



Mansfield University

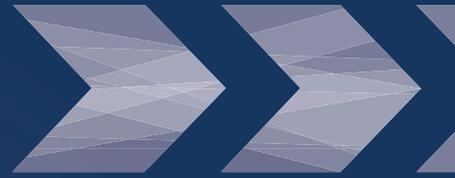
SIMPLEX INDUSTRIES

A nationally recognized leader in high quality modular construction for almost a half century.



www.simplexhomes.com





Thank you for your interest in Simplex Industries. Please review some general information about our company listed below. For more information or to arrange a tour of our facilities, call us today at 1-(800)-233-4233 or visit us at www.SimplexHomes.com



Who We Are:

- Founded in 1971, we are the leading name in high quality modular construction.
- We are known for our ability to handle large scale, complex custom projects and we build on time and on budget.
- Our work ranges from large multi-story projects (example: Hotels, College Dormitories and Townhome Developments) to architecturally significant homes, first homes, light commercial, professional space, and more.
- Simplex remains family owned/operated and highly financially stable.

Location

- Our production facilities and offices are located in Scranton, Pennsylvania near the intersections of Routes 81, 80, 380, 84 and the Pennsylvania Turnpike. We are approximately two hours from Philadelphia and from New York City. We typically work with customers in the Mid Atlantic states but we ship throughout New England to the Carolinas.

Facilities

- We operate two climate controlled, state-of-the-art production facilities as well as our corporate headquarters in Scranton, PA. We are conveniently located near the intersections of Routes 80, 81, 380 and The Pennsylvania Turnpike.



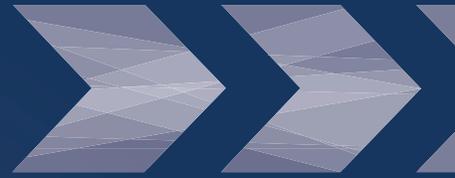
Aerial photo of Simplex Industries

“GREEN” Building

- At Simplex we have built large scale LEED Certified projects as well as Energy Star projects.
- We are an award winning, nationally recognized leader in GREEN building and currently are displaying the Green Build Cabin on our campus here in Scranton, PA.



Green Build Cabin



Quality Control

- The Simplex QC Program is the model for our industry.
- Highly trained QC Inspectors provide training for Simplex employees and also ensure all employees are accountable.
- Quality Control “Traveler” Sheets, which spell out standards as well as codes, are generated and follow each piece of each project. Employees must sign each sheet as they complete each project phase. This promotes accountability as well as a double check to eliminate human error.



Third Party Inspection

- Simplex has contracted with PFS Corporation to oversee Third Party Inspection Services. PFS has been serving in this role for construction firms for almost 50 years. This highly respected company takes on the role of local building inspectors within our facility.
- PFS is in the legal chain of authority on all Simplex projects, helping ensure accountability, independence and compliance to state building codes.

State Inspections

- Simplex has an outstanding record of meeting or exceeding all mandated state building codes.
- State inspectors from our marketing area (for the most part New England through the Carolinas) often visit our facility to insure state codes are being met. We welcome these inspections as they prove our dedication to quality and meeting or exceeding codes.

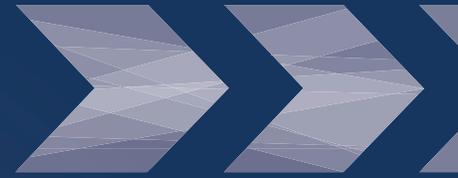
Management & Craftsmen

- Simplex has arguably the most experienced management team in our industry. Please see our management profiles later in this piece.
- Many of our craftsmen have been with us for decades. It’s not unusual to find multiple generations of family members working at Simplex.
- Countless innovations that are now industry standards were first introduced in our production facilities.

Associations

- We are members of:
 - The Modular Home Builders Association (M.H.B.A.)
 - The National Association of Home Builders (NAHB) (Building Systems Council) B.S.C.
- We frequently share our engineering advances and other innovations for the good of our industry.





