Triumph

Redefining Modular™

KBS Builders Inc.

Build Smart, Build Modular.

Making Housing Beautiful and Affordable for Schools and Communities

Saving people time and money without sacrificing quality

WELCOME

OVERVIEW

- Who We Are
- Our Experiences
- Case Studies
- Lessons Learned
- Best Practices
- When To Use Modular

Triumph

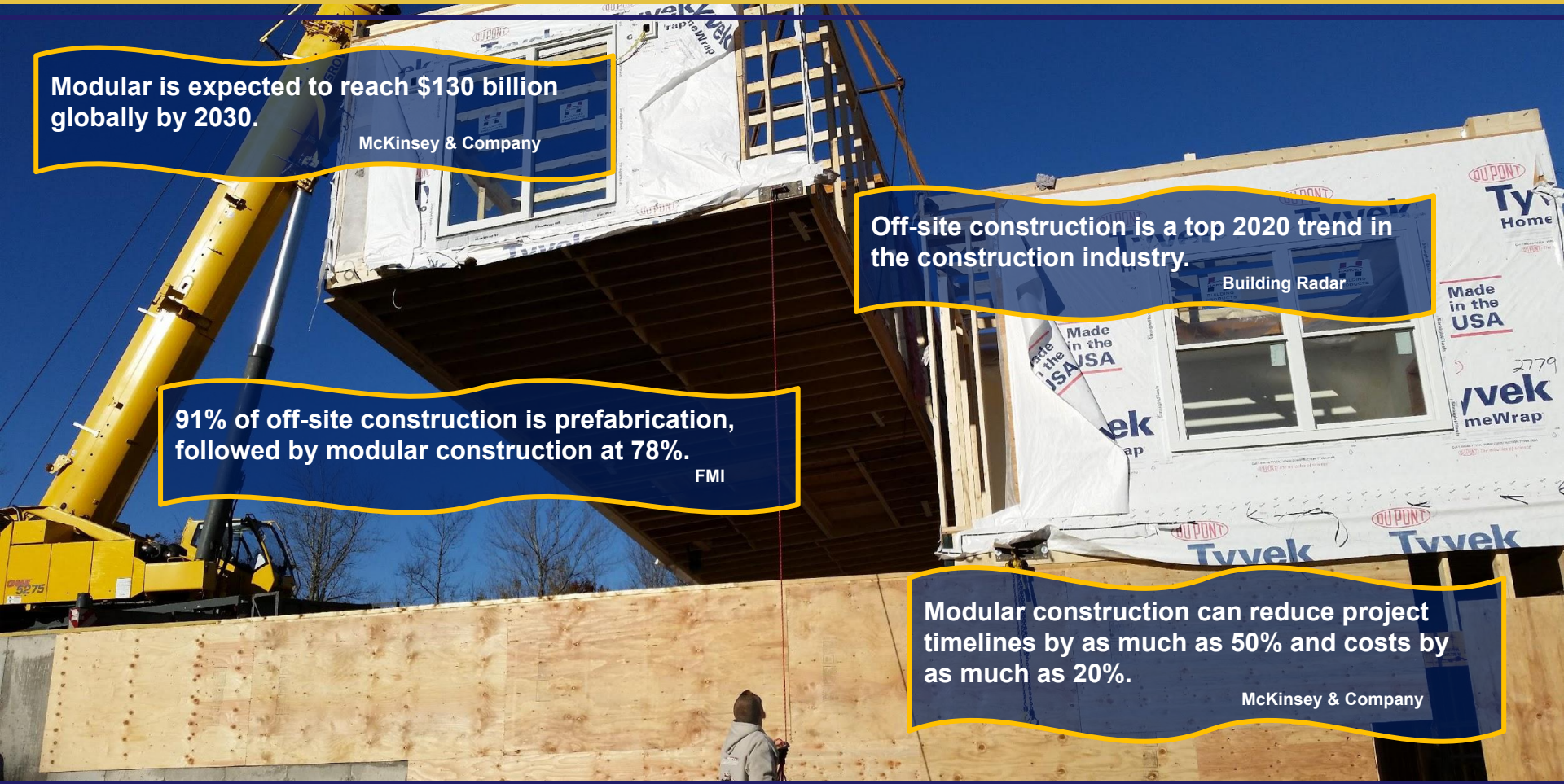
Redefining Modular™

- ✔ Established in 1981
- ✔ A pioneer in modular construction
- ✔ Exclusive volumetric modular builder and construction manager
- ✔ Design-Build
- ✔ Specialty – budgeting, planning and implementing
- ✔ Focus on lean and simplification to improve value for owners

KBS Builders Inc.

