



Gilbane Development Company
Student Housing Development Capabilities





About Gilbane

Gilbane, Inc.

Gilbane, Inc. is one of the largest privately held, family-owned construction and real estate development firms in the industry. As the parent company of both Gilbane Development Company and Gilbane Building Company, we strive to bring our core values, expertise and integrated client-focused team approach to each of our projects throughout North America and internationally, operating out of 44 office locations worldwide.

Unlike external shareholder pressure that many of our publicly-owned competitors face, we are one of the few remaining privately held U.S. headquartered firms with solid financial footing and long-term stable management.

Founded in
1870 155 years of family-
owned values

Over
75% of our work is
from repeat clients

Family owned and
6 operated for
generations

Gilbane Development Company

Gilbane Development Company is the real estate development, investment, and property management arm of Gilbane, Inc. Gilbane Development has developed a wide range of real estate projects across multiple markets throughout the United States. We utilize our experience in finance, project management, alternative transaction structures, marketing, and project delivery structures to develop award-winning projects and communities. Completed projects incorporate every aspect of real estate including: multifamily (affordable, mixed-income, student housing, market rate), residential communities, mixed-used developments, garage/parking areas, corporate headquarters, healthcare facilities, operational | data | distribution centers, R&D | manufacturing facilities, and many types of facilities delivered through public-private partnerships.

25,000+ residential units
developed/underway

8.5+ billion in total development

Gilbane Building Company

Gilbane Building Company provides comprehensive, innovative construction and facilities-related solutions – from preconstruction services planning and integrated consulting capabilities to comprehensive construction management, general contracting, design-build, and facility management services – for clients across various markets.

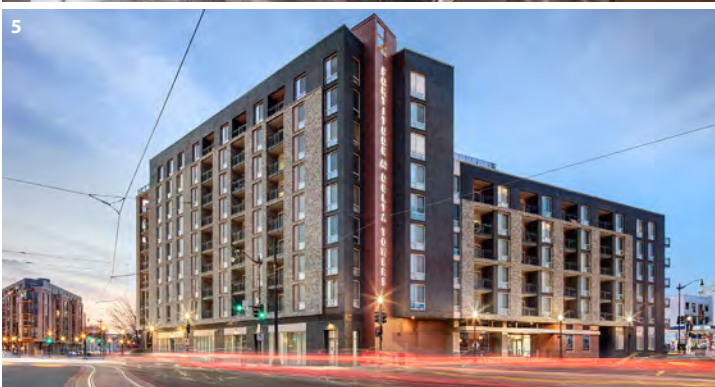
Gilbane Development Company Portfolio

Our multi-disciplinary team of experts has successfully executed and delivered a wide range of real estate projects—on budget and on time—while creating the greatest possible value for the investment.

We've been creating and implementing successful real estate programs for public, private and non-profit clients throughout the United States for five decades. Our experienced team members and extensive track record allow us to identify, recommend and execute the most appropriate financing, development and management solutions to meet your unique objectives.

Our experience covers a wide range of projects, including:

- › Student housing
- › Innovative public-private partnerships (P3s)
- › Affordable and mixed-income housing
- › Award-winning residential and multifamily communities
- › Corporate headquarters and office buildings
- › Thriving mixed-use developments
- › Schools, healthcare and other public facilities
- › Distribution and manufacturing centers



1 Arista - Chandler, AZ 2 San Juan Passage - Anacortes, WA 3 The Laurel - Syracuse, NY 4 College Town - Rochester, NY 5 Delta Towers - Washington, DC
6 Department of Veterans Affairs Outpatient Clinic - Parma, OH



Gilbane Development Company



Tempo - College Park, MD

Student Housing Business Innovator Award for Best Use of Green & Sustainable Construction & Development 2023

The Next Level of Student Housing

Gilbane Development Company, through its trademarked “Next Level of Student Housing,” has successfully delivered or has currently in development over 23,000 beds of student housing.

This approach to delivering an integrated University living experience and providing a greater sense of community evolved out of our broad experience in developing a wide variety of residential projects. We took those “lessons learned” in cost effective project delivery, creative financing and innovative transaction structures and delivering “what the student wanted and most valued” to develop The Next Level of Student Housing®.



1 The Hive - Iowa City, IA 2 The Laurel - Syracuse, NY 3 Sierra - Corvallis, OR 4 The Current - Pomona, CA 5 Bixby on College - Clemson, SC 6 Octave - Champaign, IL
7 30 East - Chicago, IL 8 257 Thayer - Providence, RI

23,000+ beds developed/
underway

TOP 10 most active student
housing developer
Student Housing Business, April 2024

