

Grant Smereczynsky

CEO Modular Building Systems Network, LLC.

CEO, Pro Homes America, LLC

Owner, Building Systems Network Web Services, LLC.

Mr. Smereczynsky has been developing projects since 1999 throughout the U.S. A deep commitment and passion for the modular building process continues as Mr. Smereczynsky seeks to develop more sophisticated means of disseminating information to investors, builders and consumers. He is an active advocate for legislative change impacting the dynamic modular industry.

Modular Building Systems Network LLC is a teaming partner in over 49 plant operations throughout the US and Canada and Europe we also have teaming relationships with General Contracting firms in the US that allow our Green Building Systems to be delivered fully complete and in move in condition. We also assist in raising capital for large scale developments that include Market Rate apartments, Senior Housing, Student housing and Hotels and offer developers project Equity through our relationships.

PRO-Homes America is a partner helping Modular Plant Owners and General Contractors transform typical site built jobs into Modular Building Systems jobs offering consulting advisement, site visits and job placements.

Pro-Homes America, LLC (PHA) having begun with the "shovel in hand", so to speak, has progressed upward through the building blocks of the industry. As a nationwide service provider for the modular industry, PHA is the conduit between customers and business partners. The Internet can be "friend or foe" generating thousands of unqualified leads that are then delivered at lighting speed to your in-box. It is then your responsibility to sift, sort, qualify, quantify and manage the information. More times than not, the lead ends up in the "Spam/Delete" recycle bin because the "pre-qualification" is too burdensome and after weeks of work, the sale is unproductive with time and money lost. PHA'S mission is to provide a "concierge" delivered customer to you! We do the selling, sifting, sorting, qualifying and quantifying for you! Pro-Homes sends the useless information to the "Spam/Delete" box delivering to you a "ready to build" customer.

BSN HOMES, LLC serves the State of Georgia as a Modular General Contractor/Homebuilder. Utilizing systems built construction, BSN constructs one and two story retail, single family, multifamily (seniors, student, resident) and light commercial projects.

DESIGN AWARDS –Mr. Smereczynsky is a 3 TIME National Association of Home Builders Circle of Excellence Award Winner and is currently a member of the NAHB.

RECOGNITION/PR – Creating awareness and establishing contact with the potential users of systems built construction is an undertaking that has been handled through paid and unpaid radio & TV spots such as televised Martha Zoller and Clark Howard interviews (giving a two thumbs up!), 30-minute infomercials, articles in Systems Built Magazine, and numerous editorial reports in local and national newspapers & magazines “

MODULAR BUILDING SYSTEMS NETWORK OWNED BY PRO HOMES AMERICA, LLC

Traditional large and small-scale builders have been converting to modular construction as their businesses restructure, change and expand to include one of the fastest growing segments in the construction industry. In little over 14 months, we have 986 members in the network including Modular Plant Owner's Engineers, General Contractors, Product Venders, Lenders, Architects, 2 NAHB National Chair directors, Lobbyists among others.

Grant Smereczynsky Bio

QUALIFICATIONS:

Comprehensive knowledge in all phases of Pre Construction, Design Build and General Construction procedures possessing 25+ years of experience successfully working on projects ranging from \$1.5 million to \$60 million. Projects including but not limited to multiple disciplined CIP Structures, Military, Educational, Public Works, Pre Cast Concrete, Health Care, Hospitality, Concrete Tilt Up, Warehouse, Big Box, Commercial, Retail, Restaurant, Industrial, Single Family & Multi Family Residential applications.

General Contractor with 17 years experience successfully scheduling and coordinating all related construction trades on private projects. CEO of Site development firm with 8 years experience assisting with scheduling and coordination of all sub contractors with emphasis on Earthwork, Underground Utilities, Concrete, Concrete Reinforcing, Structural Steel, Framing, MEP, Insulation, Painting, Drywall, Interior Finishes & Punch List Items for Final Walk through & Certificate of Occupancy.

