



**SUMMARY OF QUALIFICATIONS**  
THE MODULAR CONSTRUCTION ALTERNATIVE

## About Capsys

Capsys is a modular building manufacturer formed in 1996 to improve upon the efficiency and quality of traditional building methods. Capsys' proprietary process combines the speed of an assembly line with the precision of best practice workmanship to make non-combustible units of the highest quality. Capsys' experienced team builds energy efficient units with sustainable materials in the controlled environment of its Brooklyn factory, then installs them at the job site, completing projects in half the time of traditional construction.

## Our Mission

Capsys mission is to deliver a modular construction that gives owners and developers advantages in speed, efficiency, impact sustainability and cost. By using our proprietary system that operates in a controlled environment, demands best practice workmanship of its tradesmen and maintains rigorous quality controls, Capsys helps clients meet aggressive timelines, energy-efficiency benchmarks and budgetary goals, all while providing superior quality construction.

## Our Vision

The Capsys' system of modular construction is unmatched in the industry and we are a nationally recognized leader the field. The Capsys system of modular construction allows for an efficient mix of manufacturing the modules in our Brooklyn facility simultaneously with site preparation work being performed on-site. This parallel approach to constructing the building will allow for the overall design and construction period to be reduced dramatically.

Capsys modular units contain a suite of noncombustible materials including structural steel, light gauge steel framing, concrete floor structures and fire-rated gypsum wallboard. Capsys vast experience with code-compliance and effective value engineering make Capsys an integral member of your design and construction team. With the advantages of the highly controlled and structured environment of our plant the finished products arrives on-site virtually complete and of the highest quality. We stand behind our modules and thrive for continuous improvement in all aspects.



## Benefits of Modular Construction

**Efficiency** and **speed** are key elements in any construction project. Modular construction offers these advantages along with **high quality** and **sustainable design**. A new building can be designed, built and occupied in less than a year using the Capsys modular system. Our pre-engineered design solutions offer great advantages along with **flexibility** to suit almost any situation.



## Key Advantages

### SPEED

The efficiency, speed and precise execution of a project using modular construction can deliver a wide range of accommodations efficiently in a short turnaround time. Buildings can be completed **50% faster** than other project delivery methods.

### QUALITY

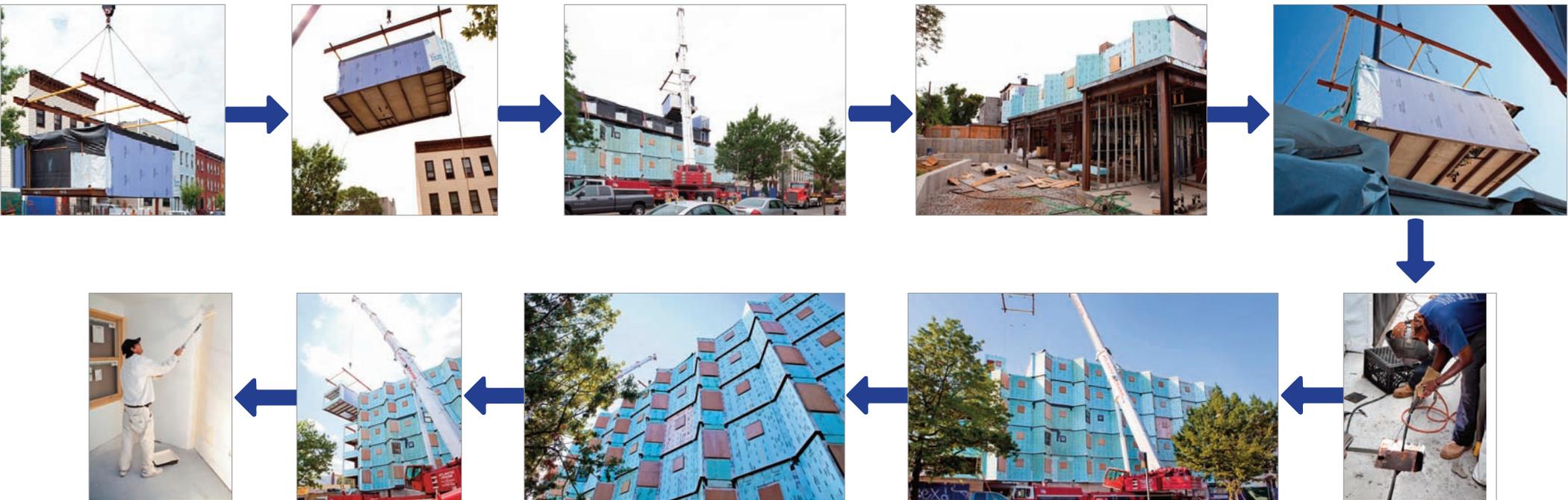
Tight project controls and **strict** quality standards translate into the highest quality construction available. Our off-site construction method in a controlled environment allows for precise workmanship. Our codified quality standards ensure **consistency** and offer you peace of mind.



