

**CONSTRUCTION** | the  
**NRP**  
group

MULTIFAMILY  
PILLARS OF THE  
INDUSTRY  
AWARDS  
2022 WINNER



BEST-IN-CLASS MULTIFAMILY CONSTRUCTION AT NATIONAL SCALE

**DEVELOPING PEOPLE.  
BUILDING COMMUNITIES.**

**NRPCONSTRUCTION.COM**



# ABOUT US

**NMHC**<sub>50</sub>

**TOP 10 BUILDER &  
DEVELOPER**  
2023 NMHC 50

**AFFORDABLE  
HOUSING**  
FINANCE

**2022 RANKED #3**  
Top Affordable  
Housing Developers

**MHN**  
MULTI-HOUSING NEWS

**TOP 5 RANKED**  
2022 Top Multifamily  
Development Firms

**EDISON AT GORDON SQUARE  
CLEVELAND, OH, 306 UNITS, 2017  
MARKET RATE , 4-STORY GARDEN STYLE  
SURFACE PODIUM**



For nearly three decades, The NRP group has perfected a **best-in-class construction platform** known for delivering projects that are **on time, on-budget and highly cost effective with award-winning quality and style.**

Our success is the direct result of having an **owner's perspective.** As one of the largest multifamily development, construction and management companies in the country, we have **delivered more than 54,000 units across 15 states,** and we have consistently been ranked among the top 10 developers and builders in the nation.

The NRP Group manages over 28,000 units across 15 states, providing us with deep institutional knowledge of how properties are best designed and constructed to run efficiently over the long term.

We are ideally suited to extend the quality and breadth of our in-house capabilities to other owners and developers. By applying our know-how, we ensure each property benefits from our design-assist and value engineering capabilities, highly disciplined construction processes, buying power, and very strong sub-contractor network.





# OUR APPROACH

EDGE 1909  
PITTSBURGH, PA, 364 UNITS, 2018  
MARKET RATE, 5 STORY WRAP  
STRUCTURED PARKING





At NRP Construction, we take what we've learned from our nearly three decades of experience as an owner, general contractor, and manager, and apply our customized approach to providing third-party construction services. We offer you the services of our **best people, process and technology**.

Our strong and longstanding relationships with subcontractors, vendors and suppliers-as well as our scale, which is unrivaled in terms of breadth and depth of talent-provides access to **unparalleled pricing and workmanship**, something that truly sets us apart.

Licensed in 15 states, NRP Construction works closely with developers from the earliest conceptual and design stages on value engineering a project. We have developed a world-class competence in design-assist and value engineering processes, and we work with developers and owners to analyze the entire range of options on each project.

Any issue a developer might face, they can be sure NRP Construction has seen it before and has a **time-tested** process to deal with it. With NRP, owners get a partner whose perspective aligns with their own. We take the **long-term view** and strive to form lasting strategic partnerships with our clients.



