

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

MULTIFAMILY  
PILLARS OF THE  
INDUSTRY  
AWARDS  
2020 WINNER  
BUILDER OF THE YEAR



BEST-IN-CLASS MULTIFAMILY CONSTRUCTION AT NATIONAL SCALE

**DEVELOPING PEOPLE.  
BUILDING COMMUNITIES.**

**NRPCONSTRUCTION.COM**

# ABOUT US

2021  
**NMHC**  
50

**BUILDER #3  
DEVELOPER #5**  
2021 NMHC Top 50

**AFFORDABLE  
HOUSING**  
FINANCE

**2020 RANKED #2**  
Top 50 Affordable  
Housing Developers

**NAHB**

National  
Association  
of Home  
Builders

**2020 WINNER**  
Multifamily Builder of the Year  
**2019 SAFE**  
Award Winner

**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 45,000 units across 15 states,** and we have become the 2<sup>nd</sup> largest Affordable multifamily developer, the 3<sup>rd</sup> largest builder and 5<sup>th</sup> largest overall multifamily developer in the nation.

The NRP Group manages over 25,000 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-build 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 core competence in design-assist and design-build 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

**285**

properties built

**48,000+**

units built

EAST

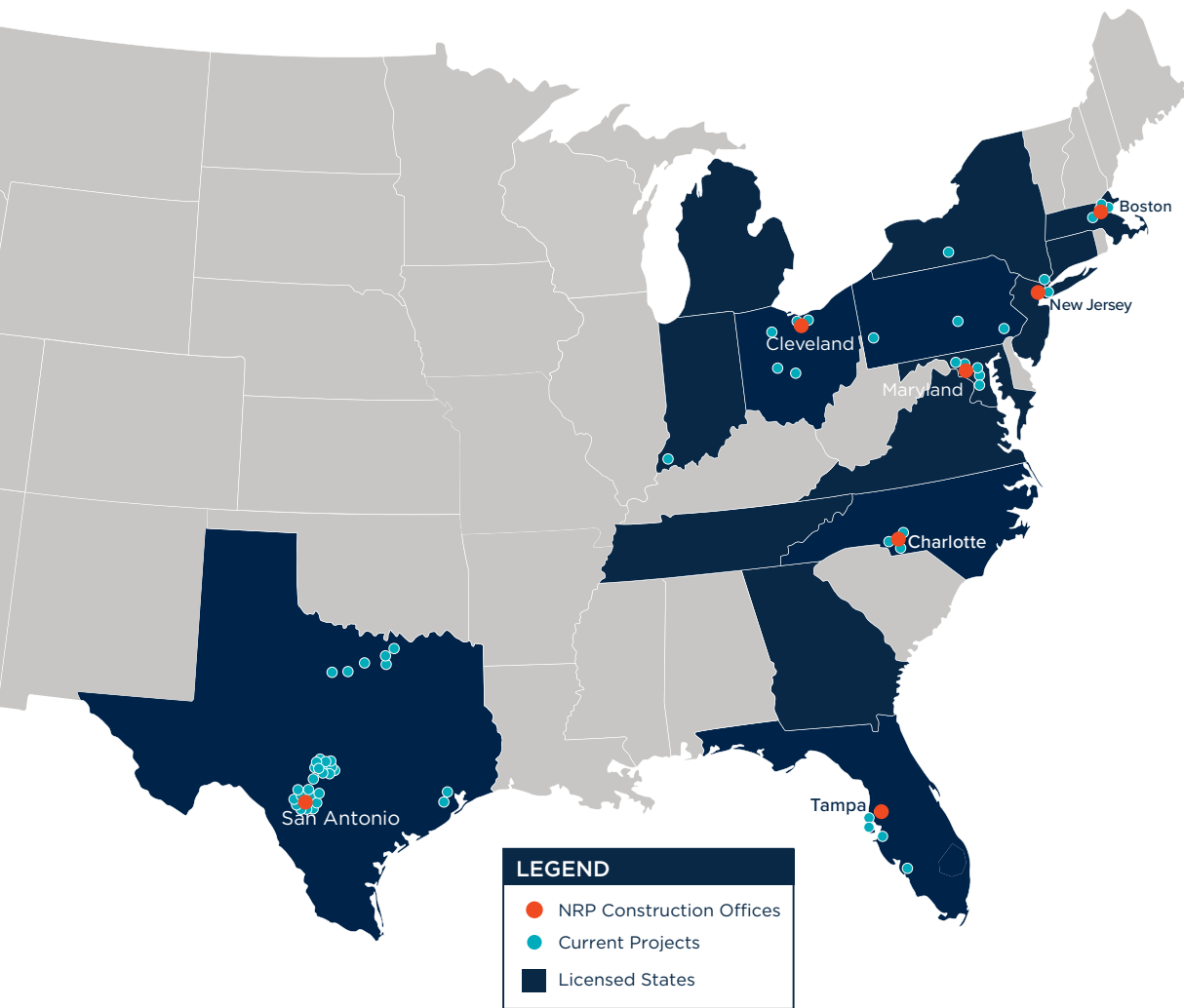
**172**

properties built

**20,000+**

units built





The NRP Group was founded over 25 years ago. We have delivered over 285 properties nationally (172 in the east) totaling more than 48,000 units nationally (20,000+ in the east).