### Modular Fabrication

The Capsys modular fabrication process takes place within our 75,000 SF climate controlled production facility located within the Brooklyn Navy Yard. The process moves construction off site to bring the order and control of an assembly line to the often chaotic craft/trade building system of a typical on site construction project. Our Union affiliated workforce take up their positions at stations near the materials and tools needed for their tasks. The building, in modular sections, moves from station to station coming to the workers rather than the workers moving throughout the building.

Starting with the fabrication of the structural elements, components are added to the modules as they move through the factory. Windows, doors, MEP systems and fixtures, and trims are all installed along the line. The modules are then wrapped in protective materials and moved to temporary storage awaiting their trip to the building site to become part of the building project.



## Modular Erection

While the site is being prepared and the foundations constructed, Capsys is fabricating the modules. When the site is prepared, a special team of Capsys modular erectors mobilize the setting scheme. A large hydraulic construction crane is staged to the site, modules are transported in a systematic order to the crane hook and modules are quickly stacked and welded to interconnect the modules into a unitized structural whole assembly. The erection process happens quickly, usually within a matter of a few weeks.

The Capsys modular construction system may be adapted for use in many building types including:



Apartments



Hotels



Assisted Living Buildings



Student Residence Halls



Single Room Occupancy Buildings



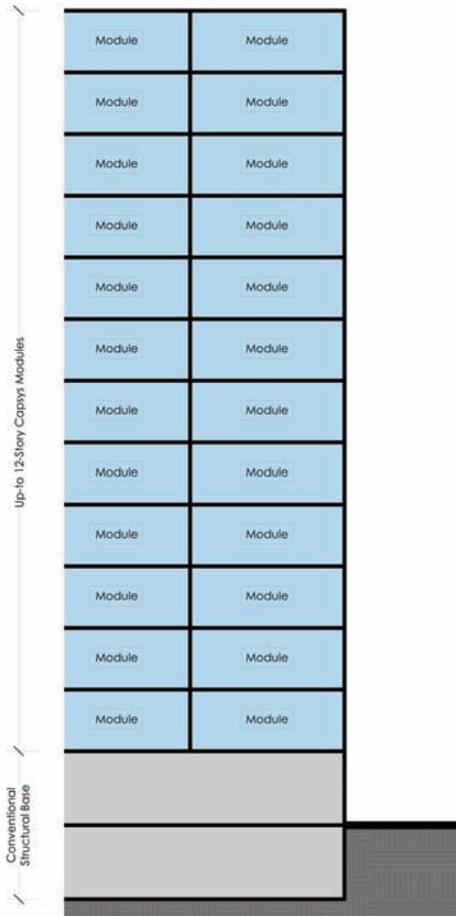
NYC Attached Single Family & Multifamily Homes

Capsys services include:

