

Gilbane's Public Private
Partnership Qualifications

PUBLIC PRIVATE PARTNERSHIPS

Gilbane - One Partner for a Unified P3 Delivery

STATE OF WISCONSIN - HILL FARMS STATE OFFICE BUILDING
Madison, WI

Gilbane

GILBANE'S PUBLIC PRIVATE PARTNERSHIP GROUP

As both developer and builder, Gilbane has delivered more than **\$3 billion** in P3 projects for healthcare, higher education, K-12 schools, and federal/state/municipal clients.

We utilize our vast experience in finance, design and construction management and delivery, marketing/leasing, and property management to deliver exceptional facilities with lasting value.

ABOUT GILBANE

Gilbane, Inc.

Gilbane is one of the largest privately held family-owned construction and real estate development firms in the industry. Concentrating in select geographies throughout North America, as well as internationally, Gilbane operates from more than 50 offices worldwide as an industry leader in construction and real estate development.

Gilbane Development Company is the investment, development, and property management arm of Gilbane, Inc. Gilbane Development has developed a wide range of real estate development and P3 projects across multiple markets throughout the United States. We utilize our experience in finance, project management, alternative transaction structures and project delivery methods to customize cost-effective real estate solutions for our diverse, national client base.

Gilbane Building Company is a full service construction services firm providing preconstruction, general contracting, construction management, and design-build services on some of the nation's most complex projects. Through our network of nationwide offices, we are able to provide the resources of a national firm with the insight, knowledge and network of a local community builder.

FOUNDED IN
1870
with family ownership, leadership & values spanning **150** years.



P3 TRACK RECORD

Gilbane's Public Private Development Group specializes in implementing innovative real estate and financial solutions for a multitude of entities (including higher education, healthcare, government, and affordable housing) throughout the United States. As a developer/investor and builder, our "one company", vertically-integrated approach harnesses Gilbane's extensive experience in planning and design, real estate development, finance (taxable and tax-exempt), design & construction management, and, on certain projects, operations/maintenance to provide a fully-integrated solution under one entity. Our flexible, customized, turnkey solutions integrate our clients throughout the process, reduce project delivery timeframes, and lower capital/occupancy costs to ensure value is maximized for all stakeholders.

Our P3 portfolio includes (but is not limited to):

- › **HIGHER EDUCATION & STUDENT HOUSING:** Design/Build/Finance/Operate/Maintain solutions for academic facilities and on and off-campus student housing.
- › **HEALTHCARE:** Healthcare projects completed by Gilbane include 292 projects totaling over \$8.2 billion within the past ten years, including P3 projects.
- › **K-12 SCHOOLS:** Flexible, customized Design/Build/Finance solutions to provide students with the best learning environment at the greatest value.
- › **GOVERNMENT:** Federal/State/Municipal facilities completed by Gilbane under a Design/Build/Finance model include correctional facilities, state office buildings, and government centers.

Gilbane has completed or underway more than

40 PUBLIC PRIVATE PARTNERSHIP PROJECTS
totaling over **\$3** BILLION



While no two Public Private projects are the same, Gilbane's experience with many different asset types and numerous transaction structures allows us to quickly determine if a Public Private Partnership is a viable solution for your particular situation.

