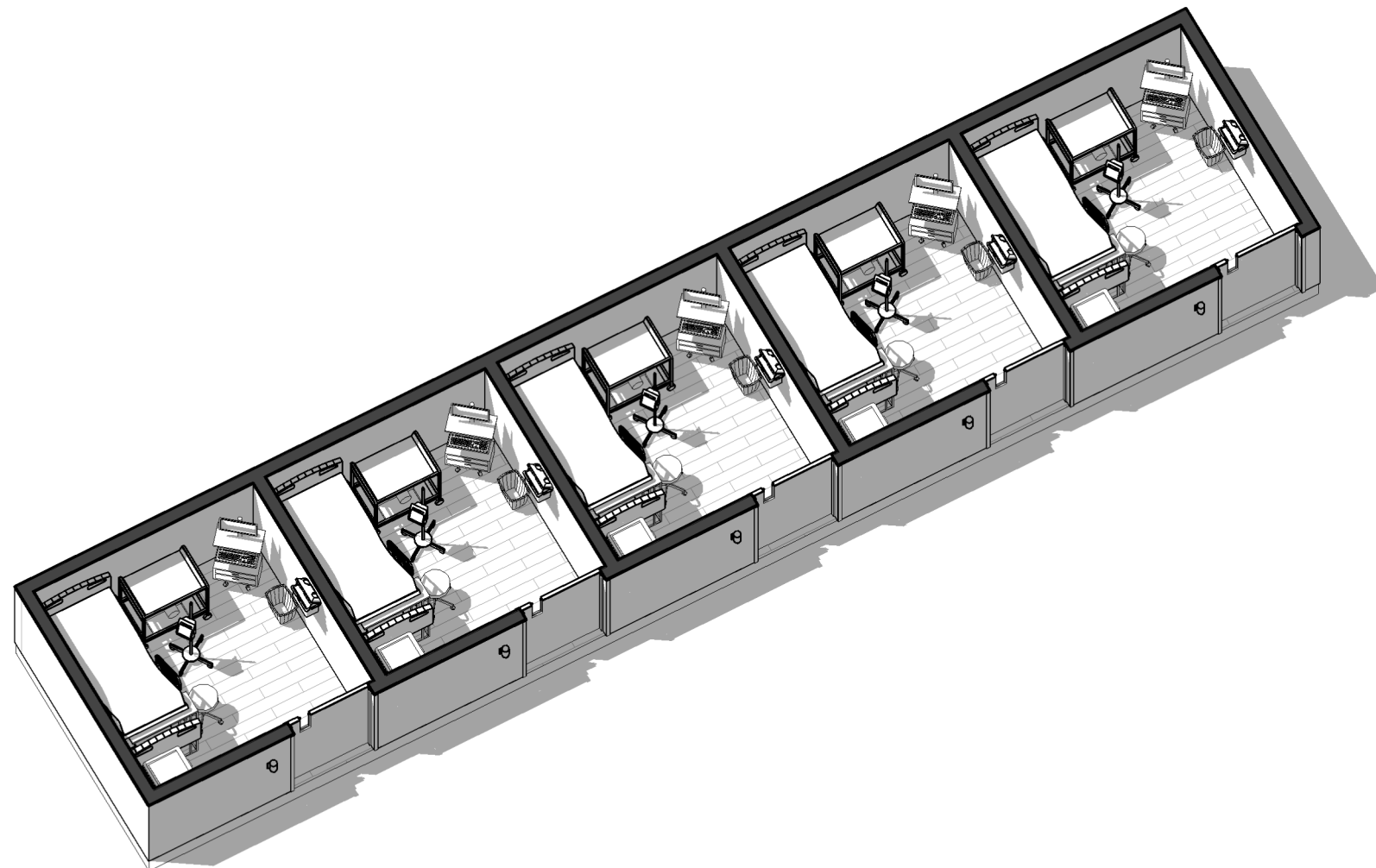
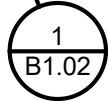
1 SITE PLAN  
1" = 30'-0"



