

*Delivering Reliability*

 **Oldcastle** Precast<sup>®</sup>  
Building Systems



When time is of the essence and quality is imperative, thousands of customers turn to Oldcastle Precast Building Systems. With four facilities serving the Northeast and Mid-Atlantic states, we specialize in providing a total precast solution for every kind of project.



## *The virtues of precast.*

2-3

Speed of construction makes Oldcastle Precast Building Systems an ideal choice for customers who need to get buildings occupied promptly and businesses up and running quickly. Precast buildings are durable, with low maintenance costs and are resistive to fire, pests and mold. Quiet acoustics, enhanced energy performance and advancements in aesthetics mean more customers are now relying on Oldcastle Precast Building Systems for use in residential, commercial and institutional construction than ever before.

Design flexibility is one of the biggest benefits of precast building systems. Our products work together in different combinations to achieve configurations to fit the exact needs of projects. Because it's factory-made, precast reduces waste on site, which makes construction easier — and safer.





## *Innovation.*

Our focus on innovation is a constant quest to increase the strength and durability of our products. We're a proud founding member of the Altus Group, a consortium of precast companies behind the development of CarbonCast™ design. CarbonCast utilizes C-GRID™ technology — carbon fiber reinforcement that's lightweight, high-strength and non-corrosive. Carbon fiber reinforcing is the enabling technology that makes products thinner, lighter and stronger than products designed with conventional reinforcement.

C-GRID provides a tensile strength over four times higher than steel reinforcing and when C-GRID technology is applied to precast concrete, it can be used in place of, or along with, steel mesh and rebar. We're proud to be using technology to increase the strength and stability of our customers' projects.

## *The right people for every project.*

4-5

For each project, we draw from our extensive internal network to assign the teams that see projects through from inception to installation.

### *Precast Systems Consultants*

Our dedicated sales team helps customers select exactly the right product to fit their needs. Partnering with Oldcastle Precast Building Systems at the conceptual stage is the best way to maximize the benefits of our experienced consultants.

### *Production Team*

Our highly-trained staff takes pride in creating innovative products. PCI-certified quality control technicians ensure that all of our products exceed specification requirements.

### *Licensed Engineers*

More than engineers, they're passionate about what they do and work with customers to build something great — every time.

### *Project Managers*

These key players work proactively with our customers to guide projects through the manufacturing and installation process, managing budgets and making sure deadlines are met.

### *In-House Installation Crew*

Having our own highly-trained, experienced and safety conscious installers sets us apart from other precast manufacturers. Our crews consistently surpass expectations for quality, safety and schedule.





## Total Precast Structures

When entire structures are constructed out of precast, it can dramatically shorten schedules, which means owners can buy a completed structure and start earning revenue much faster. Total precast structures are durable, fire-resistive and energy-efficient, with sound attenuation properties that provide comfortable spaces for living and working.

## Total Precast Living

Cornell University wanted to create a more community-minded atmosphere where students could live and learn. The transformation included demolition of existing buildings and construction of seven new residence halls — guided by green principles. Building Systems was tasked with building total precast dorm structures and shortening construction time by three months for each project. Working with the university’s design team and general contractor, we designed a structure that provided wide-open flexible space by using exterior precast bearing walls and long spans of 12-inch by 40-foot long hollowcore plank.

We also provided precast shear walls, elevator walls, stair tower walls, along with precast stairs and landings.

The outcome was a success on many fronts. The initial two dormitories were LEED™ certified in 2005 — the first residence halls in New York State to earn that distinction. Cornell has chosen to continue the Oldcastle Precast Building Systems precast concept for construction on three remaining dorms that will be completed in phases. We’re extremely pleased to have helped create a sustainable, healthy environment for students, faculty and staff.

## Product Lines



## Lights, Camera, Precast

It took just 70 days for Oldcastle Precast Building Systems to help turn a former shipyard into a state-of-the-art film studio. What was once the Brooklyn Navy Yard in New York is now a sprawling studio complex consisting of five sound stages, made in part by 133,500 square feet (553 pieces) of 12-inch Spandeck planks and 514 pieces of 8-inch solid wall panels. Oldcastle Precast was proud to take on the Steiner Studios project. The largest and most sophisticated studio complex outside of Hollywood, Steiner Studios has produced major motion pictures, such as “Inside Man” with Denzel Washington and Jodie Foster and “The Hoax” with Richard Gere.