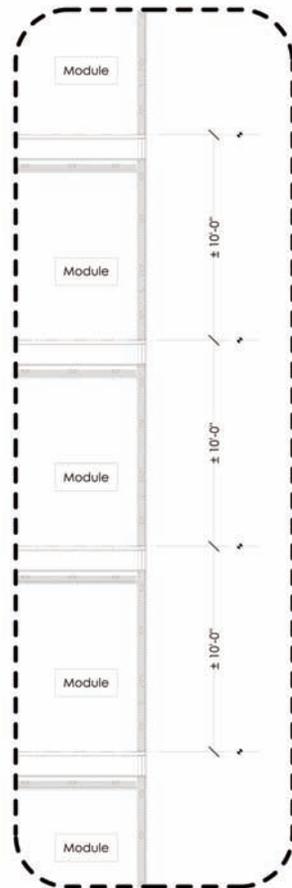
- Structural Engineering of the building modules
- Modular fabrication incorporating project-specific specifications
- Transportation of the building modules to the project site
- Craning and erecting services at the project site
- Structural interconnection of the modules
- Completion of the final roof
- Assuring water-tightness of the project after erection and prior to installation of the exterior cladding

The Capsys Construction Service Area

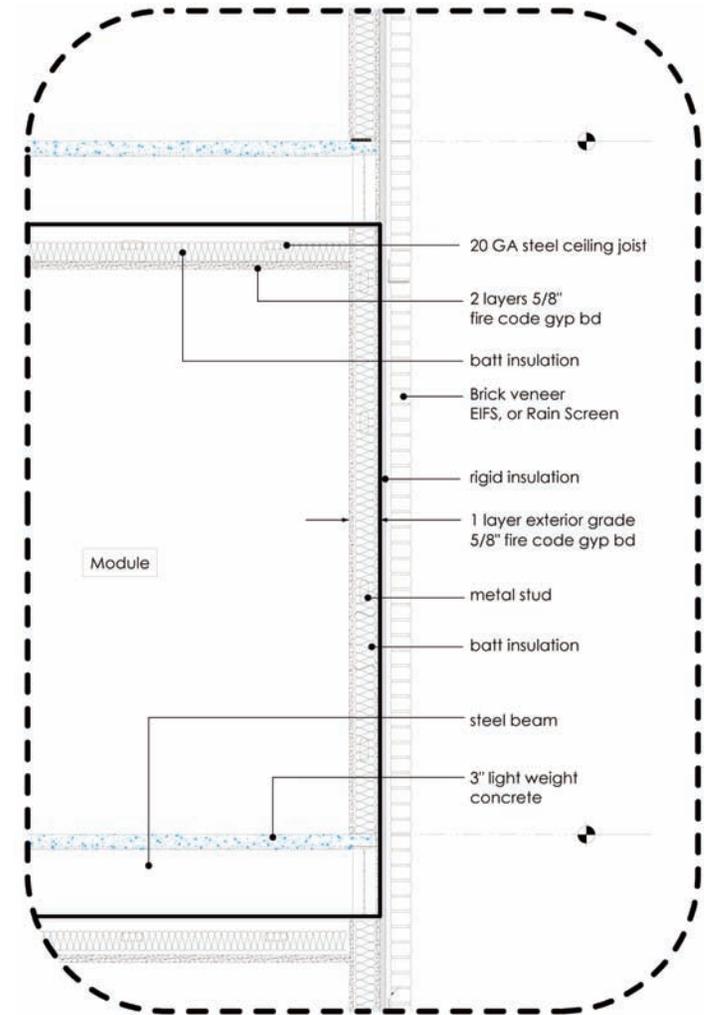
Capsys can **efficiently** and **economically** transport building modules and provide our erection services to all points within a **500 radius** of our plant.



The Capsys Structural system is designed to supply a tower of modules up to **12 stories** in height. Our modular tower may be erected atop site-built retail or parking facilities.



Each module has a floor system and its own ceiling system. A typical 10' floor to floor height will yield an 8' ceiling height. Our system allows for a maximum 9'4" ceiling height.



Typical Capsys Structural elements and materials

### Main Street Plaza, Ossining, NY



Main Street Plaza is a luxury rental building that serves as the focal point of the revitalization initiative of downtown Ossining, a City with hundreds of years of history. Overlooking the Hudson River, Main Street Plaza offers some of the most amazing views in Ossining. Modular construction allowed the private developers the opportunity to build the 20,000 sf of residential space without the extensive coordination required during a conventionally built project.