# OVER 25 YEARS OF EXPERIENCE

NATIONALLY

**305**

properties built

**54,000+**

units built

EAST

**170+**

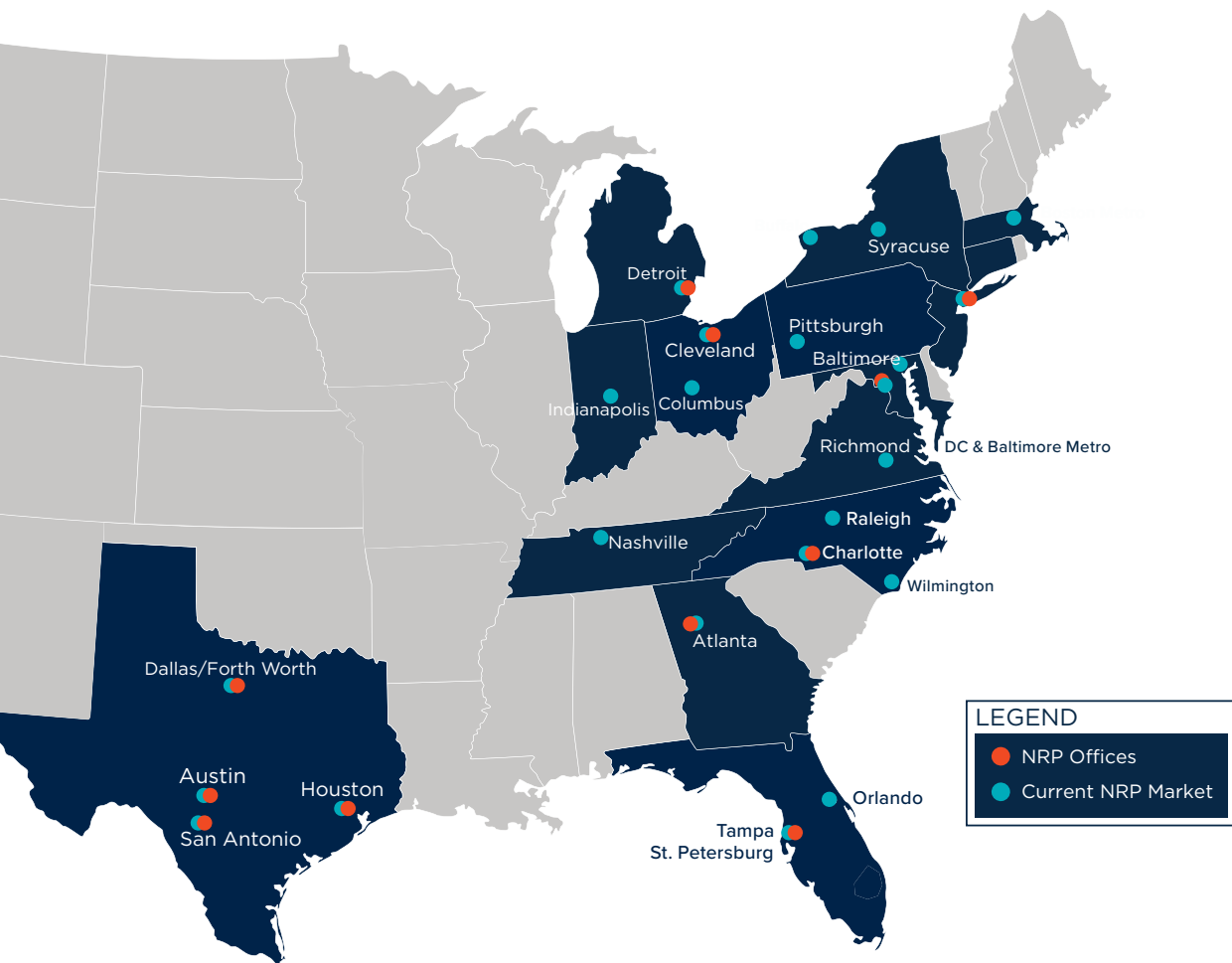
properties built

**23,000+**

units built







The NRP Group was founded 30 years ago. We have delivered over 305 properties nationally (over 170 in the east) totaling more than 54,000 units nationally (23,000+ in the east).