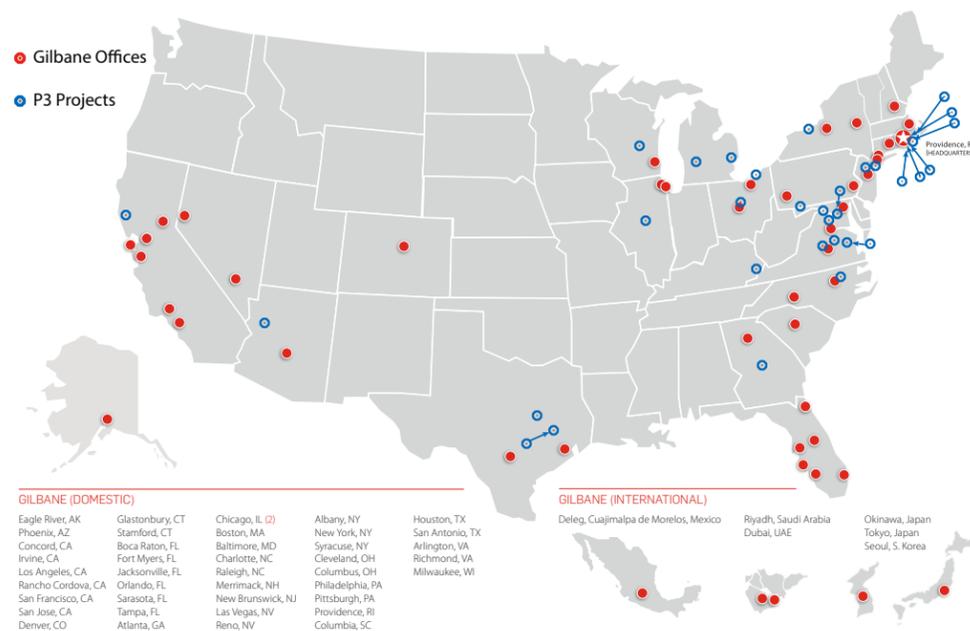
50+
OFFICES IN 10+ COUNTRIES

3,000+
TEAM MEMBERS

\$6.3
BILLION
in annual revenue



GILBANE LOCATIONS/SELECT P3 PROJECTS



HIGHER ED/STUDENT HOUSING
30,000+ beds of student housing completed/underway



HEALTHCARE
292 projects totaling more than \$8.2 billion of healthcare facilities (past 10 years)



K-12 SCHOOLS
Gilbane is ranked #1 K-12 Builder by Building Design and Construction (2019)



GOVERNMENT
735 P3 or public sector projects totaling \$27.6 billion over the last 10 years




30,000+
 Beds developed,
 constructed or
 underway (on-
 and off-campus)

Select 
 Current
On-Campus
 Projects Include:

Illinois State University
 Student Housing and Dining

Western Michigan University
 Hilltop Village Student
 Housing, Academic/Support
 Spaces and Mixed-Use



TEXAS A&M UNIVERSITY
HOTEL & CONFERENCE CENTER
College Station, TX

HIGHER EDUCATION + STUDENT HOUSING

With over 275 projects totaling more than \$6.9 billion in the past 10 years, Gilbane is a leader in the higher education industry.

#2 Gilbane is ranked Educational Facilities
by Engineering News-Record (ENR) 2020

Gilbane's trademarked "Next Level of Student Housing" program delivers cost-effective facilities, both on and off campus, utilizing creative financing and innovative transaction structures while meeting the experiential expectations of today's student. Gilbane is a proven P3 partner, with a track record of delivering projects on schedule and on budget while allowing the University to outsource risk and day-to-day management of the project delivery. P3 projects completed by Gilbane include:

- › Student Housing - Gilbane has **more than 30,000 beds (of student housing completed or underway (both on- and off-campus))**.
- › Academic/Research/Recreation Facilities
- › University-Affiliated Mixed-Use Development & Hospitality

GEORGE MASON UNIVERSITY - LIFE SCIENCES
LAB & STUDENT HOUSING Manassas, VA



WESTERN MICHIGAN UNIVERSITY - HILLTOP VILLAGE
STUDENT HOUSING & MIXED USE Kalamazoo, MI



COLLEGE TOWN - MIXED-USE (UNIVERSITY OF
ROCHESTER) Rochester, NY



TEXAS A&M HOTEL & CONFERENCE CENTER COLLEGE STATION, TX

Gilbane delivered Texas A&M University's Hotel & Conference Center through a unified, vertically-integrated Design/Build/Finance approach.

Gilbane, through Public Private Partnership delivery, was responsible for design, development, and construction of a new 250-room, 250,000 SF hotel and conference center adjacent to Kyle Field on the campus of Texas A&M University.

The first-class, upscale, 8-level Hotel and Conference Center consists of a 3-level podium containing the conference center, ballroom, and connection to a 1,400-car parking garage. The corner of the hotel is anchored by a glass and brick tower which contains a full-service restaurant and adjoining 12th Man Lounge at street and terrace levels. The upper six floors house 250 hotel guest rooms/suites with amenities including a welcoming lobby, fitness center, business center, and a third floor exterior amenity level with a swimming pool. The project opened as scheduled in August 2018.

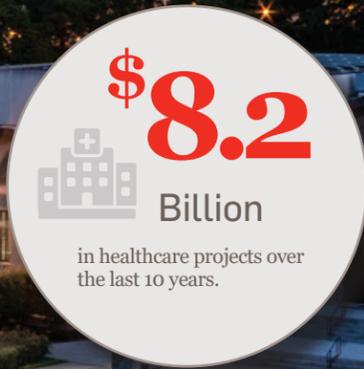
The project team was led by Stonehenge Gilbane, LLC, a joint venture development partnership led by Gilbane Development Company. Gilbane Building Company served as General Contractor for both hotel and parking garage.



PROJECT INFORMATION:

- › 250-room, 4-star hotel including:
 - › 23,000 SF conference center
 - › Restaurant & cocktail lounge
 - › Multiple roof decks
 - › Pool & fitness center
- › Adjacent to Kyle Field football stadium
- › Design/Build/Finance delivery

THE UNIVERSITY OF CHICAGO MEDICINE,
CENTER FOR CARE AND DISCOVERY
Chicago, IL



“We are so pleased with the on-time completion of the Greenville VA Health Care Center project. This intelligently-designed, state-of-art facility will enhance our mission to honor America’s Veterans by providing exceptional health care that is personalized, proactive, and patient-centered.”