- **Thorough review and understanding the Scope of Work during Project Startup establishing complete confidence and trust with clients**
- **Design Build experience clarifying discrepancies and conflicts in project drawings while reducing RFI Submittals, Change Orders and potential project delays by 70% or more**
- **Accurate documentation of As Built Drawings providing a complete recording of pre-existing conditions and/or the project drawings conflicting with the completion of the project.**
- **Contract Review assuring sub contractors scope of work is complete and includes requirements by other trades to complete their work in a timely manner while minimizing Extra Work Authorizations and schedule delays**
- **Precise recording of back charges to subcontractors not completing their contract obligations recuperating numerous unforeseen costs to the General Contractor and minimizing project delays**
- **Field Engineering experience minimizing additional survey expenses due to loss of staking during construction**
- **Knowledge of Contract Specifications and Product Submittals minimizing project delays while assuring the highest standards of Quality Control are maintained within the project**
- **Consistency with all Daily Reports, accurately documented and compliant with procedures eliminating unforeseen delay's in progressive payment**
- **Experience, Submittal, Change Order, Inspection, Job Costing, Short Term Scheduling,**

Contract Negotiations and Safety Procedures

- **Supervision of 40-75 employees self performing framing, drywall, insulation, exterior siding, windows, doors and interior finishes**

21+ years successfully managing and supervising sub contractors and self performing crews in Structural Concrete Forming & Placement, Concrete Reinforcement, Pre Cast Concrete, Embedded Metals, Structural Steel, Water Proofing, French Drains, Backfill & Compaction, On Site & Off Site Infrastructure, Underground Utilities, Paving, Landscape, Elevations, Lines, Grade and Layout. Familiar with high strength concretes, corrosion resistant high strength reinforcing, High Altitude, Cold and Hot Weather applications, wet and dry utilities.

- **Supervision of self performing crews with 75 + employees on multiple projects at one time in different states**
- Over-excavate and re-compact more than 5.5 million tons of earth creating an accurate GPS mapping of testing and samples for as built documentation

3RD PARTY ACKNOWLEDGMENTS

1. "I have had the privilege to know and work with Grant for many years, as he and his company have been longstanding members and boosters of the Modular Building Systems Association (MBSA). Grant is passionate about modular housing and has been a tireless advocate for the entire industry. He has made great strides in educating the public and general consumers about the benefit of modular housing and extols our industry's virtues to anyone that will listen. Grant builds quality projects, is an outstanding modular builder choosing to work with outstanding people and modular manufacturers. I am pleased to recommend Grant as a true housing professional and long time industry advocate"

2. "I have been this industry for the past 36 years, During that time I have seen countless times in which a local city council, planning commission or other government authorities, acting on inaccurate information or perception has barred true modular housing from being sited in their communities. Grant has had this happen to him and chose to enlighten and fight ignorance, instead of just "going away." To this day, he is still instructing, enlightening and fighting the mis-informed, on all of our behalf."

3. "Grant Smereczynsky and Pro-Homes America LLC are leaders in the area of business development and modular industry networking on a nationwide basis. Additionally, in selected areas of the country Pro-Homes America LLC offers a range of modular construction options from owner completions to full-service turn-key job placements. I have personally known Grant for almost ten years and know him as a dedicated advocate of the value represented by systems built construction with high integrity. I highly recommend Pro-Homes America LLC and Grant Smereczynsky and personally plan to continue working with them on several current and future projects."

4. "Grant has been a pleasure to work with; he knows his business as well as anyone we have ever met. We are planning to use him to help build over 10 projects we are involved in. He has a bulldog determination to get things done and never takes no for an answer. He has great follow through as well."

OTHER: Mr. Smereczynsky attended Sioux Falls College on Football Scholarship. Shortly after attending college, he opened up and managed health clubs throughout the Southeast. Mr. Smereczynsky resides in Tampa Fl.

PERSONAL: As the father a deaf son, he is an advocate for *Children with Special Needs*, is a member of *Hands and Voices*, *GA Cochlear Association* and participates as Assistant Coach through the YMCA.