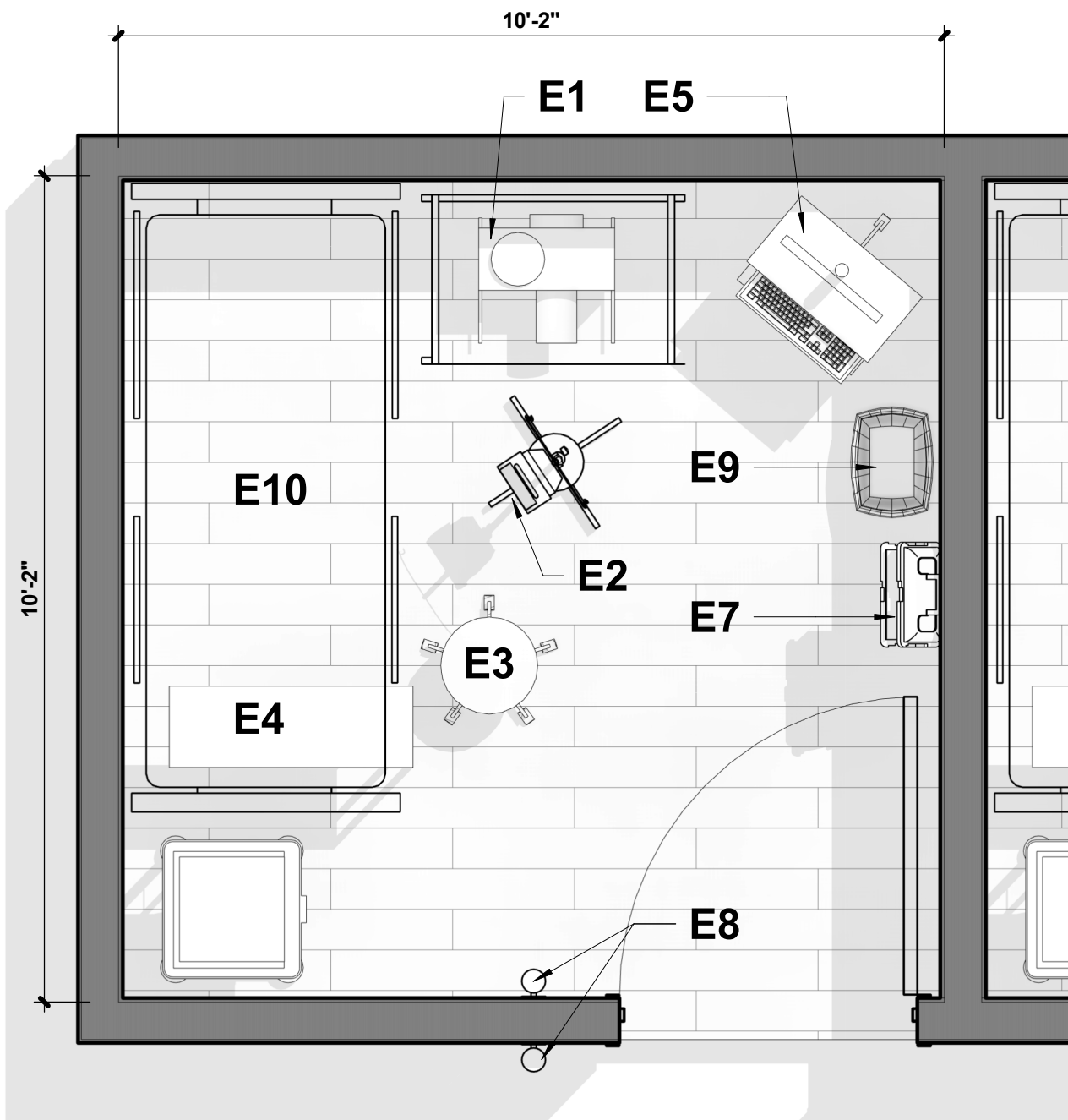
# FLOOR PLAN



FLOOR PLAN  
1/4" = 1'-0"



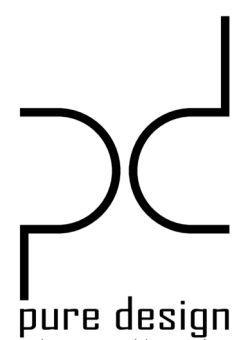
# ENLARGED PLAN



ENLARGED ISOLATION ROOM PLAN  
1/2" = 1'-0"