SARA HAIGH, ASSOCIATE DIRECTOR,
DURHAM, NC VA MEDICAL CENTER

DEPARTMENT OF VETERANS AFFAIRS
HEALTH CARE CENTER
Greenville, NC



HEALTHCARE

As an industry leader, Gilbane is acutely aware of the current trends in healthcare delivery, and we are adapting in innovative ways to drive efficiency in the delivery of our projects. Gilbane has completed **292 projects totaling more than \$8.2 billion of healthcare facilities around the world in the last ten years.**

Gilbane’s P3 approach addresses short-term and long-term real estate and financial objectives - delivering a facility in the proper location, in the right configuration, at the right size, and at the most competitive cost. Healthcare facilities by Gilbane include:

- › Academic Medical Centers
- › Acute and Tertiary Care Facilities
- › Ambulatory Care Facilities
- › Assisted Living/Skilled Nursing Facilities
- › Behavioral Health Treatment Facilities
- › Cardiovascular Facilities
- › Cancer Treatment and Research Facilities
- › Children’s Hospitals
- › Clinical Care Centers
- › Community Hospitals
- › Emergency/Urgent Care Centers
- › Health System Data Centers
- › Medical Office Buildings
- › Medical Research Facilities
- › Outpatient Centers
- › Proton Therapy Centers
- › Rehabilitation/Restorative/Specialty Facilities
- › Women and Infants Care Facilities

ADULT MENTAL HEALTH TREATMENT
CENTER AT EASTERN STATE HOSPITAL
Williamsburg, VA

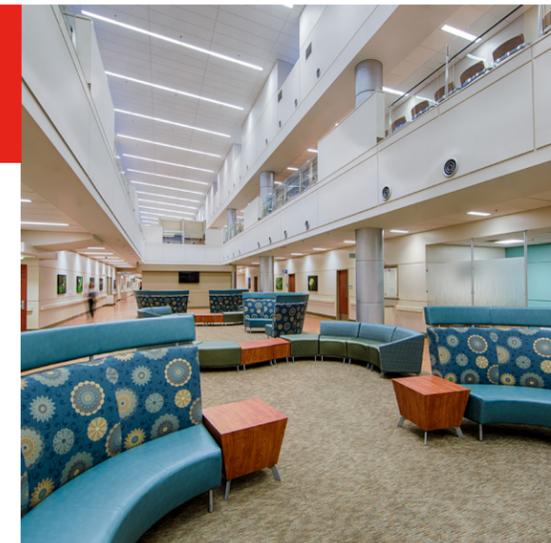


DEPARTMENT OF VETERANS AFFAIRS HEALTH CARE CENTER GREENVILLE, NC

Gilbane delivered the state-of-the-art Greenville Health Care Center through a Public Private Partnership with the U.S. Dept of Veterans Affairs.

Gilbane was tasked by the U.S. Dept of Veterans Affairs to finance, design, build, own and manage the new VA Greenville Health Care Center to support the VA’s mission to provide Veterans with access to comprehensive care - expanding the scope of VA healthcare services in the area. The project increased the number of veterans served in Greenville from 8,000 to 20,000 throughout eastern North Carolina.

Gilbane’s financial stability removed financing from the critical path and allowed the project to get started immediately, thereby ensuring delivery within the required 24 months of award. Gilbane worked with project architects, VA user groups, and VA on-site management - minimizing extra costs to the Government. Gilbane also used a unique approach with regard to permitting by separating Core and Shell from Tenant Improvement, allowing mobilization of construction, within four months of lease award, which ensured on-time delivery of the facility. Over 15% of the project is comprised of the VA’s specific unit priced matrices. Through steady collaboration with the VA, the Medical Center and the user groups, the project schedule and the corresponding budgets were successfully met - which has been a challenge for others on past VA project deliveries.



KILLINGLY HIGH SCHOOL & VOCATIONAL
AGRICULTURAL CENTER
Killingly, CT



SCHOOL DISTRICT OF PHILADELPHIA
PHILADELPHIA, PA



K-12 SCHOOLS

From a state-of-the-art laboratory to a gymnasium, a public institution to an independent school, Gilbane offers flexibility and strategies to provide students with the best learning environment at the greatest value. Ranked the #1 builder of K-12 schools in the country by *Building Design + Construction (BD+C)*, we recognize the importance of delivering outstanding educational facilities while balancing the cost for taxpayers and private sector clients.

Having built more than 130 projects in the K-12 space in the past five years alone, we can help you resolve the critical delivery issues facing your school district's parents and students.