Simplex Industries: Key Personnel In Our Multi-Family Division

Founded in 1971, Simplex Industries is a highly experienced builder with numerous national building and design awards, including awards for Green construction. While experience may belong to a corporation, expertise lies within its personnel. Simplex is proud of the expertise our key personnel bring to the Multi-Family Division. In addition to the knowledge they bring to their current positions, most began their careers in the modular industry on the shop floor.



Patrick Fricchione, Jr. - President

Pat Fricchione has been active in Simplex Industries for just about his entire adult life. He formally joined the company in 1983. He serves as President of Simplex Industries. Pat learned the modular business from the ground floor and has worked in most all aspects of sales and management within the business before becoming President of the company founded by his father and uncles. Pat is a hands on manager and is active in all phases of the company's day to day operations. He's also in charge of long-range planning and overseeing Simplex divisions such as Modern Architectural Modular, Simplex Solar and Cornerstone Building Solutions. Pat has also served as President of the Building Systems Council which is a division of the National Association of Home Builders. He has also served as the President of the Modular Building Systems Association.



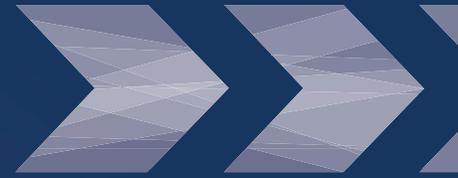
David Boniello - Vice President

Dave Boniello began his career in the modular industry in 1983. Dave is active in multiple phases of the company's operations - from planning, sales, marketing and development to being involved in plant operations, vendor and customer contact and more. Dave is another Simplex executive who rose in the modular industry from an entry level construction position to his current post. He is also a past Multi-Family Sales Manager. Dave Boniello has played a key role in all large scale projects Simplex has built over the past two decades including student housing projects at Mansfield University, The Villas at Happy Valley (Main Campus Penn State University - Private Developer), State University of New York Broome County, State University of New York at Cobleskill and Marywood University. Dave also played key roles in The Cottages at The Hershey Hotel (Hershey Corporation), Stewart Terrace Military Housing (ACTUS Lend Lease), Brookside Meadows Townhome Apartments, Two Trees Inn (Foxwood Casino), The Residence Inn, N.J., and many more.



Bill Feduchak - Director Operations

Bill moves into his new position after serving as the Director of Purchasing at Simplex. Bill's new role will see him continuing to oversee Purchasing and adding Human Resources, Service, Transportation and Physical Plant responsibilities to his portfolio. Bill brings over 34 years of experience and expertise to his new role with Simplex.



Simplex Industries: Key Personnel In Our Multi-Family Division



Jason Drouse - Multi-Family Account Manager

Jason serves Simplex customers as Multi-Family Account Manager. He joined Simplex in 1999 in the engineering department and was later promoted to his current position in the Multi-Family division of the company. His customers find Jason to be highly detail orientated and his broad range of expertise serves their needs well. Jason has participated in the Modular Housing Training Institute and The National Association of Home Builders "Green Building for Building Professionals" program. He has worked on numerous high profile projects during his career, including seeing LEED Certification on The House on Sunset Hill, the first Simplex home to gain the prestigious designation. Jason has worked on large scale projects such as State University of New York Broome County, State University of New York Cobleskill, Brookside Meadows, 31 Brewerytown and Bridgeview at the Waterfront both located in Philadelphia.



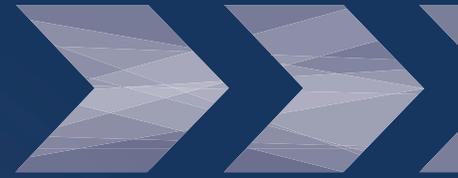
Anthony Spinozza - Director of Business Development

Anthony "Tony" Spinozza is very often the first point of contact between new customers and Simplex Industries. Tony seeks out and helps builders, general contractors, engineers, architects and others in the design and purchase of Simplex homes and buildings. He has been involved in such recent notable Simplex projects as waterfront development of a large scale condominium project along Penn's Landing in Philadelphia, the construction of a large modern condominium development in Brewerytown. Tony was also responsible for establishing the relationship that led to large college dormitory projects at Mansfield University, SUNY Broome County and SUNY Cobleskill.



