

MBSI

MODULAR
BUILDING
SYSTEMS
INTERNATIONAL

888.320.8050



Issue 5

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Modular Buildings & Mobile Offices

It's been a banner year for MBSI. From expanding our lease fleet and buy-back program, to completing a major green project and expanding our locations and staff, MBSI has started strong in 2008 and continues to lead the modular building industry. MBSI is expanding its offerings of buildings and services

that result in shorter buildout times, higher quality, healthier buildings, and significant cost savings. MBSI News highlights our recent activities and success stories. Call us to discuss your project!



MBSI AND THE FIRST PLATINUM-LEVEL LEED CERTIFIED MODULAR SCHOOL IN U.S

MBSI supplied the modular buildings for the first platinum-level LEED certified modular school in the U.S. Located in a country setting in Lutz, Florida, Learning Gate Community School is developing as a school committed to ecology and the environment while maintaining the comfort of an old one room school house. The school is receiving national recognition, has received several awards, and has received significant donations, grants, and sponsorship for their responsible stewardship of the earth and commitment to LEED certification. MBSI completed nine affordable green modular classrooms totaling about 8,000 square feet. Platinum level LEED certification was obtained through the U.S. Green Building Council using Drew Smith as

the LEED AP. The buildings consist of recycled steel perimeter frames, GP sustainable forest initiative (SFI) lumber, recycled standing seam roof panels, soy foam insulation, low-e windows and a sophisticated Munter HVAC system which provides 100% dry fresh outside air by measuring temperature and humidity levels. Learning Gate is striving for a Net Zero Energy building using 25KW solar panels integrated as walkway coverings. The solar system will supplement energy from TECO and excess energy will be sold back to TECO in the summer. To achieve water sustainability, cisterns are used to capture rainwater which irrigates the organic gardens, and a "living machine" is being installed which processes wastewater effluent through living plants. Learning Gate is a living lab for students and the community. To learn more we encourage you to visit www.learninggate.org.



HVAC system provides 100% fresh outside air.



www.mbsillc.com



MBSI AND SHANDS MEDICAL CENTER

MBSI was contracted to build and finish the 5000 square foot MRI/CT scan, type II non combustible modular medical facility in November 2007 and received the certificate of occupancy on March 11, 2008. Sitework was performed and the foundations were built while the building was constructed in the factory and permits were being processed. Upon delivery to the site, one crane hoisted the building into place so the interior finishing could begin. The process significantly reduced time-to-completion and the project was on time and on budget.

The quicker an MRI clinic can be completed, the sooner the owners can begin earning a return on their investment. MBSI met the challenge with a beautiful healthy building.



MBSI AND TERRACE COMMUNITY MIDDLE SCHOOL

Located in Hillsborough County, Florida, Temple Terrace Community Middle School is a public charter school that MBSI built in 2007. The school consists of two buildings totaling 36,000 square feet and includes administrative offices, a new gymnasium, a cafeteria, and over 30 classrooms. Band, art, and media classrooms are soundproofed. The modular building classrooms (not portables) are connected via an open-air meeting area. The gymnasium is a two-story pre-engineered structural steel building that was assembled on site.



LEASE FLEET UPDATE

MBSI continues to build its lease fleet of modular buildings and mobile offices that are configured, built out, delivered, and installed quickly. We are currently investing a million dollars in expanding our lease fleet and we offer buildings constructed of standard materials or the option of using certified green products that remove the health issues related to formaldehyde and chemicals. We also offer buy-back options on buildings less than five years old.



Our lease fleet solutions provide:

- Permanent or temporary building solutions
- Custom and fleet solutions of most sizes
- Rent, finance, lease, purchase and buyback options
- MBSI purchases previously used buildings
- Turn key construction & permitting services
- New buildings on leases of 24+ months
- Ramps, steps & awnings

Ask about our BUY BACK PROGRAM!

MBSI Will Buy Back Your Building And Save You Money!