Build Smart, Build Modular.

- ✔ Established in 2001
- ✔ 10+ project completed in partnership with Triumph
- ✔ Corporate office and factory located in South Paris, ME; a second factory in Oxford, ME
- ✔ Specialize in residential, mixed use, multi-family and dorms



Modular is expected to reach $130 billion globally by 2030.

McKinsey & Company

Off-site construction is a top 2020 trend in the construction industry.

Building Radar

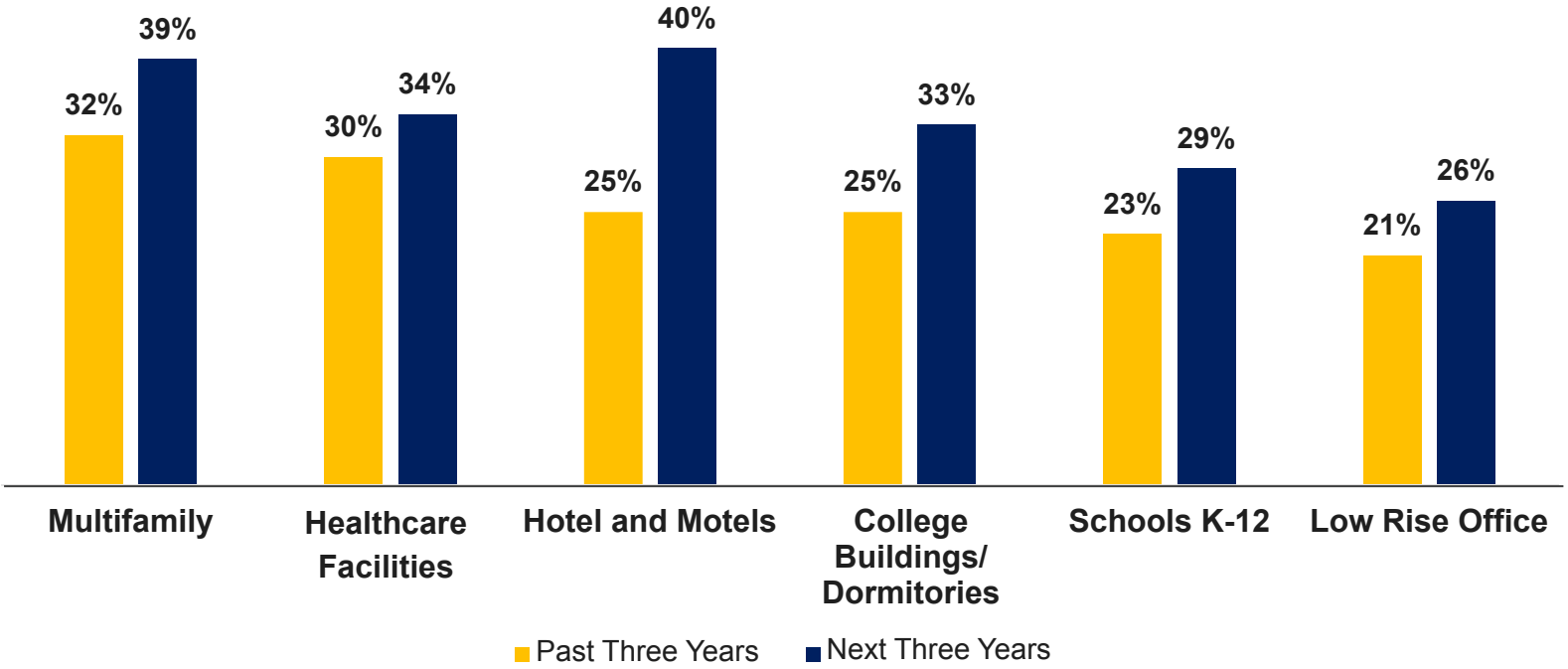
91% of off-site construction is prefabrication, followed by modular construction at 78%.