Because the film business presents some unique construction challenges, careful attention was paid to the acoustical demands, where tight tolerances took on a whole new meaning and longer spans for more space were an absolute must. “Sound attenuation and clear interior space are of utmost importance to our industry,” said Steiner Studios’ founder, David Steiner, “so precast made a lot of sense. Plus, we could complete the main structure in a mere 70 days, allowing us to start operations a lot sooner than with other construction methods or materials.”

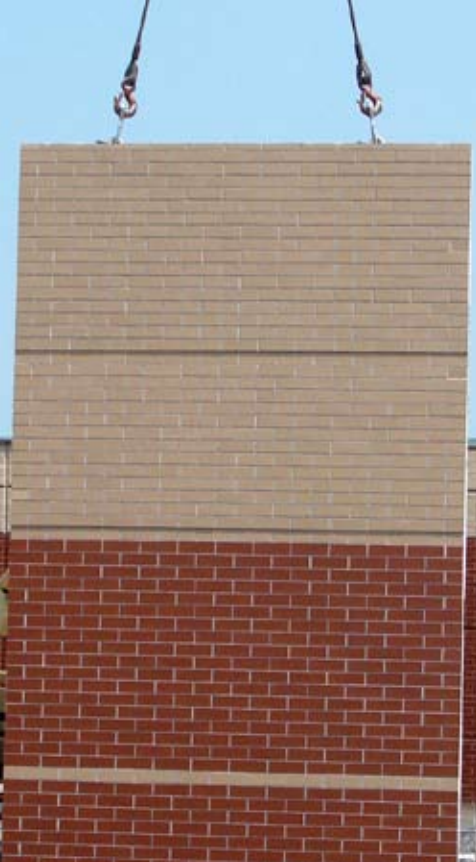
## Sustainable Buildings for Future Generations

Oldcastle Precast Building Systems, working with Blue Sea Development Company, recently helped complete the first three Energy Star Certified affordable homeownership developments in New York State. We are thrilled to be involved with a nationally recognized urban developer committed to green building techniques, energy efficiency and high-quality affordable housing. When work began on Melrose Commons II and III and Morrisania Homes in the Bronx, they became part of the revitalization of the New York borough, now one of the city’s must-see communities.

The most recent project completed is a \$22.1-million Energy Star Certified affordable homeownership development called Central Avenue Partnership Homes, located in Brooklyn. The Central Avenue homes consist of 72 three-story, two-family homes built with precast concrete thin brick exterior wall

panels, 8-inch thick hollowcore floor and roof planks along with interior precast bearing walls and precast stair units. Using precast helped to reduce construction time and also produced much tighter, more efficient homes with design elements not typically found in affordable housing.

In addition to the speed of construction, there were many advantages to using precast concrete for the Central Avenue project, including: superior dimensional tolerances, durability, all-weather erection, excellent fire ratings, sound attenuation and, of course, energy efficiency. The homes have the flavor and personality of older, established brownstone buildings by featuring brick façades with alternating laid stone-finished entry areas and Colonial lintels over the doors and windows. The result: places hard-working people can call home, with many of the comforts of more expensive homes.



## Wall Panels

Precast wall panels are fast to install, flexible in design, durable and mold-resistant and offer a secure, low maintenance environment. Combined with the quality assurance of Oldcastle Precast Building Systems, our wall panels are not only strong — they are also an excellent value.



## Hollowcore Plank

Hollowcore plank handles high load capacities and covers longer spans than other building materials. Because there is a continuous void in each plank, weight and cost are reduced and sound attenuation is improved. Hollowcore plank is a non-combustible material that is fire-resistant and ideal for any type of housing application.

## Product Lines



*CarbonCast™ Insulated Wall Panels* are lightweight with fine finishes, long-term durability, excellent insulating properties and increased sustainability. High-performance CarbonCast walls are ideal for both commercial and multi-use residential applications.

*Spandrel Panels* give designers and owners a choice of mix designs and textures, yielding a variety of semi-architectural finish options for office, parking and other applications.

