

RUBY GROUP COMPLETES NEW STUDENT HOUSING AT SULLIVAN COUNTY COMMUNITY COLLEGE

Residences for up to 48 students meet Green Construction guidelines

Sept. 1, 2010 – Goshen, N.Y. – The Ruby Group (TRG), a Goshen, N.Y.-based development, consulting and construction management company, met a demanding fast-track construction schedule for new student housing at Sullivan County Community College (SCCC) in New York, and the first residents moved in during late August.

“We only had two or three months to complete the building and be prepared for students arriving, which was an aggressive schedule,” said Howie Berman, the Ruby Group principal who supervised the SCCC project.

“The construction absolutely couldn’t run late because we needed to be ready for students at the start of the school year, so we had to be creative,” Berman said. “To save time, we used factory-built, modular components that cut weeks off the construction schedule. Everything went smoothly, and when the first residents visited the building during the opening ceremony they all said they were very excited and look forward to living there. They’re spacious, comfortable homes that promote a much different style of living from the traditional college dorm. The residential-style configuration instills a sense of community and family among the residents and encourages them to take on responsibilities that are otherwise missing from institutional housing facilities.”

Sullivan County Community College Dormitory Corp.’s new building is at the forefront of the new generation of student housing that is built recognizing the specific needs of the students and with a high degree of sustainability. Today’s students recognize the benefit of structures that are built using environmentally friendly practices and are overall healthier places to live. The new residences have living rooms, kitchens, dining rooms and a total of 24 bedrooms, three of which are handicapped accessible.

The new townhouses resemble traditional New England homes, with porches, pitched roofs and exterior walls with clapboard siding and shingles. The building cost about \$1.5 million to design and build. The Ruby Group worked with Sullivan County Community College Dormitory Corporation to enter into a cutting edge Public Private Partnership that involved TRG leasing the land on campus and being responsible for everything from municipal approvals, financing and construction to long-term management of the housing facility. The Ruby Group has contracted with Longley Jones Management to handle the property management.

The public-private partnership meant SCCC’s new housing was built at no cost to the college – an approach that can help other colleges add housing during a time of tight budgets.

“Colleges across the nation are adding housing or modernizing existing dorms,” Pete Berman, CEO of The Ruby Group said. “The Ruby Group has decades of real estate

development and construction-management experience that colleges and universities can benefit from, so we are actively seeking opportunities to develop student housing that is completed on time.”

The EcoGreen Community Housing meets Leadership in Energy and Environmental Design (LEED), Energy Star and National Green Building Standards, and is targeting Gold level certifications in both programs. The Ruby Group has been a pioneer in building environmentally friendly housing and is one of the few construction companies in the nation that has built a home that received the top-level, Platinum LEED rating for energy efficiency and environmental sensitivity.

An independent review proved the building to be extremely energy efficient. The inspector determined that the three units have very favorable Home Energy Ratings (HER) of 48, 48 and 49. This compares to an HER of 100 for buildings that meet state building codes and an HER of 85 required to receive Energy Star certification. (The lower the HER score, the more energy efficient the building.)

“These strong HER ratings prove how sensitive design and the use of energy-efficient appliances and equipment such as tankless water heaters can result in tremendous long-term savings,” Pete Berman said. “A building like this might have slightly higher up-front costs, but over time that initial investment is recouped many times over through lower long-term energy costs.”

The modules were built by Haven Custom Homes at a factory in Pennsylvania and were installed in only three days during June. A total of 18 modules are positioned atop a Superior Walls pre-cast, insulated concrete foundation system.

“SCCC’s new building will be very energy efficient for decades to come,” Howie Berman said. “It clearly demonstrates that it is possible to erect a ‘green’ building without causing delays or inflating costs. All it takes is good planning.”

About The Ruby Group

[The Ruby Group](#), based in Goshen, N.Y., is a development, project management, general contracting and consulting firm serving the residential and commercial sectors. [Ruby Homes](#) is dedicated to building feature-rich, high-quality homes with personalized service. Ruby Homes is among the small percentage of homebuilders to receive top-level Platinum LEED certification for a single-family home. [Ruby Consulting](#) provides expert speakers and full-service management consultation with a focus on construction operations, marketing and business development. [Ruby Construction Services](#) serves professional investors, financial institutions and land owners developing commercial, mixed use, or large scale residential projects. The Ruby Group also manages modular-construction projects, provides student-housing expertise and purchases, renovates and resells foreclosed properties. For more information, visit www.rubygrp.com or call (845) 651-3800.