## Our Capabilities



**OWNER'S PERSPECTIVE**



**NATIONAL BUYING POWER**



**ESTABLISHED INDUSTRY RELATIONSHIPS**



**RISK MANAGEMENT**



**VALUE ENGINEERING**



**DESIGN MANAGEMENT**



**ENTITLEMENT ASSISTANCE**

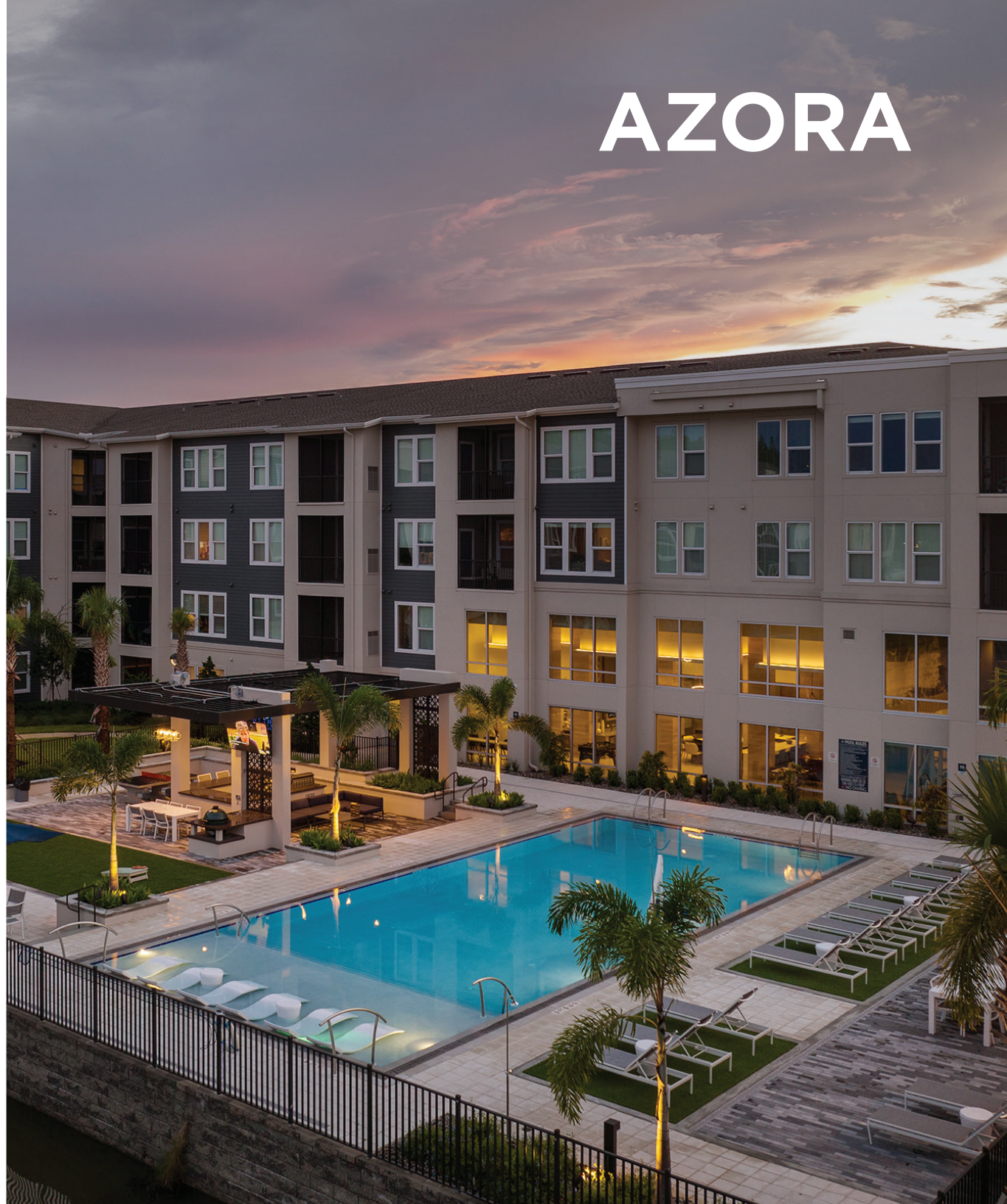


## Lutz, FL

- 331 units
- Market Rate
- 4-story Gurban
- 44 month duration



## AZORA





# SUNDALE FLATS



## Charlotte, NC

- 180 units
- Affordable
- 5-story Garden
- 37 month duration



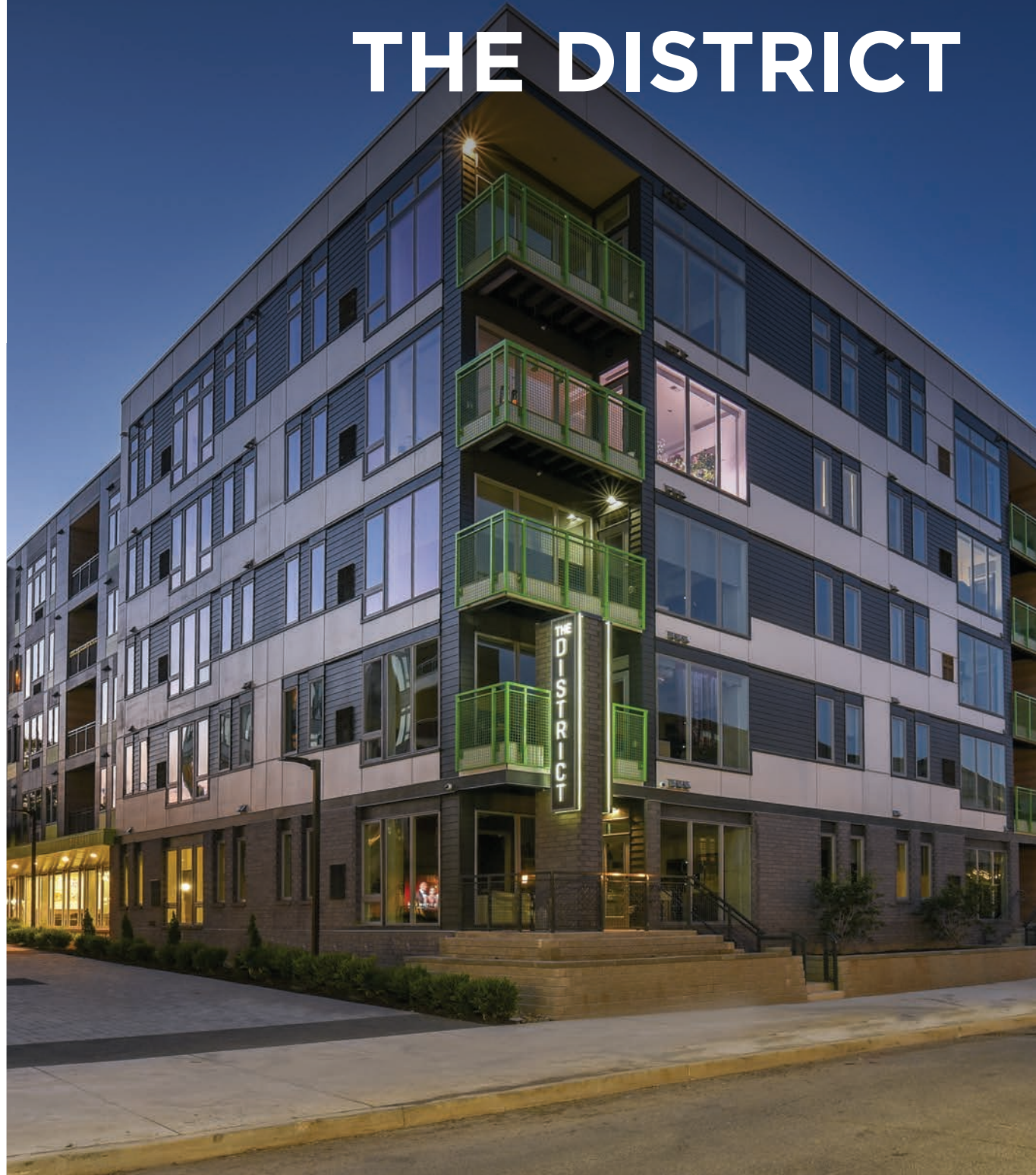


