

THE Z MODULAR STACKING SERIES

CHEATHAM STREET FLATS

Thanks for joining us for Z Modular's first-ever module stacking event!

We're glad you're here to see us stack our factory-built modules to form the upscale Cheatham Street Flats student housing development. The construction site is conveniently located across the street from our gathering spot at the Cheatham Street Warehouse.

MODULE STACKING EVENT

Date May 7 and 8, 2019

Location Cheatham Street Warehouse
119 Cheatham St.
San Marcos, TX 78666

- Agenda Highlights**
- Presentation
 - Viewing of module stacking
 - Facility tour

CHEATHAM STREET FLATS

PROJECT OVERVIEW

Cheatham Street Flats is a \$15.5 million housing development appealing not only to students at nearby Texas State University, but also to young professionals who work in this exciting urban district of San Marcos, Texas, about 30 miles southwest of Austin.

ADDRESS

Cheatham Street Flats

401 S. Guadalupe St.
San Marcos, TX 78666

BUILDING FEATURES

- 198,946 gross sq. ft. of mixed-use space
- 143 fully furnished apartments with 234 beds
- 5 stories
- 173 underground parking spaces
- Private courtyard
- Lower-level restaurant / coffee shop
- Pedestrian-friendly sidewalks and landscaping

PROJECT TEAM

- **Developer:**
Cheatham Street Flats LLC
- **Owner Representative and Landscape Architect:**
Land Design Studio (LDS)
- **Lead Architect:**
Forge Craft Architecture + Design
- **Civil Engineer:**
Doucet & Associates
- **Modular Construction Partner:**
Z Modular



PRESS RELEASE

Modular apartment project makes headway in San Marcos, Texas, with Cheatham Street Flats

Z Modular to host first-ever modular stacking event to kick off five-story build of its student housing and young professional apartment building

MAY 7, 2019 — CHICAGO, IL/SAN MARCOS, TX — Z Modular, a division of Zekelman Industries, announced today it is beginning to stack the modules for its student housing and young professional module apartment project, the Cheatham Street Flats, in San Marcos, Texas. The 192,000-square-foot, five-story steel-framed complex will house 175 units ranging from studios to three-bedroom apartments.

The Cheatham Street Flats brings a contemporary exterior and modern interior to Texas State University students and professionals alike. Rent begins in the \$700s and includes underground parking for up to 80 vehicles and utilities, with \$0 down to sign. Apartments come fully furnished with in-unit washer/dryer units. Other building amenities will include:

- Bike storage
- Private courtyard
- Lower-level coffee shop/restaurant
- Roommate matching services

Z Modular is hosting its first-ever stacking event to share its work with the San Marcos community on May 7 and 8. Limited spots are available. For those interested in attending a project tour and viewing the stacking demonstration, please secure your spot by contacting **Pamela Prewitt at 734.738.5687** or **pamela.prewitt@zekelman.com**

“Z Modular modules, including façades, are 95% completed in factory. This enables us to ensure quality control and stay on time or ahead of timelines,” said Richard Rozycki, senior vice president of Z Modular. “We’re excited to show our work in our first-ever stacking event May 7 and 8.”

ABOUT Z MODULAR

Z Modular is a one-stop shop for modular buildings and services that utilizes a self-bracing structural system that allows for more factory completion than other modular construction systems. We help building developers reduce the cost of design, fabrication and building assembly with fully finished modular buildings — that’s how we MAKE IT eZ.

ABOUT ZEKELMAN INDUSTRIES

Zekelman Industries includes the operating divisions of Atlas Tube, Picoma, Sharon Tube, Wheatland Tube, Western Tube and Z Modular. It is the largest independent manufacturer of hollow structural sections (HSS) and steel pipe, and the top producer of electrical conduit and elbows, couplings and nipples in North America. Zekelman Industries delivers a broad range of pipe and tube solutions that build its customers’ success.