Scott Siegfried - Project Coordinator

Scott Siegfried joined the Multi-Family Division at Simplex as a Coordinator after spending eight years in our Accounting Department where he was our 2011 Employee of the Year. This Marywood University graduate is known for his attention to detail and a desire to work directly with customers and builders. Scott moved over to Single Family Sales before being named to his current position. His accounting background is a big plus helping Scott create production orders for multi-family projects, coordinating delivery and set schedules, coordinating subcontractor's schedules, contracts and payments, ensuring quality and accuracy of modular projects, interacting with builders, architects, engineering and more.



Simplex Industries: Key Personnel In Our Multi-Family Division



Mark Hoffa - Director of Construction Services

Mark Hoffa began his career in the construction industry in 1984 and 20 years ago came over to modular building. As an experienced manager, Mark has supervised the setting of thousands of modular boxes on projects within the Simplex marketing area. Some of his more high profile projects include the large scale student housing project at Mansfield University as well as at State University of New York Broom County. Mark also oversaw the setting of 546 units at the Meadows at Mitchell Field (Long Island, NY), SUNY Binghamton Dormitories (Binghamton, NY), ACTUS Lend Lease (Stewart Terrace, NY a privatized military housing project that consisted of over 171 units), The Cottages At The Hershey Hotel (Hershey, PA), Marywood University Dormitories (Scranton, PA), The Residence Inn (West Orange, NJ) and many more. Mark Hoffa has extensive experience solving on-site issues as well as working with Construction Managers, General Contractors with sub-contractors.



Bill Giordano - Project Supervisor

Bill Giordano brings construction expertise dating to 1994 to Simplex. He has a wide range of experience spread across electrical, carpentry and setting of modular boxes. For approximately the past 5 years, Bill Giordano has worked under Mark Hoffa helping to oversee the setting of large scale multi-family projects including The Cottages at The Hershey Hotel (Hershey, PA), ACTUS Lend Lease (Stewart Terrace, NY), The Villas at Happy Valley (Penn State Main Campus), 31 Brewerytown and Bridgeview at the Waterfront in Philadelphia and many more. Bill also serves to supervise and assist with onsite completion of Simplex units.



John Baker - Director of Engineering

John Baker brings 25 years of construction engineering experience to his new position at Simplex. John will oversee all responsibilities of the Multi-Family Engineering department as well as the Quality Control Department.

A Bloomsburg, PA native, John has been involved in various ongoing education engineering programs including numerous third party seminars for education on code knowledge, new products and construction techniques. During his career, John Baker has been involved with many large scale multi-family projects ranging from student housing at West Point Military Academy to a large Manhattan apartment building.



Simplex Industries: Key Personnel In Our Multi-Family Division



David Nice - Engineering Manager

Dave Nice started his career in the construction industry in 1981. At Simplex, he leads a team of talented engineers. Dave Nice has played a key role in all large scale multi-family projects at Simplex for the past 15 years. His experience is spread across both wood and steel structures. Dave holds a Residential Building Inspector License, which gives him the experience to design around potential problems and challenges. Dave was actively involved in projects such as State University of New York Broome, State University of New York Cobleskill, Mansfield University, The Villas at Happy Valley, Marywood University Dormitories (Scranton, PA), The Cottages At The Hershey Hotel (Hershey, PA), The Residence Inn (West Orange, NJ), ACTUS Lend Lease (Stewart Terrace) and The Merian Housing Project (Middletown, CT).



Dave Rzeszewski - Senior Purchasing Manager

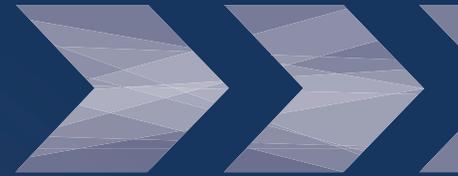
Dave Rzeszewski is a 30 year purchasing vet who joined Simplex in 2013. Dave was named to his new position after working on some of the most high profile Simplex projects of the last few years. He notes he has particularly working on complex student housing projects such as SUNY Broome County Community College (Binghamton, NY) and SUNY Cobleskill (NY).