President's Corner

Welcome!

I hope you find our newsletter informative and interesting. MBSI will be sending a newsletter every three months with updates on industry practices, MBSI's stewardship of resources to protect the environment and our great earth, success stories, and other information that may be helpful for your project or vendor selection.

This has been an amazing year. MBSI is honored to be the provider of the modular buildings for the *Learning Gate Community School* which is the first platinum-level LEED Certified modular school in the nation. It was a positive learning experience and MBSI's commitment to green building practices can now be seen in every aspect of our company. This year we will begin building LEED certified corporate offices in Lake County and we are expanding our lease fleet by adding a million dollars of inventory. We also offer the option of using certified green products in modular buildings in order to minimize health issues and environmental impact, and we offer green building practices for site-built projects.

In January we opened a branch in Lakeland to better serve the west coast and we have added another sales person and project manager to our Winter Garden Branch.

MBSI just turned eight years old. Time really does fly when you're having fun! The success of MBSI is a direct result of the trust and confidence that our valued clients have in us by choosing to work with MBSI. I have worked with many of you during the past 22 years, I cannot thank you enough for your loyalty and your business.

Sincerely,

Patti Berk



Terrace School open air meeting area.





We're here to help!

1.888.320.8050

**Modular Buildings
& Mobile Offices**

Winter Garden • Lakeland

INDUSTRY NEWS

January 2008

Dispelling the Myths of Modular Construction

There's more to modular than just the time advantages

By Tom Hardiman

Commercial modular construction is an accelerated form of construction that provides quality buildings in a reduced time frame. Most people are familiar with the time advantages of modular construction – buildings can be delivered in as little as half the time of site-built construction – but many myths still persist:

Myth: Commercial modular buildings only meet temporary needs.

Reality: Modular construction provides permanent space solutions.

Many people think that modular buildings only address short-term needs; this is not the case. Advances in technology, materials, and transportation have allowed many modular manufacturers to develop and deliver permanent, multi-story, modular solutions.

Myth: Commercial modular buildings offer limited utility.

Reality: Modular construction provides flexibility.

Modular buildings offer owners increased flexibility not only in the application of the building, but also in the acquisition itself. Owners have the option of utilizing capital or operational budgets because modular buildings can be either purchased or leased. And, more purchasers are turning to modular construction because of its relocation features. In many cases, an owner is in the process of looking for a permanent facility site, but needs to start utilizing new space right away. Modular buildings can be placed at a temporary location and moved to the permanent site at a later date.

Myth: Commercial modular buildings are low quality.

Reality: Modular construction provides quality assurance.

Commercial modular structures are built to the same local building codes as their stick-built counterparts. Additionally, modular builders have quality-assurance

programs in place to guarantee that production standards, methods, and materials have continuity. In fact, most states require that the building manufacturer have an approved quality-assurance program and that it be monitored by an accredited, third-party agency. These third-party agencies make inspections on both the modular builder's plant and the building under construction. Where a third-party agency is not a local requirement, building department officials and/or certifying engineers typically assume the same inspection role.

Myth: Modular buildings allow few design choices.

Reality: Modular construction provides traditional aesthetic choices.

More and more architecture firms are teaming with modular builders on buildings such as banks and restaurants (pictured in the sidebar). These projects deliver traditionally furnished buildings in about half the time. Success on these types of projects speaks to a level of customization you can expect when you choose modular construction. Owners can have the traditional finishes they have come to expect from site-built construction. The key advantage, however, is the speed to occupancy in the modular building. To view case studies of some of these award-winning buildings, visit (www.modular.org)

Tom Hardiman is the executive director of the Modular Building Institute, based in Charlottesville, VA. Founded in 1983, the Modular Building Institute is the only international, non-profit trade association serving nonresidential modular construction. Members include wholesale manufacturers, direct manufacturers, and dealers of commercial modular buildings, while associate members are companies supplying building components, services, and financing to the industry.