Number of Units: 33

Number of Stories: 4

Square Footage: 20,000

Modular Completion: July 2006

### Nehemiah Spring Creek, East New York, NY



Capsys fabricated, delivered and erected all of the modules for 117 new one, two and three family homes for a new development in the East New York section of Brooklyn. Each floor of the buildings was fabricated as one module 20' wide by 43' long; a configuration which greatly minimized on-site finishing work.

Number of Modules: 301

Number of Units: 117

Square Footage: 252,000

Modular Completion: July 2008

### Park Terrace, Yonkers, NY



Park Terrace consists of 49 one-bedroom apartments with community space, laundry and parking in a revitalization of the Ashburton Avenue corridor in Yonkers, NY. The Capsys modular system contributes to the sustainable goals of the project and allows for an accelerated construction schedule. Park Terrace has achieved both LEED Silver and successful inclusion in the NYSERDA Multifamily Performance Program.

Number of Modules: 114

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Number of Units: 49

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Number of Stories: 4

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Square Footage: 42,000

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Modular Completion: January 2011

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### Building 92 at the Brooklyn Navy Yard



Capsys produced modules to make up the structural steel frame, concrete floor structure and light gauge framed exterior walls for large open-span exhibition space and administrative office space for the new Brooklyn Navy Yard Museum and Visitors Center. The entire structure of the four levels of the building were erected in four days. This project is targeted to be the first building to achieve LEED Platinum status in the City of Brooklyn.

Number of Modules: 26

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Number of Stories: 4

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Square Footage: 16,500

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Modular Completion: September 2010

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### Atlantic Center, Brooklyn, NY



Capsys delivered 32 three-family homes for the final phase of a development in the Clinton Hill section of Brooklyn, New York. Capsys's unique and unusually wide modules allow just one of our modules to make up a single floor. This allows us to reduce the amount of time required for plumbing, heating, and electrical connections at the site.

Number of Units: 32

Number of Stories: 3

Square Footage: 86,400

Modular Completion: July 2002

### NRNRC, West End 2000, New Rochelle, NY



West End 2000 is a state of the art Assisted Living Facility located in the heart of New Rochelle, NY. Part of an overall revitalization program that included new townhouses and park space the Assisted living building is the anchor building in a new community area. As a LEED Silver building, West End 2000 incorporates modern and environmentally friendly features, many of which we incorporated in the modular fabrication.

Number of Modules: 233

Number of Stories: 7

Square Footage: 72,000

Modular Completion: June 2007

## Harborfront Inn, Long Island, NY



Harborfront Inn is a luxury hotel located on the Northfork of Long Island, amidst the blossoming wine country. The first hotel to be built in the area in over 25 years, modular construction allowed for rapid fast-track construction. This building incorporated luxurious features including oversized soaking and whirlpool baths, spacious showers with floor to ceiling porcelain tile and body-jets. Balconies were designed overlooking the Peconic Bay and Shelter Island.

Number of Modules: 51

Number of Stories: 3

Square Footage: 25,000

Modular Completion: January 2005

## 330 MacDougal Street Brooklyn, NY



330 MacDougal Street is a 65-unit supportive housing building located in Brooklyn, NY. The project is for Concern for Independent Living, a highly respected non-profit group providing supportive housing in the New York City and Long Island area. Funded by NYS Office of Mental Health and designed by DeLaCour and Ferrara Architects this project is providing a model for modular construction in supportive housing. The project incorporates many of the latest and up-to-date advances in construction techniques and sustainable features such as Energy Recovery Ventilation, Photovoltaic technology for power generation and substantial reductions in energy use.

Number of Modules: 84

Number of Stories: 6

Square Footage: 29,850

Modular Completion: September 2010

## Nicholas Lembo

*President*

Mr. Lembo has been engaged in building construction his entire life and career. He is the founder and President of Capsys. He additionally is the founder and President of Monadnock Construction, a General Contractor and Construction management firm he founded in 1975. Mr. Lembo has personally performed virtually every task related to the operation and management of a construction management and contracting firm. He is intimately involved in the entire process from design, development, pre-construction, construction and project completion on projects varying in size from small gut-renovations to \$100 million dollar new construction.