Dave is not only experienced in the purchasing field, he's an experienced married man as well. He and his wife have been married for over 25 years and they enjoy spending time with their two daughters as well as touring wineries in the Finger Lake region of New York.



Charlie Puza - Plant Superintendent

Charlie Puza has been named to the new position of Plant Superintendent at Simplex Industries. His new responsibilities will include Manufacturing, Receiving, Security as well as Machinery and Equipment Maintenance in both Plant #1 as well as Plant #2. These plants are among the most sophisticated in the high quality modular industry.



Large Scale Projects



Developer: Actus-Lend Lease
Project Name: Stewart Terrace
Location: Newburgh, NY

Project Highlights:

- Awarded and built (2) phases of military housing comprised of 171 living units
- 21 single family and 75 duplex units
- 684 modular boxes
- Over 410,00 square feet of construction built in less than 18 months



Developer: BVRE LP.
Project Name: The Villas at Happy Valley
Location: State College, PA

Project Highlights:

- Off campus privatized housing for Penn State University students
- 145 living units comprised of 290 modular units
- Totaling 2,470 square feet per duplex living unit



Developer: Lazzurus Berman Associates
Project Name: The Meadows at Mitchel Field
Location: East Meadow, NY

Project Highlights:

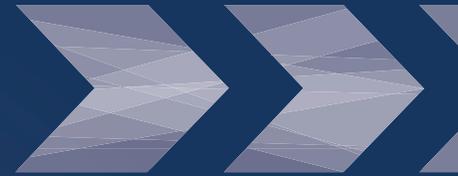
- 438 senior co-op apartments
- Project manufactured in 14 months
- 876 modular boxes



Builder: Del-Sano Contracting Corp.
Project Name: Morris Plains Apartment Project
Location: Morris Plains, NJ

Project Highlights:

- 56 living units
- 87 modular boxes
- Totaling 58,250 square feet



Large Scale Projects



Developer: Del-Sano Contracting Corp.
Project Name: Northvale Senior Residences
Location: Northvale, NJ

Project Highlights:

- 30 living units
- 55 modular boxes
- Totaling 28,772 square feet



Developer: Urban GC, LLC
Project Name: 31 Brewerytown
Location: Philadelphia, PA

Project Highlights:

- (3) 4-story urban apartment buildings
- (112) living units
- (168) modular boxes
- Total of 116,000 square feet



Builder: Delphi Construction, Inc.
Project Name: Leyden Woods
Location: Greenfield, MA

Project Highlights:

- 49 multi-family buildings
- 200 living units
- 493 modular boxes
- Totaling 207,857 square feet

Honorable Mention

Construction Manager: W.S. Cumby
Project Name: Model Cities
Location: Philadelphia, PA

Project Highlights:

- 72 apartments
- 3 story apartment complex
- 128 modular boxes

Construction Manager: Ernest Bock & Sons, Inc.
Project Name: Gray's Ferry Apartments
Location: Philadelphia, PA

Project Highlights:

- 72 apartments
- 3 story apartment complex
- 128 modular boxes



Student Housing



Construction Manager: Wohlsen Construction
Project Name: Mansfield University Dormitory
Location: Mansfield, PA

Project Highlights:

- (2) Four story dormitory buildings comprised of 278 modular units
- Totalling 151,852 square feet between both buildings
- 684 Beds



Construction Manager: LP Ciminelli
Project Name: Broome Community College
Location: Binghamton, NY

Project Highlights:

- Four story dormitory building
- 62 suite living units
- Totalling 117,656 square feet
- 168 modular boxes



Construction Manager: LP Ciminelli
Project Name: SUNY Cobleskill Alumni Commons
Location: Cobleskill, NY

Project Highlights:

- Two story dormitory and townhouses
- 38 living units between both buildings
- Totalling 56,295 square feet between both buildings
- 103 modular boxes



Student Housing



Developer: Marywood University
Project Name: Dormitories at Marywood (phase 2)
Location: Scranton, PA

Project Highlights:

- (2) Three story buildings comprising of (12) townhouse style dorm units for over 100 students
- Total of 27,450 square feet between both buildings
- 40 modular boxes
- Turnkey project completed in 75 days from setting of units



