

Prefabricated Central Utility Building (CUB)

Scalable, integrated, factory-built utility infrastructure. GW Modular CUBs deliver fully integrated chilled water, hot water, steam, and condenser water systems in a factory-built solution. Each plant is engineered, assembled, and tested off-site to improve quality, reliability, and speed to deployment.



SPECIFICATIONS



Chilled Water

Factory-integrated plant infrastructure



Hot Water

Boilers and heat exchanger options



Steam

Configurable process utility support



Condenser Water

Plant piping, pumps, and integration

KEY ADVANTAGES

- Prefabricated construction: built off-site in a controlled factory environment
- Modular design: configurable for chilled water, hot water, steam, and condenser water systems
- Scalable capacity: supports incremental growth as demand expands
- Factory integration and testing: mechanical, electrical, control, and accessory systems assembled and tested before shipment
- Plug-and-play installation: turnkey modules help reduce site labor and project timelines
- Standardization with flexibility: repeatable designs with project-specific configuration options

Let's talk about your next project.
sales@gwmodular.com



GW Modular

A DBM GLOBAL COMPANY

CUB SYSTEM COMPONENTS, CONFIGURATION OPTIONS & PROJECT-READY DELIVERY MODEL

Project-ready delivery model: engineer the standardized modular plant configuration; integrate equipment, controls, piping, and accessories off-site; factory test and verify before shipment; deliver modules ready for setting, connection, and commissioning. Manufactured and integrated by GW Modular in Houston, Texas.

CORE INTEGRATED COMPONENTS

- ✓ Electrical switchgear (MV/LV)
- ✓ VFDs and starters (MV/LV)
- ✓ Distribution switchboard / MCC
- ✓ LV transformer
- ✓ UPS system / critical control
- ✓ Air-cooled or water-cooled chillers
- ✓ Primary and secondary pumping systems
- ✓ Water treatment, filtration, and chemical treatment systems

CONFIGURATION OPTIONS

- ✓ Air-cooled or water-cooled plant
- ✓ Owner-provided evaporative cooling tower or air-cooled condenser
- ✓ N+1 or greater redundancy
- ✓ Backup power provisions and generator-ready options
- ✓ Vendor-flexible equipment selection
- ✓ BAS / SCADA integration

WHY PREFABRICATED MCUP

- ✓ Plug-and-play installation
- ✓ Reduced field labor
- ✓ Faster deployment
- ✓ Factory integration and testing
- ✓ Factory witness testing reduces commissioning risk
- ✓ Scalable future expansion



CHILLER
Air- or water-cooled



VFD-DRIVEN PUMP
Primary and secondary pumping



PLATE & FRAME HX
Heat exchanger

DEPLOYMENT VALUE

ADVANTAGE	WHAT IT MEANS
Reduced field labor	Fewer on-site trades, handoffs, and installation variables
Commissioning ready	Systems are factory-integrated and tested prior to shipment
Scalable capacity	Repeatable blocks support phased data center growth
Flexible equipment	Vendor and configuration flexibility for project needs