Modular Building Solutions
2009 CATALOG MODELS
Permanent & Temporary
Leasing • Sales • Finance
Building Types

- Administrative Complexes
- Classrooms and CR Complexes
- Media and Library Centers
- Multi-Purpose Rooms
- Dormitories
- Restroom Facilities
- Cafeterias

M Space Holdings, LLC is a leading modular building dealer, providing innovative space solutions to meet the expansion needs of clients in a diverse group of industries, including educational facilities.
Why Modular Construction?

**Design Flexibility**
Modular buildings can be designed to blend with your existing structure, or can adapt to any new building site.

**Speed – Completion up to 40% Faster**
Modular buildings are constructed in sections, like building blocks. The modules are completed much faster, and in some cases are less expensive and more flexible than conventional construction. When it comes to durability, both methods utilize identical - or comparable – materials, windows, doors, fixtures, hardware, trim and finishes. Both methods conform to the same regional, state and local building code requirements.

<table>
<thead>
<tr>
<th>Modular Construction</th>
<th>Time Savings</th>
</tr>
</thead>
<tbody>
<tr>
<td>15%</td>
<td>15%</td>
</tr>
<tr>
<td>Design</td>
<td>Engineering</td>
</tr>
<tr>
<td>30%</td>
<td>Site Preparation</td>
</tr>
<tr>
<td>Construction</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Conventional Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>15%</td>
</tr>
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<tr>
<td>40%</td>
</tr>
<tr>
<td>Construction</td>
</tr>
</tbody>
</table>

**Cost**
Because modular construction takes half the time of traditional construction, you can begin serving your customers sooner, and generate a faster payback on your project costs.

**Environmentally Friendly**
Modular Construction has a minimal impact on the environment, and is considered to be a “Greener” construction method. There is less waste, less fuel consumption and managed recycling initiatives as the buildings are all constructed indoors.
Why Partner with M Space?

- Our Management Team consists of highly accomplished veterans from the modular building and financial service businesses.

- We have an experienced in-house Project Management Team, each with over 20 years of modular business expertise – inspecting sites prior to delivery, and making sure all installations run smoothly.

- We have cultivated loyal relationships with our vendors resulting in timely delivery, installation and excellent service to our customers.

- M Space is the fastest growing modular company, with a growth rate unmatched in the industry.
Competitive and Competent

• Timely Delivery

• Unmatched responsiveness to questions and concerns

• Outstanding sub-contractor

• Professional, courteous and knowledgeable team members

• Performance

• Committed to the goals of the project
To Provide optimal modular space solutions to our customers as their facility needs expand. Our goal is to exceed the expectations of our customers, suppliers, employees and shareholders by demonstrating the highest standard of integrity and professionalism in every aspect of our business.

Crafting innovative building solutions and offering maximum financing flexibility, enables M Space to meet the diverse expansion needs of the Education Industry.
Product & Services

PRODUCT BUILDING SPECS

• IBC 2006 Construction
• Wind Ratings up to 140 MPH
• Steel Frame Systems
• ¾” T&G Sub-Flooring
• Full Height Exterior Walls @ 16” OC
• Pre-Engineered or Commercial Steel Siding
• Vinyl Covered Gypsum Interior
• FRP in all Wet Areas
• Insulation: R-19/R-13/R-30
• 3/0 Commercial Steel Exterior Doors
• 3/0 Prefinished Interior Doors with Steel Frames
• Grade 1 ADA Compliant Door Hardware
• DIG Operable Windows
• Mini-Blinds
• 120/240 Volt Electrical
• NEMA 3 Exterior Panels
• 20 AMP Duplex Receptacles
• High Efficiency Lights w/T-8 Bulbs
• Exterior Lighting w/Photocell
• High Energy Efficient Electric HVAC
• High Energy Efficient Electric Water Heaters and Coolers

M SPACE PROJECT SERVICES

• Design Services
• Engineering
• Project Management
• Construction & Manufacturing
• Retrofit
• Additions
• Demolition
• Turn-Key Construction
• Freight & Delivery of Product
• Installation of Product
• Foundation Systems
• Porches & Decks
• Canopy Systems
• Site Utilities
• Site Infrastructure
• Sale
• Leasing
• Financing
Educational Models

CR – 14’ X 45’ ONE CR

CR – 18’ X 44’ ONE CR

CR – 24’ X 36’ ONE CR

CR – 24’ X 40’ TWO CR
Educational Models

CR – 24’ X 40’ CA GREEN CLASSROOM
Educational Models

CR – 28’ X 64’ (2) TWO CR

CR – 24’ X 64’ (2) TWO CR
Educational Models

CR – 140’ X 68’ (10) TEN CR

CR – 168’ X 68’ (12) TWELVE CR
Educational Models

CR – 48’ X 60’ MULTI-PURPOSE

CR – 36’ X 60’ FOOD SERVICE

Call Today! 832.496.7879
cbrewer@mspaceholdings.com
Educational Models

CR – 10’ X 40’ PRESS BOX

CR – 12’ X 60’ PRESS BOX

12’ X 40’ PRESS BOX
Health Care Models

HC – (1) DOC CLINIC

HC – (2) DOC CLINIC
Health Care Models

HC – (3) DOC CLINIC

HC – (4) DOC CLINIC
HC – 60’ X 60’ DIALYSIS
Commercial Models

CM – 12’ X 60’ M-PLEX “C”