Student Housing Communities

Vibe	Orlando, FL (University of Central Florida)
Pique	Berkeley, CA (UC Berkeley)
The Hive	Iowa City, IA (University of Iowa)
The Current	Pomona, CA (California State Polytechnic University)
EMU Welcome Home Plan*	Ypsilanti, MI (Eastern Michigan University)
The Laurel	Syracuse, NY (Syracuse University)
Tempo	College Park, MD (University of Maryland)
Bixby on College	Clemson, SC (Clemson University)
The York	Towson, MD (Towson University)
Altus	Towson, MD (Towson University)
Apollo	Tempe, AZ (Arizona State University)
Sierra	Corvallis, OR (Oregon State University)
Bixby	Kennesaw, GA (Kennesaw State University)
Octave	Champaign, IL (University of Illinois)
The Verge	Cincinnati, OH (University of Cincinnati)
University Towers	Ames, IA (Iowa State University)
The Edge	Ames, IA (Iowa State University)
23 Twenty Lincoln	Ames, IA (Iowa State University)
30 East	Chicago, IL (8 colleges/universities)
West Edge	Colorado Springs, CO (University of Colorado)
The Den	Columbia, MO (University of Missouri)
The Cove at Coastal Carolina	Conway, SC (Coastal Carolina University)
1200 W. Marshall Street	Richmond, VA (Virginia Commonwealth University)
8 1/2 Canal	Richmond, VA (Virginia Commonwealth University)
Student Housing*	Newark, CA (Ohlone College)
Laker Hall*	McHenry, MD (Garrett College)
Bennett-Smith Hall & Founders Hall*	Hackettstown, NJ (Centenary University)
Living Learning Center*	Providence, RI (Rhode Island School of Design)
Beacon Hall Graduate Housing*	Manassas, VA (George Mason University)

*Public-Private Partnership



Select Awards

The Laurel | Syracuse, NY PCBC

Gold Nugget Awards – Grand Award Winner,
Best Student or Faculty Housing 2024

Bixby on College | Clemson, SC

National Association of Home Builders
Best in American Living – Student Housing
Award 2023

Eastern Michigan University (Welcome Home Plan) | Ypsilanti, MI

P3 Awards
Best Education & Higher Education Project 2023

Tempo | College Park, MD

Student Housing Business
Innovator Award for Best Use of Green &
Sustainable Construction & Development 2023

Apollo, 1100 E Apache Blvd. | Tempe, AZ

Student Housing Business
Innovator Award for Best Packaging and
Offering of Amenities 2021

Altus | Towson, MD

Building Design & Construction Magazine
Best Student Housing Developments in the
Time of COVID-19 2021

Octave | Champaign, IL

Multi Housing News (MHN)
Development & Design in Student Housing,
Excellence Gold Winner 2020

“When Gilbane approached us with this tight deadline, they didn’t just drop the decision in our lap and say, ‘trust us’. They sat at the table with us to design and define a project that we could be comfortable with. Otherwise, we would never have been able to make such a major decision.”

- FRAN GAST, FORMER ASSOCIATE VICE PRESIDENT FACILITIES
AND PLANNING, RHODE ISLAND SCHOOL OF DESIGN



Community & Apartment Highlights

Sample Community Amenities

- › *Outdoor courtyards - amenities have included fire pit, bocce & shuffleboard courts, hammocks, BBQ grills, and outdoor large screen TV and sound system*
- › *Study room with whiteboard and LCD monitors*
- › *Resort-style swimming pool with accompanying outdoor furniture*
- › *Computer cafe with free printing*
- › *Sand volleyball court/basketball court*
- › *Resident life program which fosters sense of community and helps promote resident retention*
- › *Clubhouse with billiard tables, ping pong and foosball tables*
- › *24-hour state-of-the-art fitness center*
- › *Fitness on-Demand studio*
- › *Bike/scooter storage*
- › *Lounges with gas fireplace*
- › *High speed Internet and Wi-Fi throughout*
- › *Theater room*

Typical Unit Amenities

- › *Individual bedrooms and private bathrooms*
- › *Fully furnished with modern furniture*
- › *Modern appliances*
- › *Washer/dryers in unit*
- › *Flat screen TVs in every living room*
- › *Blazing fast Internet*

Added Value

- › *Convenient ground-floor retail*
- › *Community art to engage and inspire residents*





Live Work Play

For over 50 years, Gilbane Development Company has been responsible for developing dynamic communities that enrich people's lives.

As we look ahead, we are focused on building an even better future alongside our partners, investors, employees and those who live, work, and play in the communities we develop.

We understands the importance of healthy communities. When developing new student housing communities, we consider the proximity and walkability to campus; we have developed several communities which boast a Walk Score® of 90 or above ("Walker's Paradise"), including The York and Altus at Towson Row in Towson, MD; The Verge in Cincinnati, OH; 30 East in Chicago, IL; and, Octave in Champaign, IL.

To encourage health and wellness while protecting the environment, Gilbane also incorporates bicycle storage and car charging stations at our communities.

Many of our communities incorporate wellness amenities including fitness centers, yoga studios and outdoor play space.





*The Verge, Cincinnati, OH
LEED Gold Certified*



*The York, Towson, MD
NGBS Green Multifamily & Mixed-Use Building
Certification (Silver certification)*

Sustainable Development & Operational Practices



Gilbane Development Company has a long history of commitment to environmental responsibility. We employ green practices in the earliest stages of design for cost savings throughout operations. Our goal is to not only create beautiful and functional places to live, work, and play, but to also leave the community better for future generations.

We are developing dynamic communities which actively embrace sustainable methods of design, construction, and long-term operations, not only for the obvious benefits to the environment, but also for the realization of greater value over the operational lifecycle of our portfolio of assets and for our clients' assets.



When determining the best approach to sustainability, we advocate for programs that promote health and wellness and reduce energy, water consumption, and overall carbon footprint while promoting resilient operations.

Affiliations include LEED (Leadership in Energy and Environmental Design), Green Globes, Passive House Institute US, Urban Land Institute, ENERGY STAR, and National Green Building Standard (NGBS), among others.



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Providence, RI
Arlington, VA
New York, NY
Chicago, IL
Philadelphia, PA
Austin, TX
Boca Raton, FL