For more information, contact Zekelman Industries at 312.275.1600 or info@zekelman.com. Or, visit zekelman.com

Follow Zekelman Industries on Twitter: @ZekelmanInd

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Z MODULAR

LEADERSHIP TEAM

BARRY ZEKELMAN

Executive Chairman and Chief Executive Officer (CEO) of Zekelman Industries

Barry Zekelman is responsible for all aspects of business at Zekelman Industries, the parent company of Z Modular. He has devoted his entire career to the development of the corporation. He started out at Atlas Tube and assumed ownership, along with his brothers, upon his father's sudden passing in 1986. Under Barry Zekelman's leadership as CEO, chairman and president of Atlas, the business grew from \$2 million to over \$1.2 billion in sales. In 2006 Atlas became part of the company now known as Zekelman Industries, with Barry Zekelman as chief operating officer (COO) of the corporation. He became CEO and president in 2008. In 2010 he became executive chairman, and he returned to the role of CEO in 2013. Today, Barry Zekelman leads the largest independent steel pipe and tube manufacturer in North America, with sales in excess of \$2.7 billion.

Zekelman was born and raised in Windsor, Ontario. He received his early education in Windsor and later attended York University in Toronto, Ontario.

MICKEY MCNAMARA

President of Z Modular and Executive Vice President of Zekelman Industries

As president of Z Modular, Mickey McNamara is responsible for all aspects of the modular construction solutions division of the Zekelman Industries family. As the larger corporation's executive VP, he manages its information technology, legal and corporate development functions. He serves as a member of Zekelman Industries' executive, disclosure, compliance, pension and ethics committees, and advises the audit committee. He is also secretary of Zekelman Industries and its subsidiaries.

Prior to joining Zekelman Industries, McNamara was a partner at BakerHostetler LLP, where he concentrated on the acquisition and disposition of business entities. He earned his bachelor's degree from The



Z MODULAR: LEADERSHIP TEAM

Catholic University of America and his Juris Doctor from the Case Western Reserve University School of Law.

CHRIS SCHMIDT

Senior Project Executive at Z Modular

Chris Schmidt educates owners and developers on the benefits of modular construction while bringing their visions to life. A registered member of the American Institute of Architects (AIA), Schmidt has more than 25 years of experience in the construction industry and is a frequent speaker and panelist at multiple conferences throughout North America. He holds a Bachelor of Science degree in architecture from Lawrence Technological University.

CHRIS WATERS

Director of Business Development at Z Modular

Chris Waters has more than 25 years of modular and traditional construction experience in diverse sectors including hospitality, multifamily housing and

student housing. He is experienced in spearheading modular solutions to owners and developers on the eastern half of the United States. Waters holds a Bachelor of Science degree in marketing from Bentley University.

RICH ROZYCKI

Senior Vice President of Z Modular

Rich Rozycki is responsible for Z Modular's strategic growth and business development. He has 15 years of diversified construction experience, and has developed modular solutions for customers throughout North America and the Caribbean. He has played a key role in developing over \$350 million worth of innovative modular construction projects in the hospitality, multifamily, student housing, senior living and affordable housing sectors.

Prior to joining Z Modular, Rozycki led Champion Home Builders to become a charter member of Marriott's industry-leading modular program. And before entering the modular construction industry, he specialized in construction law, where

Z MODULAR: LEADERSHIP TEAM

he represented owners, contractors, design professionals and governmental entities. Rozycki holds a Bachelor of Arts degree in business administration from Michigan State University and a law degree from the University of Detroit.

LEWIS LOCKWOOD

Vice President of Operations at Z Modular

Lewis Lockwood oversees U.S. plant operations, field services, procurement and construction management for Z Modular. He brings nine years of experience in commercial modular construction.

Lockwood previously served as director of construction for Champion Commercial Services, where he oversaw operations for over 1 million square feet of modular construction in markets ranging from hospitality and multifamily to senior living, student housing and workforce housing. He also spent fifteen years as the president and owner of a general contracting business that built a wide range of structures in the commercial,

residential, hospitality and health care markets. Lockwood is a licensed contractor and holds a Bachelor of Science degree in building construction management from Michigan State University.