CM – 12’ X 60’ M-PLEX “D”

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Commercial Models

CM – 24’ X 60’ (4) OFFICE UNIT

CM – 36’ X 60’ (6) OFFICE UNIT

CM – 48’ X 60’ (8) OFFICE UNIT
Specialty Models

RR – 12’ X 40’ TOILET UNIT

RR – 12’ X 60’ TOILET UNIT
Specialty Models

RR – 12’ X 40’ SHOWER “A”

RR – 12’ X 40’ SHOWER “B”

RR – 12’ X 60’ SHOWER “A”

RR – 12’ X 60’ SHOWER “B”
Specialty Models

RR – 12’ X 60’ INSERT UNIT

RR – 24’ X 60’ INSERT UNIT
Construction Types

WOOD FRAME

When compared to on-site methods, the integrity of modular structures is proven inherently more rigid and performs much better than conventional framing.

When it comes to durability, both methods utilize identical - or comparable - materials and plan-specified windows, doors, fixtures, hardware, trim and finishes. Both methods also conform to the same regional, state and local building codes and requirements.

A key benefit of modular wood framing is that construction takes place indoors, where lumber and other materials are kept clean and dry. Quality is improved as moisture never becomes closed (trapped) inside structural cavities which can cause floors to buckle and squeak, walls and ceilings to crack, and mold and mildew to grow - as trapped moisture slowly dissipates. Building indoors also accelerates the entire construction process eliminating weather delays and lowering your overall costs.

(Above photo) All framing lumber is clamped onto flat, square, engineered jigs then assembled using mechanical fasteners and adhesives to prevent loosening or separation. Sections are then insulated and carefully lifted into position with hydraulic cranes. This process produces quality that simply cannot be duplicated on a job site.

STEEL FRAME

This building system is our solution for non-combustible construction. Or in regions where wood is more susceptible to boring insects, mold and mildew.

With its superior strength-to-weight ratio, and fastening system that utilizes screws, bolts and welds, the cold-formed steel frame can offer better performance under seismic stress and high winds.

BENEFITS of OUR STEEL FRAMING SYSTEM:

- A non-combustible and non-toxic building material.
- Fastening system better resists high wind and seismic stress.
- Higher strength-to-weight ratio.
- Galvanized to resist corrosion and rust, and will never dry rot.
- Evenly spaced access holes for future cabling, plumbing, etc.
- Resists boring insects and eliminates treatments.
- Will not absorb water, mold, mildew or outgas chemicals.
- Frame will not swell and shrink as humidity fluctuates.
Exterior Aluminum Colors

- Polar White
- Light Gray
- Dark Gray
- Sage
- Colonial White
- Cream White
- Mocha
- Dark Brown
- Forest Green
- Pike Green
- Heron Blue
- Sabine Blue
Exterior Steel Colors

- White
- Red
- Light Gray
- Dark Gray
- Light Stone
- Dark Green
- Tan
- Dark Brown
Exterior Wood & Cement Siding

Hardi-Panel and Smart-Panel come are installed in the MFG plant unfinished and painted upon completion. These products can be painted any color that can be found at your local paint supply company.
## Interior Flooring Samples/Colors

### Vinyl Composition Tile

<table>
<thead>
<tr>
<th>Code</th>
<th>Sample Color</th>
<th>Code</th>
<th>Sample Color</th>
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<tbody>
<tr>
<td>V-310</td>
<td><img src="image1" alt="Sample" /></td>
<td>V-620</td>
<td><img src="image2" alt="Sample" /></td>
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<tr>
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<tr>
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<td>V-660</td>
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<td>V-670</td>
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<td>V-710</td>
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<tr>
<td>V-858</td>
<td><img src="image13" alt="Sample" /></td>
<td>V-730</td>
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### Commercial Carpet

<table>
<thead>
<tr>
<th>Code</th>
<th>Sample Color</th>
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</thead>
<tbody>
<tr>
<td>Brown (308)</td>
<td><img src="image15" alt="Sample" /></td>
<td>Spice (008)</td>
<td><img src="image16" alt="Sample" /></td>
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<tr>
<td>Mocha Tan (099)</td>
<td><img src="image17" alt="Sample" /></td>
<td>Pale Cedar (006)</td>
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<tr>
<td>Forest Green (318)</td>
<td><img src="image19" alt="Sample" /></td>
<td>Prairie (312)</td>
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<tr>
<td>Fiesta (185)</td>
<td><img src="image21" alt="Sample" /></td>
<td>Sycamore (102)</td>
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<tr>
<td>Pewter (100)</td>
<td><img src="image23" alt="Sample" /></td>
<td>Charcoal (004)</td>
<td><img src="image24" alt="Sample" /></td>
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<tr>
<td>Mulberry (097)</td>
<td><img src="image25" alt="Sample" /></td>
<td>Sand Pebbles (101)</td>
<td><img src="image26" alt="Sample" /></td>
</tr>
</tbody>
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Interior Wall Coverings

- Vinyl Covered Gypsum
  - Hampton Grey
- Ruff Stuff White
- Sea Mist

FRP
- Bright White
- Almond
- Light Gray
- Beige
- Ivory
- Silver
- Black
Exterior Mansard Samples