FMI

Modular construction can reduce project timelines by as much as 50% and costs by as much as 20%.

McKinsey & Company

Building Types Likely to Use Permanent Modular Construction



DODGE DATA & ANALYTICS
See Ahead Think Ahead Stay Ahead

KBS Builders Inc.

Build Smart, Build Modular.

- Affordable Housing
- Workforce Housing
- Cluster Housing
- Townhouses

KBS Builders Inc.

Build Smart, Build Modular.

KBS Factories

South Paris, Maine

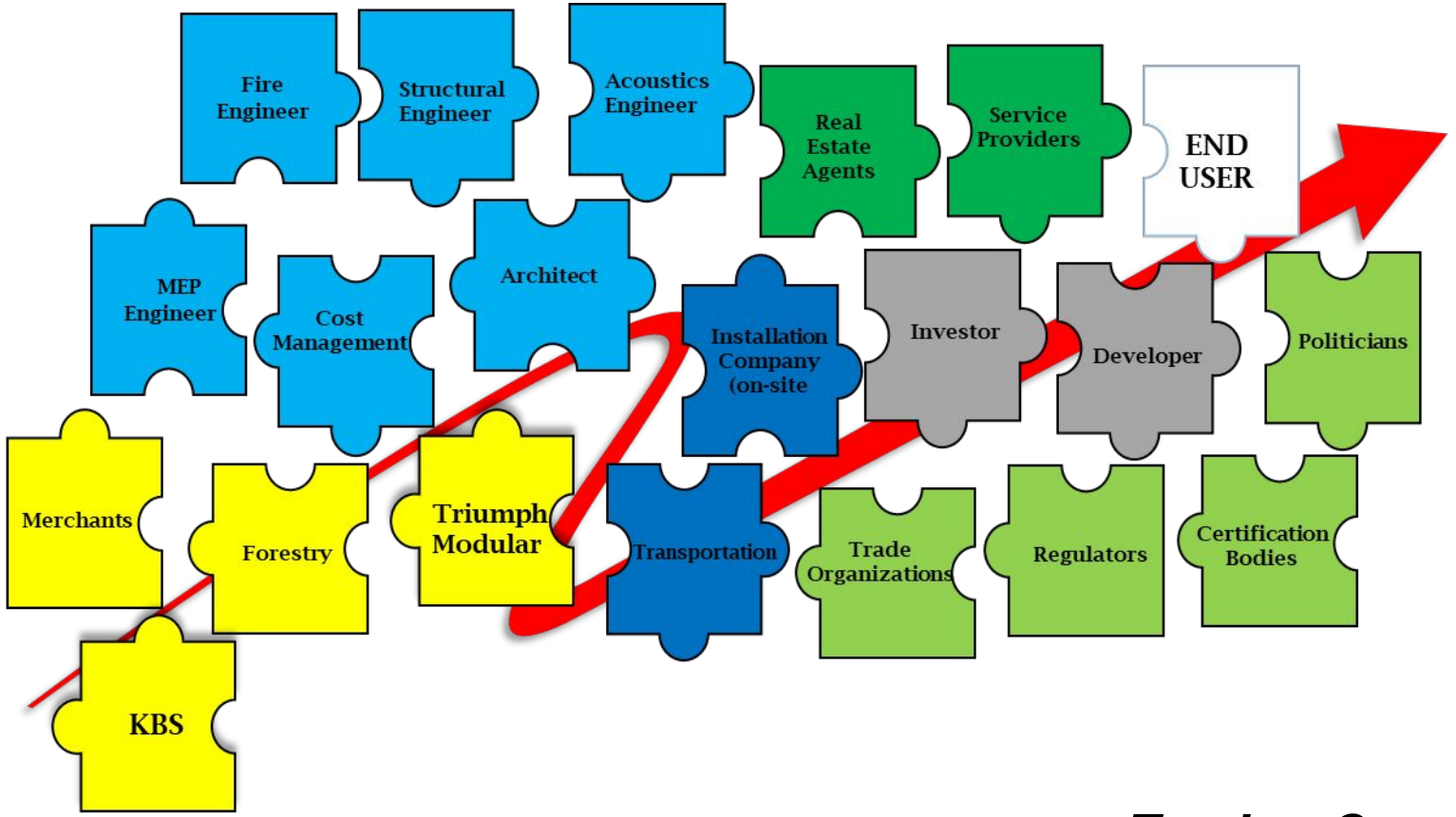
Oxford, Maine

CONSTRUCTION IS COMPLEX

**BY USING MODULAR
WE ARE SUCCESSFULLY
OVERCOMING COMPLEXITY**

CONSTRUCTION IS RIPE FOR STANDARDIZATION

MODULAR-ORIENTED PROCESS CREATES SAVINGS



Taming Complexity

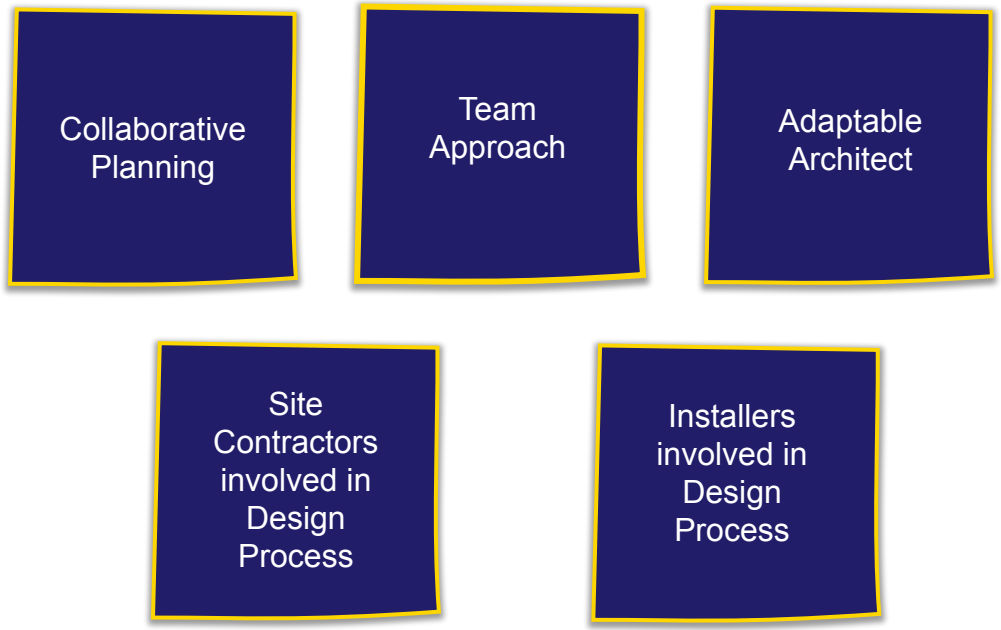
Case Study

LexHAB
Lexington, Massachusetts

- 8 months start to finish
- On full foundations
- First level ADA compliant
- Each unit has three apartments

Achieved near "Net-Zero" energy impact by using solar panels and high efficiency materials and construction techniques

LexHAB: An example of saving money without sacrificing quality



The LexHAB Project Became Financially Viable Because Of These Adaptations

Case Study

Nantucket Islands Land Bank, Miacomet Golf Course Dormitory
Nantucket, Massachusetts

- 10 modules: 3857 ft
- Time: 6 months
- 12 single bedrooms
- Shared common space, kitchen, living/dining and laundry facility
- Historic commission approved design
- On full foundation
- Significant logistical challenge to transport modules by barge to the island

Nantucket: An example of saving money without sacrificing quality

- Conceptual Design And Programming Provided By Owner
- Modular Experts Guide Systems Design
- Owner's Architect Hired to Approve Design Details
- Owner's OMP Ensured Design Criteria Was Met
- Project Benefited from the Factory-Built Model
- Value Engineered the Building, Working Together

Leveraging What We've Learned

The strength of the team is each individual member.
The strength of each member is the team.