## Our Capabilities



DESIGN MANAGEMENT



ENTITLEMENT ASSISTANCE



OWNER'S PERSPECTIVE



NATIONAL BUYING POWER



ESTABLISHED INDUSTRY RELATIONSHIPS



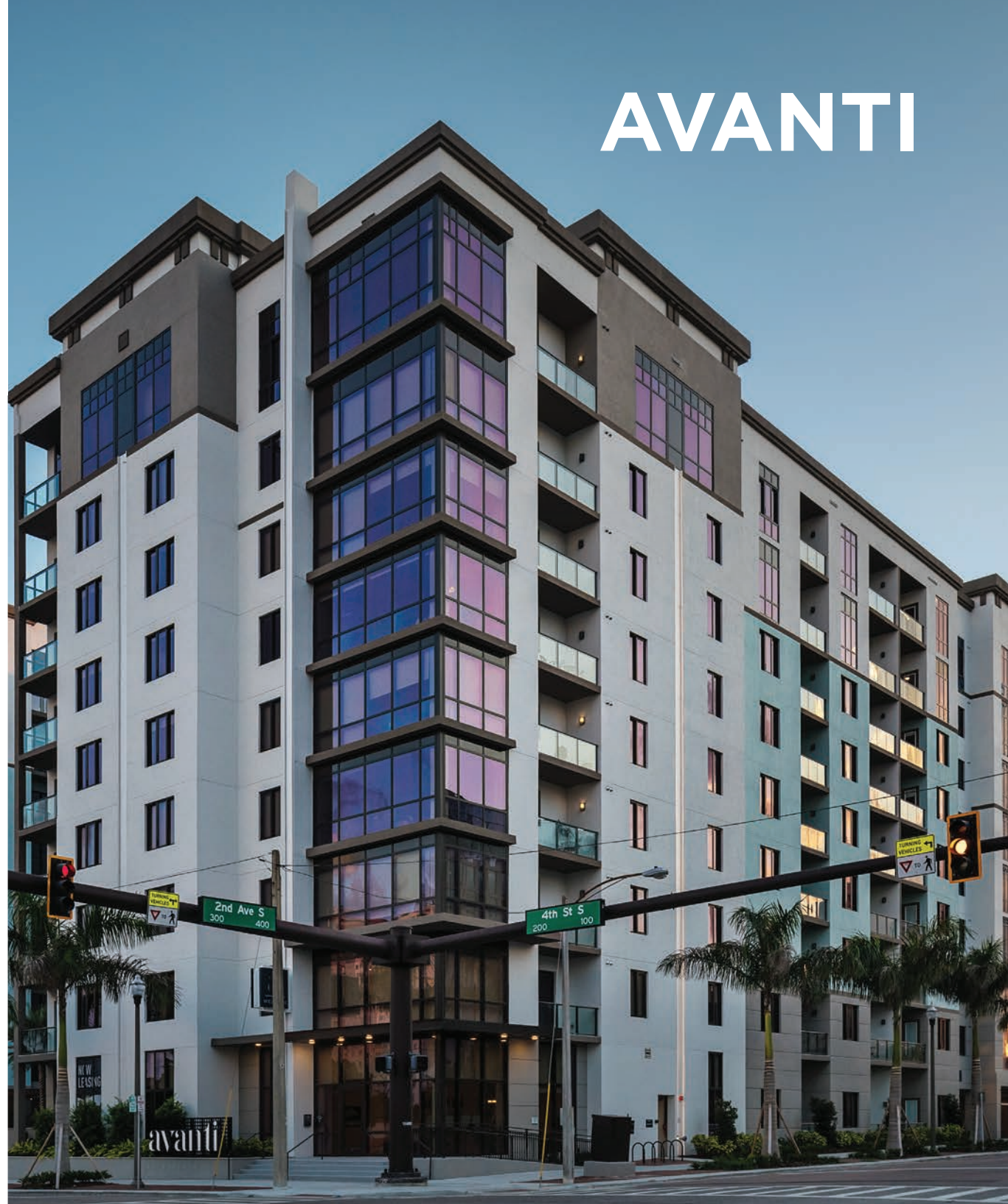