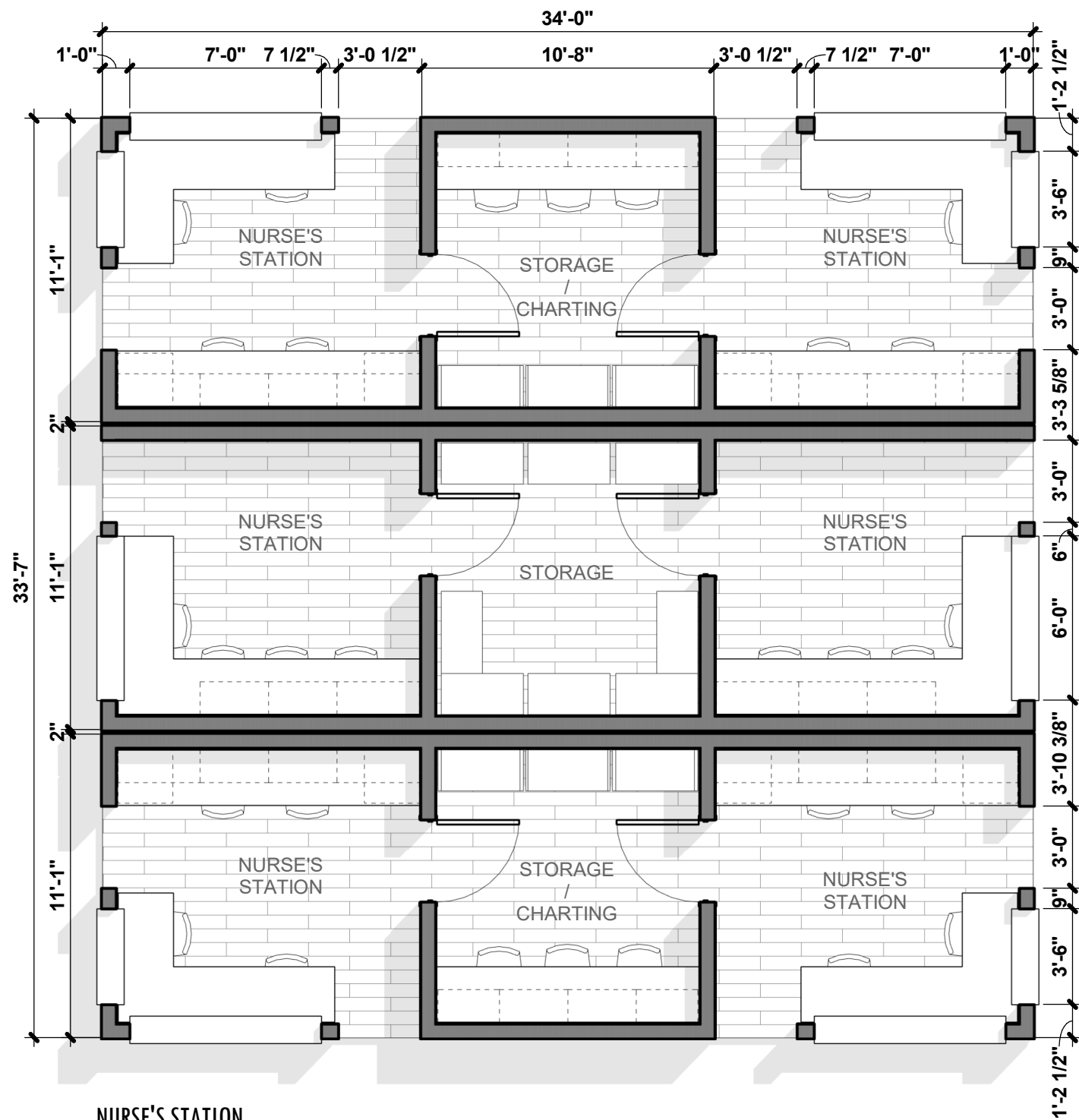
TAG	EQUIPMENT
E1	VENTILATOR CAPABLE; STORAGE CABINET
E2	TELEMETRY/PUMP ON IV STAND
E3	STOOL
E4	BEDSIDE TABLE
E5	MOBILE WORK STATION
E6	LINEN HAMPER
E7	SHARPS/GLOVES
E8	HAND SANITIZER STATION
E9	INFECTIOUS WASTE
E10	PATIENT BED

EQUIPMENT LEGEND  
1/8" = 1'-0"



pure design  
architecture - modular consulting

# NURSE'S STATION



NURSE'S STATION  
3/16" = 1'-0"