Developer: Marywood University
Project Name: Dormitories at Marywood (phase 1)
Location: Scranton, PA

Project Highlights:

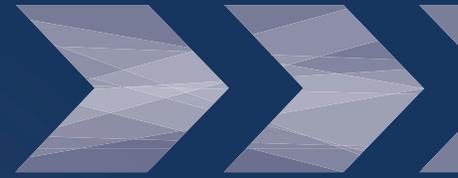
- Two story living units, housing of for 60 students with social hall and laundry building
- 36 modular boxes



Developer: Dormitory Authority of State of New York
Project Name: SUNY Binghamton Campus/
 Student Housing
Location: Binghamton, NY

Project Highlights:

- 113 apartments to house 548 students
- 224 modular boxes



Financial Institutions



Builder: Cornerstone Building Solutions
Project Name: Pocono Community Bank
Location: Broadheadville, PA

Project Highlights:

- 1,835 square foot building completed in 90 days



Builder: Cornerstone Building Solutions
Project Name: L.A. Bank
Location: Hawley, PA

Project Highlights:

- 1,800 square foot building completed in 90 days



Builder: Cornerstone Building Solutions
Project Name: Wayne Bank
Location: Smithfield, PA

Project Highlights:

- 2,635 square foot building completed in 90 days



Builder: Cornerstone Building Solutions
Project Name: First National Community Bank
Location: Pittston, PA

Project Highlights:

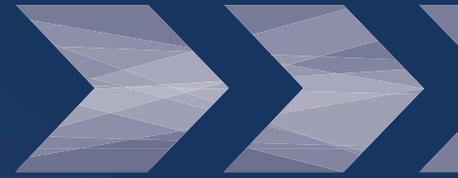
- 1,325 square foot building completed in 90 days



Builder: Cornerstone Building Solutions
Project Name: First Liberty Bank
Location: Kingston, PA

Project Highlights:

- 2,610 square foot building completed in 90 days



Professional Space



Developer: Dunmore Borough
Project Name: Dunmore Police Station
Location: Dunmore, PA

Project Highlights:

- One story police station comprised of 6 modular boxes



Developer: Northeast Medical Center
Project Name: Medical Center
Location: Wilkes-Barre, PA

Project Highlights:

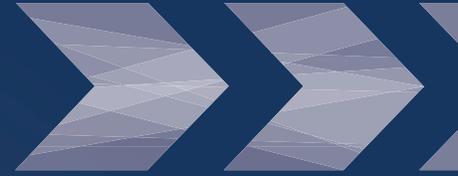
- 12,000 square foot professional office space
- 11 modular boxes



Builder: Cornerstone Building Solutions
Project Name: Fricchione Day Care Center
Location: Scranton, PA

Project Highlights:

- One story day care center completed in 90 days
- 4,950 square feet



Professional Space

Honorable Mention

Builder:

Cornerstone Building Solutions

Project Name:

West End Library

Location:

Laurelton, PA

Project Highlights:

- One story library completed in 90 days
- Light commercial building specifications

Builder:

Cornerstone Building Solutions

Project Name:

Rinaldi Law Office Building

Location:

Scranton, PA

Project Highlights:

- Turnkey project finished in 120 days

Builder:

Cornerstone Building Solutions

Project Name:

Kanton Professional Office Building

Location:

Moosic, PA

Project Highlights:

- 1,512 square feet of office space built
- Turnkey project finished in 90 days

Owner:

Mohegan Sun Casino at Pocono Downs

Project Name:

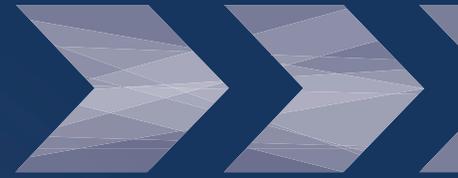
Mohegan Sun Office Building

Location:

Plains, PA

Project Highlights:

- One story office building
- 3,232 square feet of office space
- Built and completed in 90 days to allow the casino to move office personnel in order to bring in table games



Apartment Developments



Developer: Pleasant Valley Properties

Project Name: Brookside Meadows

Location: Pleasant Valley, NY

Project Highlights:

- Awarded and built (3) phases of (8) unit apartment buildings total of (16) buildings
- Comprising of (32) one bedroom and (96) two bedroom living units
- Total of 18,676 square feet per building



Developer: Moosic Realty Partnership

Project Name: Birchwood Apartments

Location: Moosic, PA

Project Highlights:

- (8) Fourplex buildings
- Total of 5,040 square feet per building



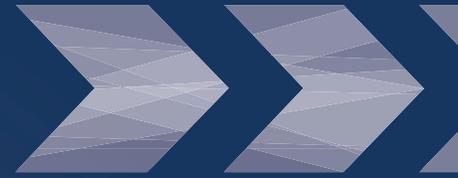
Contractor: Puente Construction

Project Name: Quad's at Tobyhanna Army Depot

Location: Tobyhanna, PA

Project Highlights:

- Awarded and built (4) separate Fourplex buildings
- Total of 3,136 square feet per building



Custom Multi-Family Living Units



Developer: Signature Homes at Baywood

Project Name: Baywood Townhouses

Location: Long Neck, DE

Project Highlights:

- 74 luxury townhouse units
- 296 modular boxes
- 2,356 to 2,714 square feet per living unit



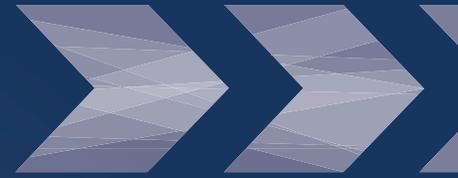
Developer: Bancroft Green

Project Name: Bancroft Green Townhouses

Location: Bancroft Street, Philadelphia, PA

Project Highlights:

- (11) 3 story townhouses ranging from 1,650 to 1,900 square feet
- Energy star certified
- 18 modular boxes
- LEED certified



Custom Multi-Family Living Units



Developer: Ken Marquis
Project Name: Marquis Townhouses
Location: Scranton, PA

Project Highlights:

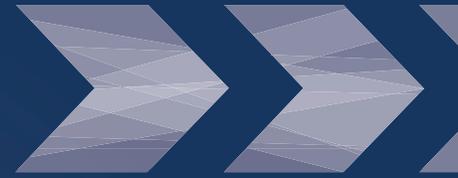
- (6) 3 story urban style townhouses completed in 5 months
- 11,658 square feet of luxury living



Developer: T.E. Harvey
Project Name: The Villas at Red Leaf Manor
Location: Wynnewood, PA

Project Highlights:

- (3) 5,400 square foot, high end custom duplex units



Specialty Lodging



Developer: Hershey Entertainment & Resorts
Project Name: Woodside Cottages at the Hershey Hotel
Location: Hershey, PA

Project Highlights:

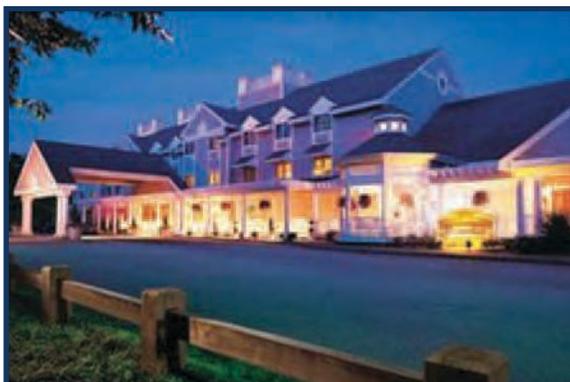
- (4) 6 unit cottages
- (6) 4 unit cottages
- 33,500 square feet of cottages built behind the Hershey Hotel
- LEED certified project



Developer: Harry Knowles
Project Name: The Inn at the Manor
Location: 107 Prospect Ave, West Orange, NJ

Project Highlights:

- Residence Inn by Marriott
- 118,843 square foot
- 2/3-story building
- 203 modular boxes
- 97 suites



Developer: Mashantucket Indian Tribe
Project Name: Two Trees Inn at Foxwood Casino
Location: Ledyard, CT

Project Highlights:

- 120,000 square foot
- 3 story building
- 156 modular boxes
- 280 rooms
- Completed in 14 months