## Pittsburgh, PA

- 442 Units
- Market Rate
- 5-story wrap
- 31 month duration



# THE DISTRICT





# VIA SANA



## Cleveland, OH

- 72 units
- Affordable
- 4-story elevator
- 19 month duration





## Greenbelt, MD

- 354 Units
- Market Rate
- 5-story garden
- 48 month duration

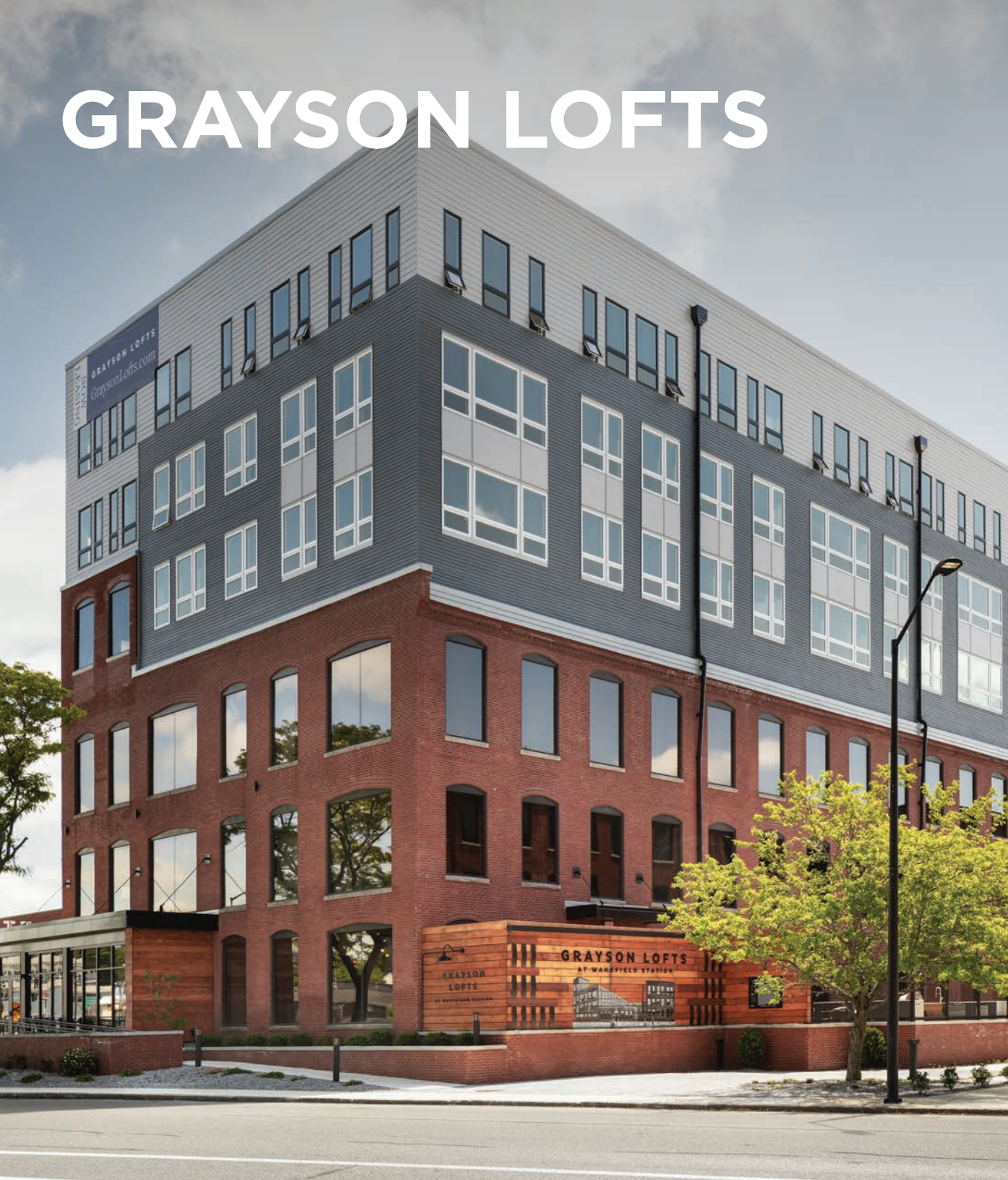


## MOTIVA





# GRAYSON LOFTS



## Wakefield, MA

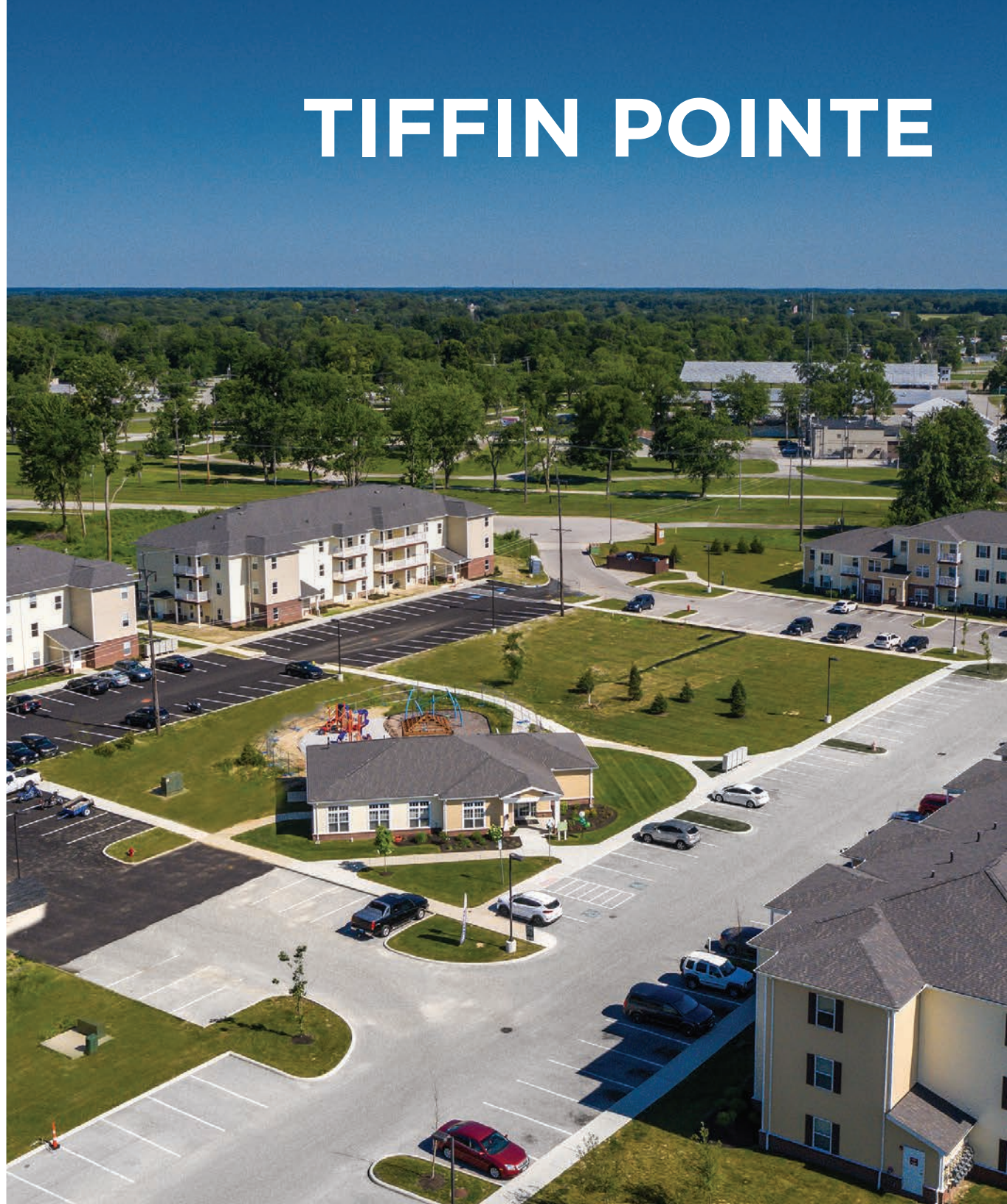
- 184 Units
- Market Rate
- 6-Story Elevator
- 37 month duration