## William McShane, PE, LEED AP

*Vice President and General Manager*

Mr. McShane has been with Capsys since shortly after its inception. He has held various positions in the organization related to quality control, inventory management, production planning and management, engineering design and business development. Mr. McShane currently oversees the daily operations of the company including design, production, quality, project management and all operational requirement of the company. Mr. McShane is a licensed professional engineer in New York, an AWS Certified Welding Inspector and a LEED Accredited Professional. He has served on the committee for the development of the 2008 Building Code of New York City and regularly participates in educational and research activities related to engineering, building design and construction.

## Thomas O'Hara

*Business Development and Project Manager*

Mr. O'Hara has been involved in the modular construction industry for close to three decades. Mr. O'Hara engages projects to a very high level of detail. From the first conceptual design to the final keys being handed over he manages the process of integrating modular construction and the traditional construction methods on-site. Mr. O'Hara's range of experience spans from single-family townhouses as far as mid-rise luxury hotel construction in the Bahamas; his attention to detail for each project is unsurpassed and invaluable.

## David Parlo

*Field Operations Project Manager*

Mr. Parlo has been with Capsys for over four years and is the key link between the factory operations and our Capsys Construction Operations teams at the site. Mr. Parlo has been engaged in the construction industry for over 30 years in all positions ranging from finish carpenter in high-end residential construction to executive positions in General Contracting firms.

## Sustainable Aspects of the Capsys System

Capsys has been engaged in a large number of projects with myriad sustainable, energy reduction and resource utilization aspects. Capsys employs LEED Accredited Professionals, building scientists, energy efficiency experts and has created a corporate culture of sustainability.

### Heat Island Effect – Roof

Capsys installs on various projects highly reflective roof surfaces that minimize the amount of heat-gain from the sun's energy. Through both vegetated surface-ready roofing materials and roofing medium that have an SRI of 78 or above the cooling costs of buildings are greatly reduced and the increase in ambient temperatures of surrounding areas are minimized.

### Water-use reduction

As standard procedure on all projects Capsys installs fixtures that markedly reduce the flow of water at almost every fixture. These savings in water use translate into lower water costs, less use in fossil fuels to heat water and conservation of precious municipal infrastructure.

### Innovative Wastewater Technologies

Capsys' experience and knowledge is a resource to any project. The technologies associated with gray-water storage and use, waterless innovations and other new advances in reducing wastewater and the associated impact on the environment.



### Fundamental Commissioning

Prior to occupancy of any building that Capsys has produced qualified technicians and technical personnel test and verify all building systems. A regimented procedure is developed for each project to ensure the proper operation of all mechanical, plumbing and electrical systems. This process minimizes later issues related to proper functioning, occupant knowledge and maintenance.

### Optimization of Energy Performance

Capsys' team of energy professionals and engineers are at the leading edge of building energy performance modeling. Capsys uses the latest modeling software to assist owners in determining the optimal use of materials to realize the greatest return from reduced energy consumption.

### Construction Waste Management

The USGBC recognizes that modular construction is an effective tool in reducing construction waste. Capsys actively engages in recycling of steel, cardboard and waste gypsum wallboard as a standard practice. All of these waste materials are not only diverted from landfills but are additionally incorporated into new materials. This practice reduces waste to unprecedented levels not attainable in traditional site construction.

### Recycled Content

The Capsys system of constructing modules included materials with a very high level of recycled content. Structural steel, cold formed steel framing, gypsum wallboard, concrete with fly ash, insulation and many other components result in up to 25% recycled content for the modules without any additional resources or costs.

### Indoor Air Quality and Low-emitting materials

The offsite construction of modular units permits greater control of the indoor air quality of the overall project site. Capsys incorporates many Low-VOC and low-emitting materials as standard practice.

## The Capsys Commitment

- We commit to honesty and integrity throughout every relationship; from budget to build to final occupancy
- We commit to using best practices in each of the trades we employ on a project to maximize quality
- We commit to implementing strong quality control measures to maintain high standards
- We commit to being proud of the work we do and giving you every reason to be proud to work with us