### Beyond Basic

Fort Drum is a U.S. Army base in Jefferson County, New York, and home to the 10th Mountain Division. The base needed us to provide attractive, load-bearing insulated wall panels for a shopping mall on base and meet an accelerated construction schedule. We supplied precast wall panels utilizing multicolor thin brick to achieve the desired look. Casting thin brick into the panels eliminated the need for on-site bricklayers and helped the general contractor meet the deadline. We're proud to help meet the needs of the 80,000 military personnel in training and mobilized at Fort Drum each year.

### Best in New England

At the Dartmouth location of the University of Massachusetts, nearly 4,000 students live on campus. It was vital to construct a new 1,200-bed dormitory complex featuring six four-story, L-shaped structures. Oldcastle Precast Building Systems provided approximately 455,000 square feet of hollowcore plank, making it possible to speed construction of the fast-track project. A dedicated Oldcastle Precast team, including an on-site installation crew, worked second shifts to meet the product needs and complete this vast project within six months, exceeding the customer's expectations for quality and schedule.

"The project required an intense collaboration between owner, architect and contractor to meet the schedule requirements," says Frederick A. Kramer, principal and president-elect of the ADD Inc. architectural firm in Cambridge, Massachusetts. The dorms, along with an exceptional Master's program, helped UMass Dartmouth retain its ranking as best university in New England in the *U.S. News and World Report* 2008 edition of "America's Best Colleges."

### Market Segments

Oldcastle Precast Building Systems' product offering has grown tremendously since the company was founded more than 50 years ago. Now you'll find precast homes that look no different than brick buildings from the turn-of-the-century. There are smart classrooms that make learning much easier, thanks to the quiet acoustics, pest and chemical resistance of precast concrete. And in every market segment we serve, new ideas are becoming a reality all the time.

#### > Multi-family residential

- Apartments
- Assisted Living
- College Dormitories
- Condominiums
- Military Barracks/Quarters
- Mixed Use
- Nursing Homes

#### > Hospitality

- Hotel/Motel(s)

#### > Education

- Academic Institutions
- Classroom Buildings

#### > Industrial

- Warehouse/Distribution Centers

### Precast University

We developed our Lunch and Learn seminars to create an opportunity for architects, engineers and students to learn more about precast concrete principles and usage, earn accredited AIA/CES learning units and enjoy a complimentary lunch. For schedule information, please visit [oldcastleprecast.com/buildingsystems](http://oldcastleprecast.com/buildingsystems)

### Committed to the Environment

The products that we manufacture are inherently durable and we're committed to focusing on innovations that make them even more so. In addition to creating products that last, we challenge ourselves to develop innovative strategies for improving environmental performance.

We're particularly proud to be involved with numerous LEED-certified projects and look forward to many more to come. We are one of the few precast companies in the U.S. with a LEED-accredited professional on staff to assist customers with their green building designs.

### Community Involvement

With four locations across the Northeast and Mid-Atlantic regions, we're able to support a wide variety of groups in our community. In addition to financial contributions, we volunteer our time building homes for those in need through Habitat for Humanity and by giving the students of West Point Engineering Program the opportunity to have their bridge designs manufactured for a national competition.

We are proud to support:

- > American Cancer Society®
- > Boy Scouts of America
- > Civil Air Patrol
- > Emergency Medical Technician Volunteers
- > Habitat for Humanity®
- > Regional Food Bank
- > Special Olympics
- > West Point Engineering Program

### Oldcastle Precast

A division of CRH and Oldcastle, Oldcastle Precast is the leading manufacturer of precast concrete and composites in the U.S. With more than 5,000 employees at over 80 locations nationwide, our work has won awards for safety, quality and customer service.

### Ordering Information

For specific product information please visit [oldcastleprecast.com/buildingsystems](http://oldcastleprecast.com/buildingsystems) or call (800) 523-3747 to reach our team of experts.

### Manufacturing Locations

- > Baltimore, MD
  - > Manchester, NY
  - > Morrisville, PA
  - > South Bethlehem, NY
- Serving the Northeast to Mid-Atlantic regions.

### Contact Information

#### Main office

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