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## **GreenStaxx and Triumph Modular form partnership to build student housing**

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Cambridge, MA GreenStaxx (GSX), an affiliate of Oaktree Development, an award-winning developer of transit-oriented, mixed-use, multifamily developments, has entered into a strategic partnership with modular construction industry pioneer Triumph Modular. This collaborative arrangement enables GSX and Triumph to meet the growing demand for more sophisticated living communities at schools and colleges using pre-engineered designs that eliminate the frustration with the lead-times, variables, disruption and cost inherent in traditional construction.

GSX provides a solution that utilizes a patented digital library of pre-designed and pre-engineered units that can be assembled like Lego blocks into a multitude of building configurations. Coupled with a team-oriented integration strategy that includes architects, construction managers, and modular manufacturers, GSX and its partners provide developers with a process that lowers costs, improves quality and reduces construction time. The detailed planning and specifications owners typically associate with Building Information Modeling (BIM), especially the complexity of mechanical, electrical, plumbing and other interconnections within a building – are delivered using the GSX solution. This process builds on the work that earned the firm awards from the Urban Land Institute and Multifamily Housing Executive.

“We believe that the principles of the GSX system—which has achieved superior and replicable results in the development of modular multifamily housing—lends itself well to the production of modular student housing,” said Arthur Klipfel, founder and president of GSX. “Triumph Modular has a long-term demonstrated track record of success working with owners, architects and engineers to design and build modular buildings across the product spectrum. We look forward to building a partnership that will not only benefit our firms, but lay the groundwork to transform the student housing industry by combining the benefits of mass production provided by GSX with the speed and quality assurance delivered by modular construction.”

GSX is currently building a network of strategic partnerships with construction managers, architects, and modular manufacturers to create an ecosystem that will enable developers of all types of modular housing to realize the benefits of mass production, based on the principles of standardization, repetition and continuous improvement.

Cliff Cort, president of Triumph Modular, said, “We see very clear trends in campus housing shifting from utilitarian dorms to more sophisticated living communities –often with multiple bedrooms, living rooms, and kitchenettes. The expertise that GSX and Oaktree have within the multi-family market is

perfectly suited to meet the demand from students and schools for these new living spaces. We're thrilled to combine our expertise in off-site modular construction with the efficiencies inherent in the GSX pre-engineered solution."

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