RISK MANAGEMENT



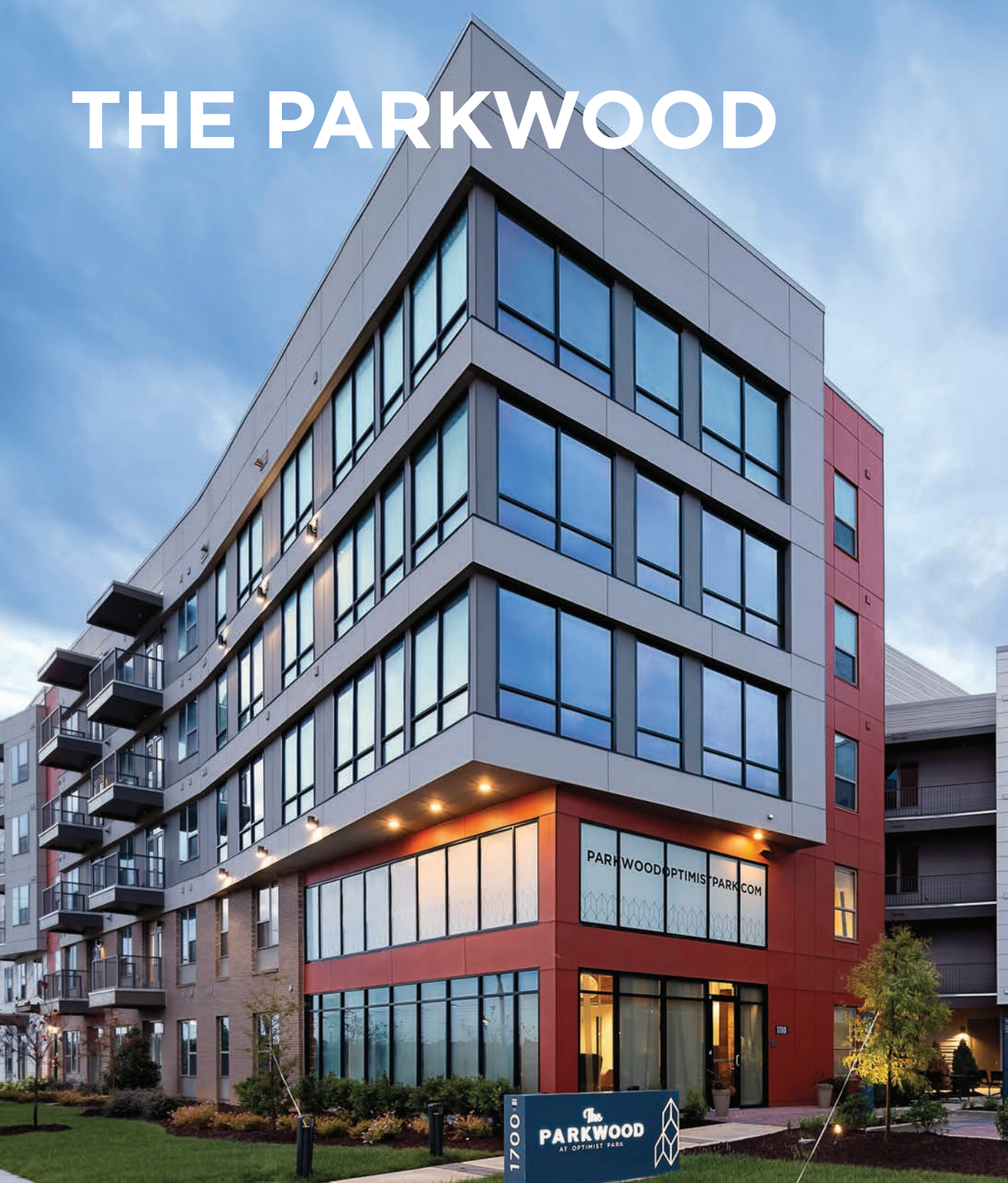
VALUE ENGINEERING

# St Petersburg, FL

- 366 units
- Market Rate, 9-story podium
- 23 month duration
- Structured Parking