Phil Jackson

Repetitive Team: Architect And Engineering Modular Experts

Arthur Klipfel
GreenStaxx Design
President and CEO

John Winslow
Winslow Architects
Principal

How Modular-Oriented Design Can Be Applied

Student Housing

Completed Student Housing Project

Trinity College

52 room, 3 story student housing model

Pre-Designed Student Housing

62 room, 3 story student housing model

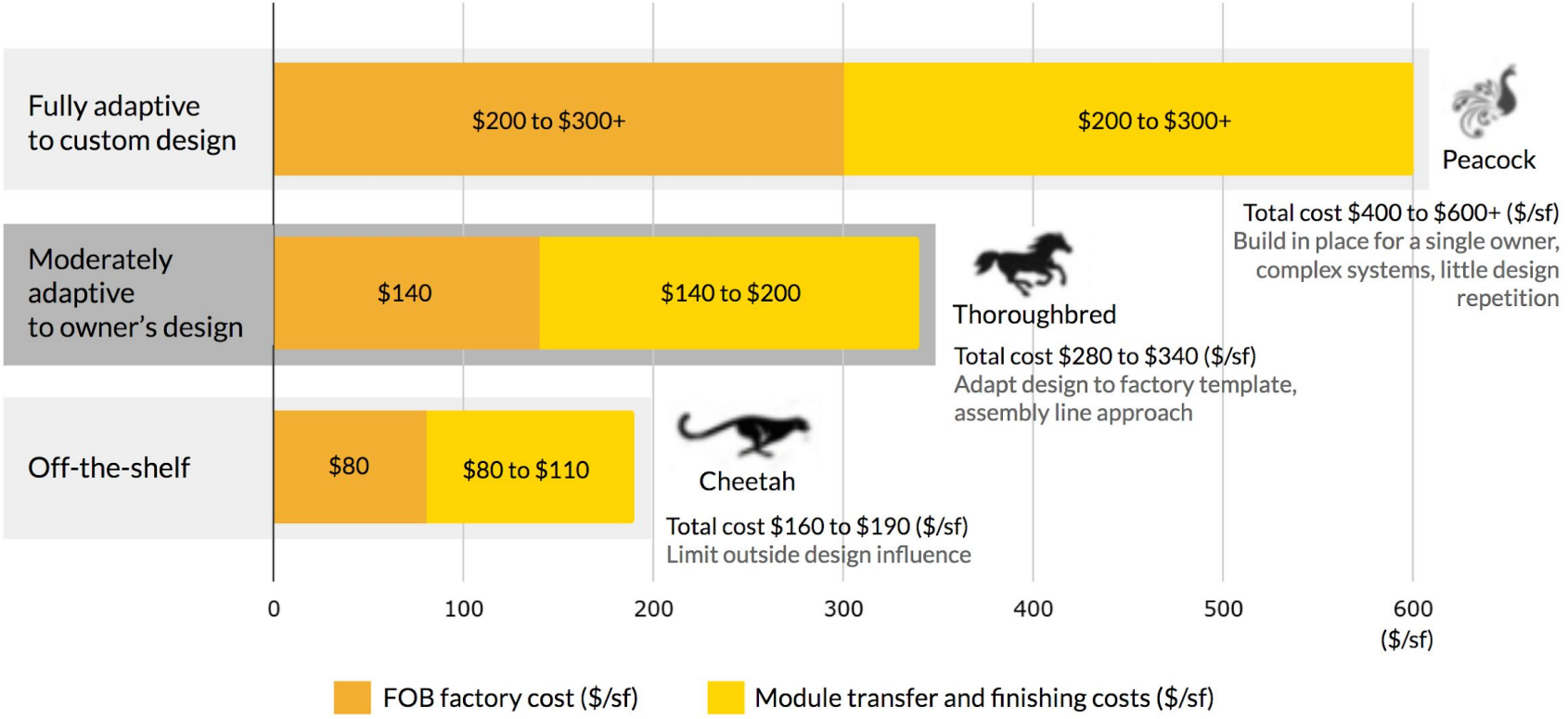
Architect-Designed Library

First Floor

Saving people time and money without sacrificing quality

- Cost Savings
- Cost Predictability
- Schedule Certainty
- Faster Budgeting
- Accelerated Construction

Modular Approach / Cost Options



Triumph

Redefining Modular™

KBS Builders Inc.

Build Smart, Build Modular.

Making Housing Beautiful and Affordable for Schools and Communities

Glenn Cort
gcort@triumphmodular.com

Matt Sullivan
msullivan@kbs-homes.com

Saving people time and money without sacrificing quality