Gilbane has financed hundreds of millions of dollars in projects via i) 100% debt and ii) a combination of debt and equity. Unlike other P3 developers and investors, Gilbane excels at remaining flexible and, when needed, using our own capital to undertake innovative and cost-effective financing structures that meet our public partners' needs and satisfy private capital markets requirements.

MORE THAN
130

K-12 PROJECTS WITH A TOTAL
CONSTRUCTION VALUE OF
OVER **\$6.2 BILLION** COMPLETED
IN THE LAST 5 YEARS

OHIO FACILITIES CONSTRUCTION COMMISSION

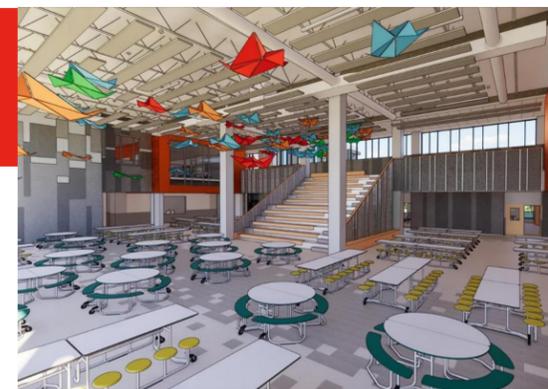


SCHOOL DISTRICT OF PHILADELPHIA NEW RYAN AVENUE K-8 SCHOOL PHILADELPHIA, PA

Design and construction for a new K-8 school for 1,660 students located at 3001 Ryan Ave as part of a developer-led finance/design-build agreement. This will be a new building on an active campus with two other operating K-8 schools in close proximity.

Gilbane/Stantec's approach is focused on creating a comprehensive campus environment while ensuring the safety of students, faculty and staff throughout construction.

The new school will feature a student-centered learning environment that is flexible, collaborative and technology-rich. It will incorporate holistic sustainable elements, including both passive and active strategies for energy efficiency and conservation, as well as optimized daylighting through proper site orientation, and will be designed to LEED for Schools and Well Building Standard for Educational Facilities.



GENERAL SERVICES ADMINISTRATION
G.T. MICKEY LELAND FEDERAL BUILDING
Houston, TX



STATE OF WISCONSIN
HILL FARMS STATE OFFICE BUILDING
Madison, WI



GOVERNMENT

As both developer and builder, Gilbane has completed **735 P3 or public sector projects totaling over \$27.6 billion over the last 10 years.** We partner



with federal, state, and local governments to deliver innovative P3 projects, whereby value is created through reduced project delivery timeframes and lower capital/occupancy costs, as well as mitigating the overall burden to the public.

Completed P3 government projects include:

- › State Office/Headquarters Buildings
- › Government Centers
- › Correctional Facilities
- › Transportation Projects

LOUDOUN COUNTY GOVERNMENT CENTER
Leesburg, VA



TEXAS DEPT. OF TRANSPORTATION
HEADQUARTERS
Houston, TX



STATE OF WISCONSIN HILL FARMS STATE OFFICE BUILDING/MADISON YARDS MADISON, WI

Gilbane delivered the State of Wisconsin's Hill Farms State Office Building four months ahead of schedule and on budget.

Gilbane partnered with the State of Wisconsin and its joint venture partner to redevelop Hill Farms, a 21-acre state-owned site in Madison, WI into a 600,000 SF state office building, 1,700-car parking garage and 14-acre private mixed-use development branded "Madison Yards".

Developing the project through an innovative P3 delivery model, Gilbane and its team first delivered the state's office building on budget and four months ahead of schedule. The new office building provides space for seven State of Wisconsin Agencies but primarily the Department of Transportation, a more efficient use of space for the state agencies through utilizing shared spaces and consolidating all the agencies into one state owned property in lieu of scattered smaller leased spaces.

The development team's solution saved the State and the tax payers of Wisconsin millions of dollars in capitalized interest alone.



GILBANE

1-800-GILBANE

www.gilbaneco.com

GILBANE

Gilbane, Inc. is one of the largest privately held family-owned construction, investment and real estate development firms in the industry. Founded in 1870 and headquartered in Providence, Rhode Island, Gilbane is built on a solid foundation of client advocacy, transparent operations, and the financial strength and stability of 150 years. Concentrating in select markets throughout North America and internationally, Gilbane has over 3,000 employees around the world.

NATIONAL PRESENCE, LOCAL TIES

Operating from 50+ office locations around the world, we can provide services virtually anywhere while still offering the benefits of a community developer/builder. Across the globe, our teams bring the same commitment to quality, safety, budget and schedule on every project.

FOR MORE INFORMATION

Please contact:

Darin Early, Managing Director of
Public Private Partnerships
dearly@gilbaneco.com



COLLEGE TOWN
Rochester, NY

2020.02