## Tiffin, OH

- 108 Units
- Affordable
- 3-Story Garden
- 27 month duration



# TIFFIN POINTE

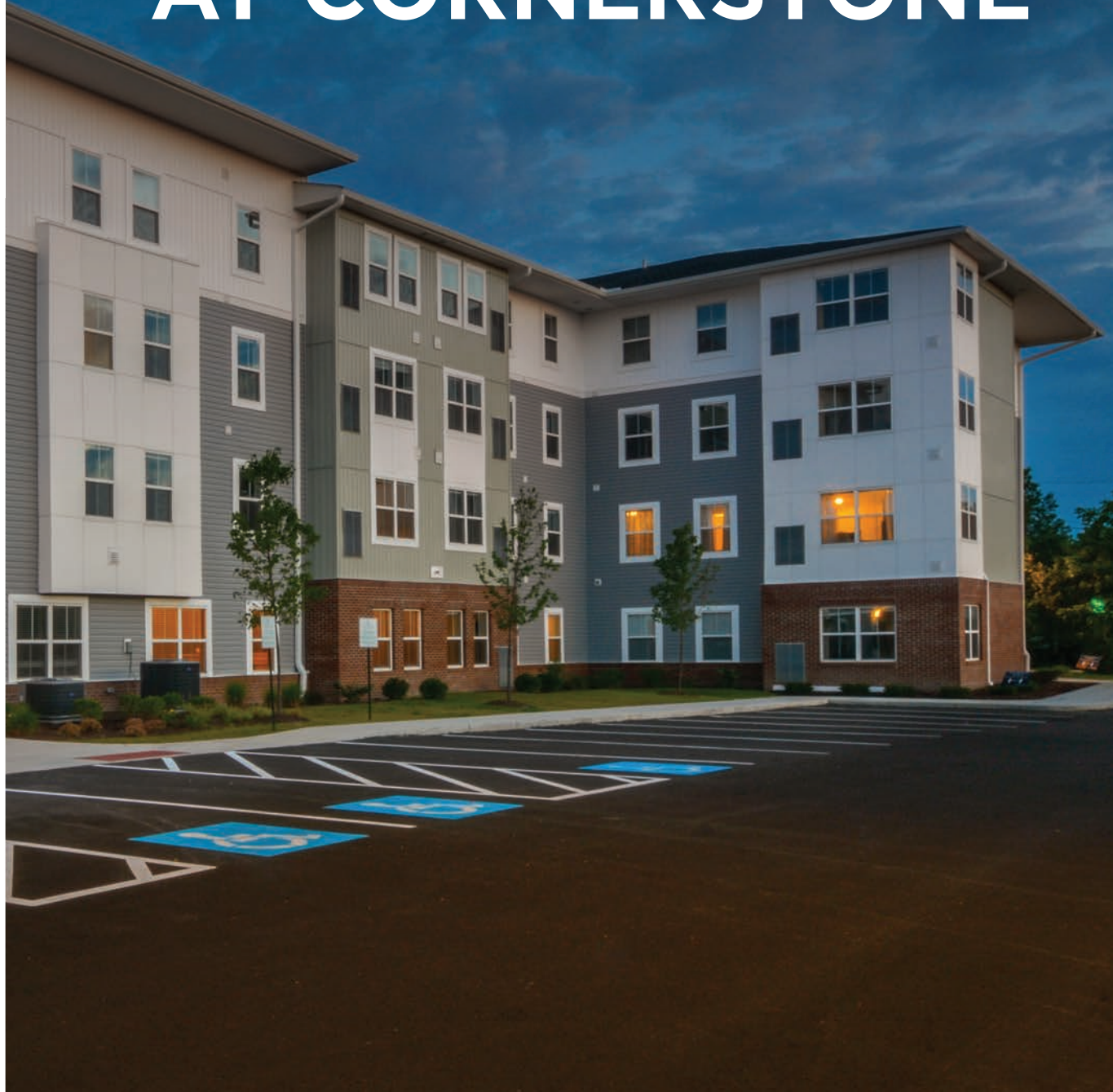


## Cleveland, OH

- 76 Units
- Affordable
- 4-story elevator
- 12 month duration



# RESIDENCES AT CORNERSTONE





# PROJECT EXECUTION

**NRP Construction has delivered over 255 projects totaling over 42,000 units nationwide.**

From the earliest project feasibility review and design development stages through project leasing and close-out stages, our construction team is equipped and experienced to deliver the support that owners and developers depend on to ensure success.