WARREN HAYES

Vice President of Z Modular

Warren Hayes is helping build Z Modular into the undisputed leader in off-site construction. He leverages the expertise in business development and modular construction he gained through founding Hayes Modular Group and driving its growth for three decades. He led the company to help develop over 10 million square feet of successful modular projects, including military housing, student housing, hotels and multifamily complexes, as well as temporary workplace and housing accommodations.

Hayes is a native Texan who has lived in the Austin area since 1986. As a fourth-generation entrepreneur, he has built an extensive portfolio of business and real estate assets.

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We're proud to be a division of Zekelman Industries, the largest independent steel pipe and tube manufacturer in North America. With a standardized production process that reduces risk, eliminates waste and enhances ROI for our customers, we're doing our part to support Zekelman's mission to MAKE IT eZ.

QUICK FACTS

- 241,000 square feet built
- 318 modules installed

APPLICATIONS

- Hotels
- Multifamily residential
- Low- and high-rise commercial buildings
- Dormitories
- Hospitals and clinics
- Energy and chemical facilities
- Data centers
- And more!

ABOUT Z MODULAR

KEY DATES



2016

Founded as part of
Zekelman Industries

2018

Birmingham, Alabama,
facility opens

Coming Soon!

New facility in
Killeen, Texas

BENEFITS OF WORKING WITH Z MODULAR

- Ability to build stronger and taller than with traditional modular methods
- Improved seismic performance
- No risk of misalignment during shipping
- No weather-related slowdowns
- Lower build-out and erection costs
- 50% faster project completion
- Greener construction with framing made from steel, one of the world's most recycled materials



ABOUT ZEKELMAN INDUSTRIES

At Zekelman Industries, we trace our legacy of delivering successful solutions back to 1877. Decade after decade, we've remained committed to our customers and end users. That's how we've grown to become the largest independent steel pipe and tube manufacturer in North America.

Through our subsidiaries, Zekelman is now the most trusted and comprehensive resource for structural and application-specific products in the industry. With a thorough understanding of our customers' businesses and markets, we help MAKE IT eZ to manage inventory, reduce supply-chain costs and build a better future on a foundation of domestic manufacturing.

QUICK FACTS

- 17 manufacturing plants
- 2,300 employees
- 2.8 million+ annual production capacity
- \$2.5 billion in annual sales

MARKETS

- Infrastructure
- Commercial and industrial construction
- National defense
- Transportation
- Industrial equipment
- Agriculture
- Energy

ABOUT ZEKELMAN INDUSTRIES

KEY DATES

- **1877** - John Maneely founds John Maneely Co., a Philadelphia-based distributor of pipe, valves and fittings
- **1929** - Sharon Tube is founded, and later becomes part of JMC Steel Group (2007)
- **1931** - Wheatland Tube begins manufacturing pipe as a subsidiary of John Maneely Co.
- **1970** - Picoma is formed, and later becomes part of JMC Steel Group (2009)
- **1984** - Atlas Tube is formed by Harry Zekelman
- **2006** - JMC Steel Group is formed through the combination of John Maneely Co. and Atlas Tube
- **2011** - The Zekelman family acquires complete ownership of JMC Steel Group
- **2016** - JMC Steel Group changes its name to Zekelman Industries and launches Z Modular modular construction solutions
- **2017** - Zekelman acquires Western Tube, the West Coast's leading manufacturer of electrical conduit, galvanized fence framework and mechanical steel tubing
- **2017** - Zekelman acquires American Tube, a leading producer of structural steel in the Southeast, now fully integrated into Atlas Tube
- **2018** - Zekelman acquires Hayes Modular Group

BENEFITS OF WORKING WITH ZEKELMAN

- Industry-leading products in the industry's broadest size range
- Some of the industry's best quality-control and production systems
- Industry's shortest cycle times
- E-commerce, inventory management and other solutions designed to MAKE IT eZ
- Customization services, including in-house galvanizing, threading and cutting to length
- Outstanding technical expertise and consulting support
- Products made in North America

