

Gilbane Development

Overview and Qualifications



Gilbane



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 and Gilbane Building, 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 more than 45 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 over 150 years of
family-owned values

Over
75% of our work is
from repeat clients

Family owned and
6 operated for
generations

Gilbane Development

Gilbane Development 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

\$11.8 billion in total development

Gilbane Building

Gilbane Building 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. Founded in 1870 and still a privately held, family-owned company, Gilbane has more than 45 office locations worldwide.

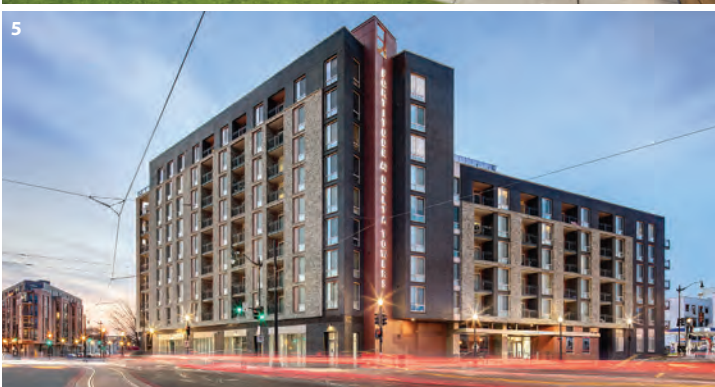
Gilbane Development Portfolio

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:

- › Affordable and mixed-income housing
- › Innovative Public-Private Partnerships
- › Student housing
- › Award-winning residential and multifamily communities
- › Corporate headquarters and office buildings
- › Thriving mixed-use developments
- › Distribution and manufacturing centers
- › Schools, healthcare, and other public facilities



1 Arista - Chandler, AZ 2 San Juan Passage - Anacortes, WA 3 30 East - Chicago, IL 4 College Town - Rochester, NY 5 Delta Towers - Washington, DC
6 Department of Veterans Affairs Outpatient Clinic - Parma, OH





Affordable Housing and Mixed-Income

At Gilbane Development, we're focused on developing housing options for everyone. Making this vision a reality requires timely, appropriate, community-driven, and cost effective solutions.

Our experienced development team is highly skilled in community development and engaging local stakeholders. We understand how to assemble and close complex public-private financing structures, utilizing affordable housing tax credits as well as other federal, state, and local programs to bring opportunities to working-class families, young people, seniors, and the underserved.



1 Sea Park Apartments - Brooklyn, NY 2 Twin Parks West (Rental Assistance Demonstration) - The Bronx, NY 3 The Peninsula - The Bronx, NY 4 Todd A. Lee Senior Residences at Kennedy Street - Washington, DC 5 The Grove at Parkside - Washington, DC

10,000+ affordable / mixed-income units developed/underway in **9** cities

top 50 developer of affordable housing
Affordable Housing Finance

Our Completed and Under Development Affordable and Mixed-Income Communities

Name	Location
Cathedral Square	Providence, RI
Metcalf Courts	Providence, RI
Grace Church Apartments	Providence, RI
Arsenal Apartments	Watertown, MA
Brookside Village Apartments	Pawcatuck, CT
The Grove at Parkside	Washington, DC
Fortitude at Delta Towers	Washington, DC
Twin Parks West & Highbridge Franklin - NYCHA PACT	Bronx, NY
The Peninsula (multi-phase)	Bronx, NY
Livingston Place at Southern	Washington, DC
Todd A. Lee Senior Residences at Kennedy Street	Washington, DC
Linden Grove	Brooklyn, NY
Brownsville Arts Center & Apartments	Brooklyn, NY
Audubon, Bethune Gardens, and Marshall Plaza / NYCHA PACT	Manhattan, NY
Delta Pearl	Washington, DC
Barnaby & 7th (multi-phase)	Washington, DC
DHA Fayette Place & Main Street/CJRC	Durham, NC
Manhattanville - NYCHA PACT	Manhattan, NY
Array on Apache	Tempe, AZ
Atworth	College Park, MD
Sovren at The Riverfront at West Hyattsville	Hyattsville, MD
Sea Park Apartments Value-Add Portfolio with New Construction Development Opportunity	Brooklyn, NY
Bronx Value-Add Portfolio with New Construction Development Opportunities	Bronx, NY
State and Crown Development	New Haven, CT
Bartram Village Redevelopment - PHA	Philadelphia, PA
Young Terrace and Calvert Square - NRHA	Norfolk, VA
Villages of Hayti - DHA	Durham, NC