We have developed a centralized project management system that provides consistency for every new construction project we undertake. Starting from day one, our project staff can focus on the finer construction details and plan execution throughout the life of a project.



**1**

## **9 - 12 MONTHS PRIOR TO 1ST DELIVERY**

- Design development call initiated
- Tracking documents created
- Conceptual budget pricing produced
- Site constraints identified
- Pre-construction timeline / schedule established





2

## 6 MONTHS PRIOR TO CONSTRUCTION START

- Design documents reviewed
- Budget pricing checked / updated
- Value engineering or project improvement options reviewed
- Major infrastructure coordination initiated
- Municipal / regulatory coordination initiated

3

## 1-3 MONTHS PRIOR TO CONSTRUCTION START

- Project design finalized
- Project construction costs finalized
- Construction schedule finalized
- Permit process completed
- Contract negotiations and documents finalized

4

## CONSTRUCTION START





# YOUR PROJECT TEAM

The NRP Group brings the full force of its organizational capabilities, talent, and institutional knowledge to each third-party construction project. As a client of NRP Construction, your project gets integrated directly into the NRP project flow, with all the same processes and resources.

## CLIENT

## VICE PRESIDENT CONSTRUCTION

Oversees all aspects of Project Management and Client Services

## CORPORATE SUPPORT SERVICES

## REGIONAL SAFETY DIRECTOR

assist field staff and subcontractors in proper implementation and execution of safety standards.



## PRE-CONSTRUCTION

### VICE PRESIDENT PRE-CONSTRUCTION

Oversees estimating,  
design development and  
entitlement processes.

### DIRECTOR PRE-CONSTRUCTION

Manages estimating,  
design development and  
entitlement processes.

## CONSTRUCTION

### VICE PRESIDENT OF CONSTRUCTION OPERATIONS

oversees and assists field staff executing project  
construction and NRP performance standards.

### PROJECT EXECUTIVE

oversees and assists project manager in  
management of project budget and schedule.

### PROJECT MANAGER

project buyout, contract management, cost  
controls and schedule controls.

### PROJECT SUPERINTENDENT AND FIELD STAFF

field construction management, schedule  
controls, site control and safety oversight.

FIELD  
LEADERSHIP

PROJECT  
MANAGEMENT

ON SITE

### IT SUPPORT

real time support  
and enhancements to  
technology platform.

### ACCOUNTING

pay application processing  
and financial records  
management.

### HUMAN RESOURCES MANAGER

recruiting, onboarding,  
training and staff  
management.





# NRP CONSTRUCTION TEAM:

## *A+ PLAYERS BUILDING A+ COMMUNITIES*



### DAN HULL

**President of NRP Construction**

Years In Industry: 21

Years At NRP: 8

### TED KRAMER

**Executive Vice President  
of Construction**

Years In Industry: 27

Years At NRP: 5

### CARY HENRY

**Vice President of Construction**

Years In Industry: 26

Years At NRP: 10

### BILL TRUMP

**Vice President of Construction**

Years In Industry: 35

Years At NRP: 4

### MIKE KOLSCHETZKY

**Vice President of Construction**

Years In Industry: 30

Years At NRP: 5

### JON FINNEY

**Vice President of Construction**

Years In Industry: 20

Years At NRP: 8

### RYAN BERKHOUSE

**Vice President of Safety**

Years In Industry: 19

Years At NRP: 6

### DAN BRENNER

**SVP / Deputy General Counsel**

Years In Industry: 15

Years At NRP: 5

### BRYAN SCOTT

**Vice President of Construction**

Years In Industry: 27

Years At NRP: 27









# SAFETY

At NRP Construction, we strive to demonstrate our commitment to safety every day. To us, this means a zero-tolerance approach to employee injuries and property and environmental damage.

As such, we have specific procedures and dedicated resources in place:

- National and Regional Safety Directors
- Site specific safety plans
- Incident information sharing and root-cause analysis

- Integrated safety inspections logged in daily electronic reports
- Subcontractors must formally register and submit safety documentation before being allowed to mobilize on site

## Fostering positive safety culture

- Leading by example
- Open dialogue with subcontractors
- Site visits



**2019 SAFE  
AWARD WINNER**

Winner NAHB/Builders Mutual Safety Award for Excellence (SAFE) – Multifamily Safety Program of the Year (More than 50 employees)

**Exceeded National and Local Compliance Guidelines for COVID-19**







# FOSTERING POSITIVE SAFETY CULTURE



THE PARKWOOD  
CHARLOTTE, NC, 309 UNITS, 2019  
MARKET RATE, 5-STORY WRAP



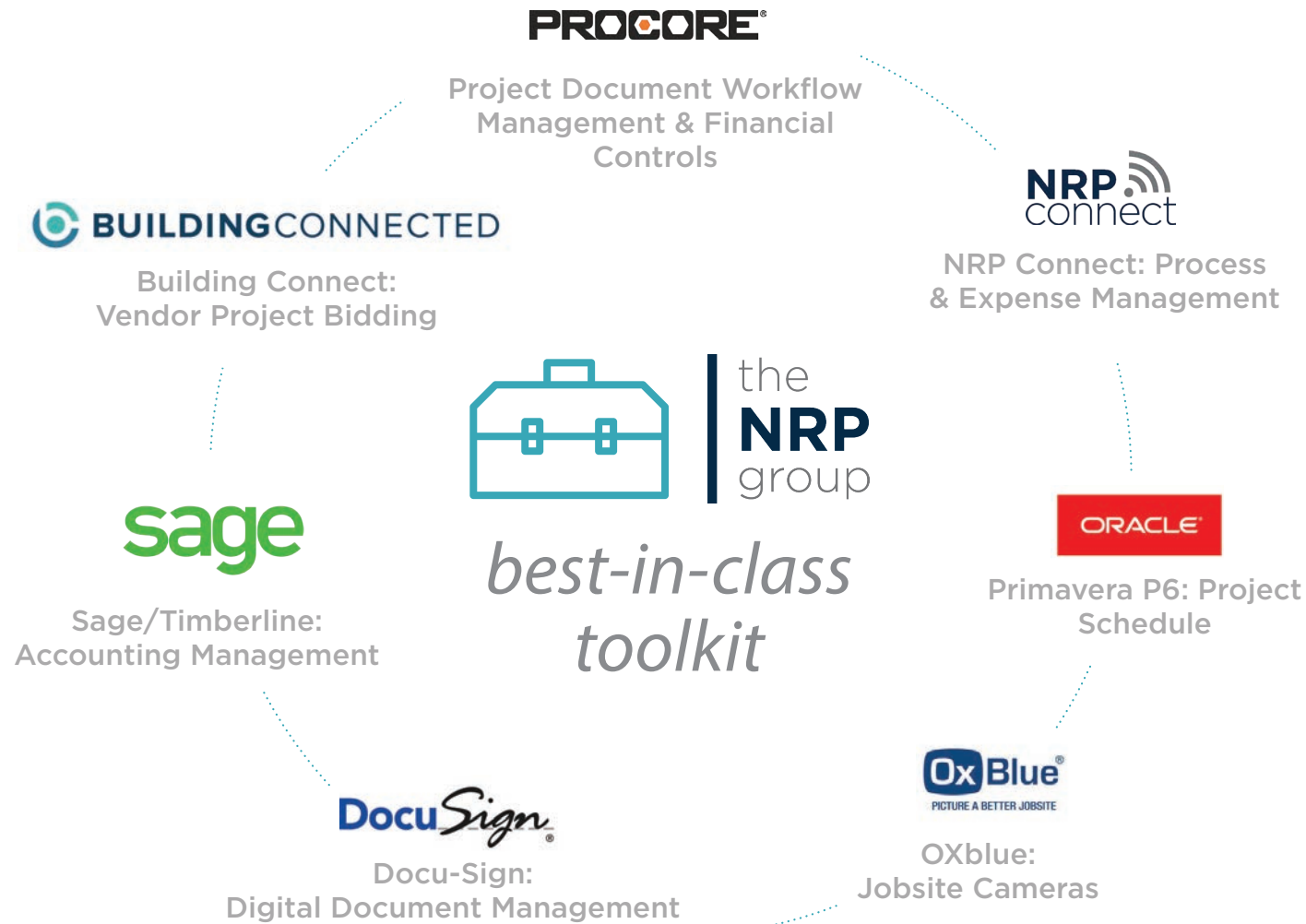
# BEST-IN-CLASS TOOLKIT

---



ALLURE AT GATEWAY  
PINELLAS PARK, FL 274 UNITS, COMPLETED 2019  
MARKET RATE, 4 STORY ELEVATOR  
SURFACE PARKING





#### ADDITIONAL TOOLS:

 **On Center**  
SOFTWARE  
by ConstructConnect

**DRONE BASE**

  
**RockTek**  
WORKSPACE

 **built**





## NRP CARES

A sense of community must be re-made everyday. For NRP, that community is shaped by the interactions of residents with each other, interactions between residents and staff, as well as staff with the surrounding community. We actively seek out opportunities in our own backyards to help individuals and families in need.







**YWCA**





# THE NRP GROUP: SUSTAINABILITY

**The NRP Group has begun efforts to improve the environmental footprint of assets across our portfolio.**

We have embarked on portfolio-wide initiatives that have generated over half a million dollars in utility savings across our communities. These improvements range from LED lighting conversions to ultra-high efficiency toilet implementations, to irrigation controllers and monitoring.

To add to these efforts, 1,760 of our apartment units have earned LEED certification and over 2,000 additional

units have earned an Enterprise Green Community Designation.

We are also pursuing Passive House builds in our construction process and have begun to deliver units that earn this distinction.

The NRP Group will continue to expand our sustainability efforts as an ongoing initiative.





**9253**

Green Building  
Certified Units



**2000+**

Tons of CO2  
Emissions Annually



**7.5M**

Gallons of  
Irrigation Usage Saved

***and growing!***



# WHAT PEOPLE ARE SAYING ABOUT US

“Urban Atlantic engaged NRP early in the predevelopment phase of a truly unique multifamily development - the first ground-up development to utilize Amazon’s Housing Equity fund to create affordable housing. NRP’s expertise and diligence was instrumental in ensuring not only that we were getting the best bang-for-our-buck, but also that our design team truly provided all the relevant detail to accurately price the GMP. In the current environment, their ability to minimize change order risk up front, but then deliver on the execution phase in spectacular fashion, have allowed us to keep the project scheduled for an on-time and on-budget delivery.”