Sustainable Development Approaches

Gilbane Development has a long history of commitment to environmental responsibility in our real estate projects. 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 devoted to incorporating sustainability and carbon neutrality into our buildings and communities through:

- › Employing green practices for cost savings throughout operations
- › Conserving energy, water, and waste
- › Strategically bringing innovative solutions to existing buildings
- › Researching and leveraging evolving technology
- › Promoting the most sustainable building methods in the industry
- › Thoughtful analysis of the financial stability and longevity of a building

We consciously advance the design, construction, operation and maintenance of our properties to reduce their environmental footprint. While we use LEED, WELL, Net Zero, Passive House and Living Building Challenge standards as guidelines, some specific development approaches include:

- › Optimized energy performance
- › Use ENERGY STAR products
- › Strategic design to maximize light and reducing heating/cooling
- › Leverage alternative energy sources such as solar
- › Stormwater management plans
- › Reduced water consumption
- › Utilize recyclable materials
- › Source locally



Project Spotlight:

Linden Grove (Brooklyn, NY) was designed to meet Passive House, LEED, National Green Building Standard (NGBS), and Energy Star certifications. The enhanced building performance at Linden Grove will be achieved by employing several energy efficient elements, some of which are listed below:

- › High-efficiency 90-98% VRF heating and cooling system
- › Cogeneration to provide electricity and domestic hot water supply to the entire building
- › Prefabricated bathrooms and manufactured wall panels
- › Passive House certified windows
- › Additional insulation at the building envelope and continuous thermal break and vapor barrier
- › Airtight drywall approach construction methodology
- › Green roofs and high albedo roofing surfaces



Gilbane Development Awards

Gilbane’s success as a leader in the industry is directly aligned with our #1 core value – integrity. Our reputation as a developer has attributed to numerous company and project awards throughout the country.

Select Company Awards

- Top 50 Developer of Affordable Housing
- Top 10 Developer of Student Housing
- Energy Star Leadership in Housing Award
- Top U.S. Private Employers
- 15-time Member of Training Magazine’s Top 125



Select Project Awards

West Tower Supportive Housing Project | Bronx, NY
2025 New York State Energy Research and Development Authority (NYSERDA) Buildings of Excellence Award

Delta Pearl | Washington, DC
2024 Affordable Housing Conference of Montgomery County, MD
Architectural Design Award, Renovations

Brownsville Arts Center and Apartments | Brooklyn, NY
2023 New York State Blue Ribbon Award for Design Excellence, Round 3, Early Design Phase

The Peninsula | Bronx, NY
2023 ULI New York
Finalist – Excellence in Affordable Housing
2021 New York City Brownfield Partnership
Big Apple Brownfield Award for Community Open Space
2020 Architect’s Newspaper
Best of Design Awards, Category: Urban Design
2020 Citizens Housing Planning Council NYC
Impact Award for Community Development

Livingston Place at Southern | Washington, DC
2022 National Association of Local Housing Finance Agencies (NALHFA)
Award of Multifamily Excellence

2021 Novogradac Journal of Tax Credits Developments of Distinction Award
Honorable Mention for Development that Best Exemplifies Special Needs Population

Linden Grove | Brooklyn, NY
2020 New York State Energy Research and Development Authority (NYSERDA) Buildings of Excellence Award Round 1, Early Design Phase

The Grove at Parkside | Washington, DC
2022 Property Management Association Apartment Community Excellence (PACE)
Best in Class Award
2017 Multifamily Executive
MFE Award, Affordable Housing



Gilbane Development

Gilbane Development is the real estate development, investment, and property management arm of Gilbane, Inc. We've been creating and implementing successful real estate programs for public, private, and non-profit clients throughout the United States for five decades.

Founded in 1870, Gilbane is a privately held, family-owned company.

gilbaneco.com/development

Providence, RI
Arlington, VA
New York, NY
Philadelphia, PA
Orlando, FL
Austin, TX

Connect with us:



Yarojin "Roj" Robinson
Senior Vice President
YRobinson@GilbaneCo.com
212-822-0345