– ALAN LEDERMAN, MANAGING DIRECTOR OF DEVELOPMENT, URBAN ATLANTIC

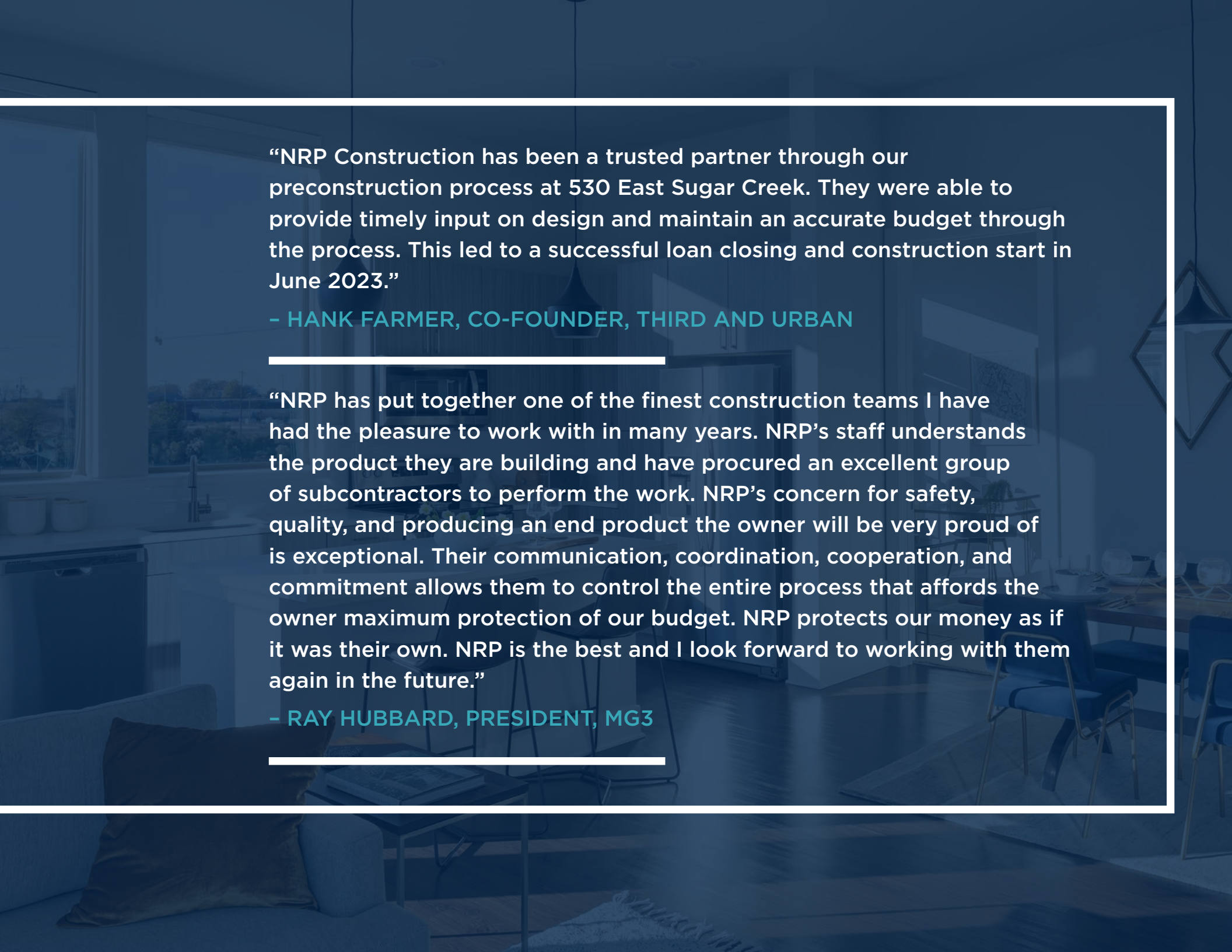
EVERLY

UPPER MARLBORO, MD, 260 UNITS, 2020

MARKET RATE, 4-STORY GARDEN

SURFACE PARKING



A modern interior space with large windows, a dining table with chairs, and a kitchen area, all in a muted blue color scheme.

“NRP Construction has been a trusted partner through our preconstruction process at 530 East Sugar Creek. They were able to provide timely input on design and maintain an accurate budget through the process. This led to a successful loan closing and construction start in June 2023.”

– HANK FARMER, CO-FOUNDER, THIRD AND URBAN

---

“NRP has put together one of the finest construction teams I have had the pleasure to work with in many years. NRP’s staff understands the product they are building and have procured an excellent group of subcontractors to perform the work. NRP’s concern for safety, quality, and producing an end product the owner will be very proud of is exceptional. Their communication, coordination, cooperation, and commitment allows them to control the entire process that affords the owner maximum protection of our budget. NRP protects our money as if it was their own. NRP is the best and I look forward to working with them again in the future.”

– RAY HUBBARD, PRESIDENT, MG3

---



# WHY NRP?

---



BLVD AT REVERE BEACH  
REVERE, MA, 145 UNITS, 2021  
MARKET RATE, 6-STORY PODIUM





## **OWNER'S PERSPECTIVE**

Any issue an owner might face, NRP has a time-tested process to deal with it. Like owners, we take the long view.



## **PEOPLE**

By hiring, developing and retaining the best people for the job, NRP gets the best results.



## **COMMUNICATION & SERVICE**

We listen, we execute, and we deliver.



## **TRACK RECORD OF SUCCESS**

Decades of success building properties on time, on budget, and with a quality that's made to last.





**CONSTRUCTION** | the  
**NRP**  
group

NRP Construction LLC

**Mike Kolschetzky | Vice President of Construction**

**Office:** 844-NRP-0002

**Email:** [mkolschetzky@nrpgroup.com](mailto:mkolschetzky@nrpgroup.com)

**Web:** [NRPConstruction.com](http://NRPConstruction.com)

1228 Euclid Avenue 4th Floor

Cleveland, OH 44115