# THE PARKWOOD



## Charlotte, NC

- 309 units
- Market Rate, 5-story
- 31 month duration
- Structured Parking

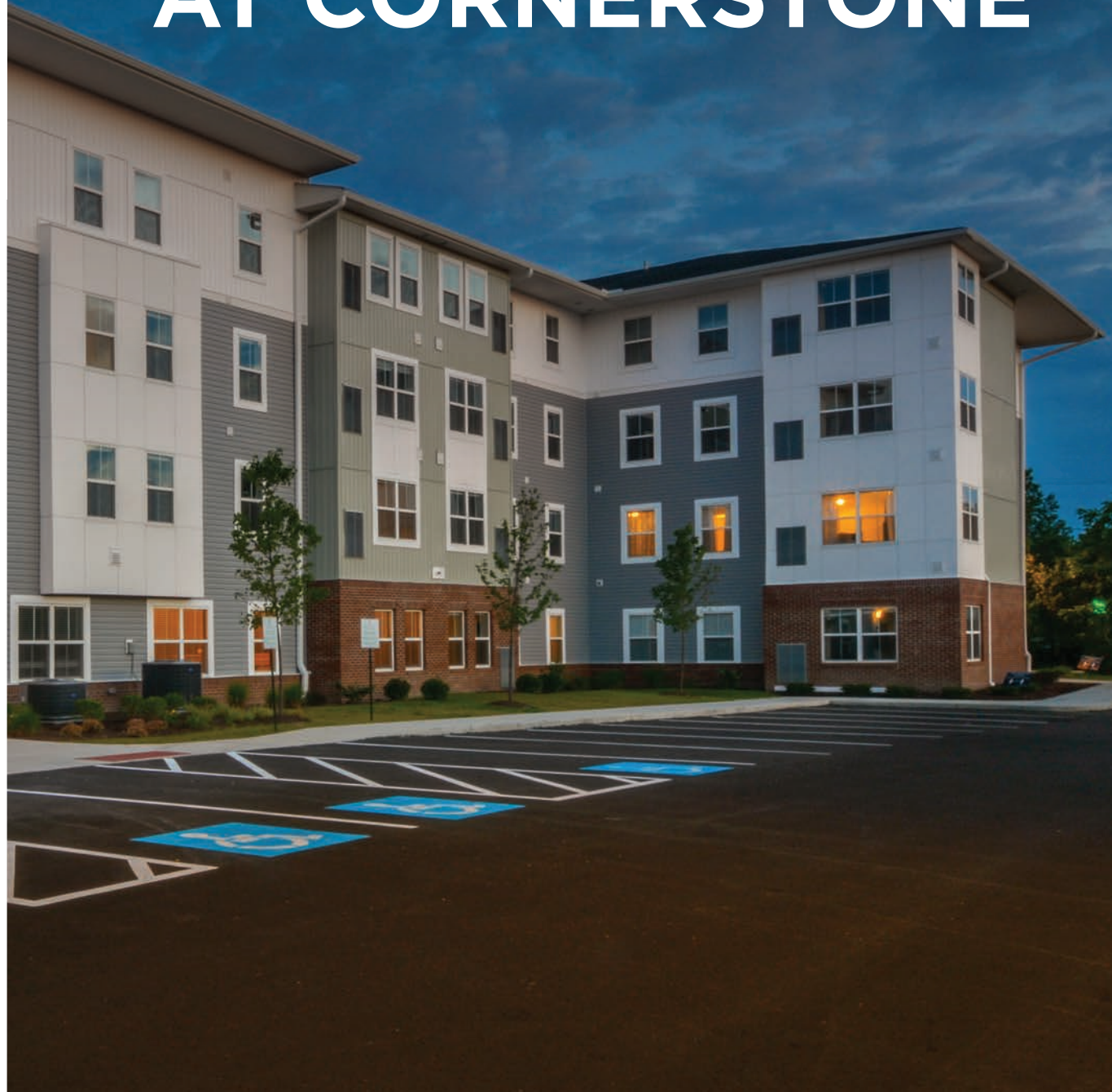


## Cleveland, OH

- 76 Units
- Affordable, 4-story elevator
- 12 month duration
- Surface Parking



# RESIDENCES AT CORNERSTONE



# RESIDENCES AT CAREER GATEWAY



## Columbus, OH

- 58 units
- Affordable, 3-story elevator
- 14 month duration
- Surface Parking



## Cleveland, OH

- 306 Units
- Market Rate
- 4-story garden style
- 19 month duration
- Surface Parking



# EDISON AT GORDON SQUARE



# AXIOM



## Clarksburg, MD

- 272 Units
- Market Rate and Workforce
- 5-Story Elevator
- 18 month duration
- Surface Parking

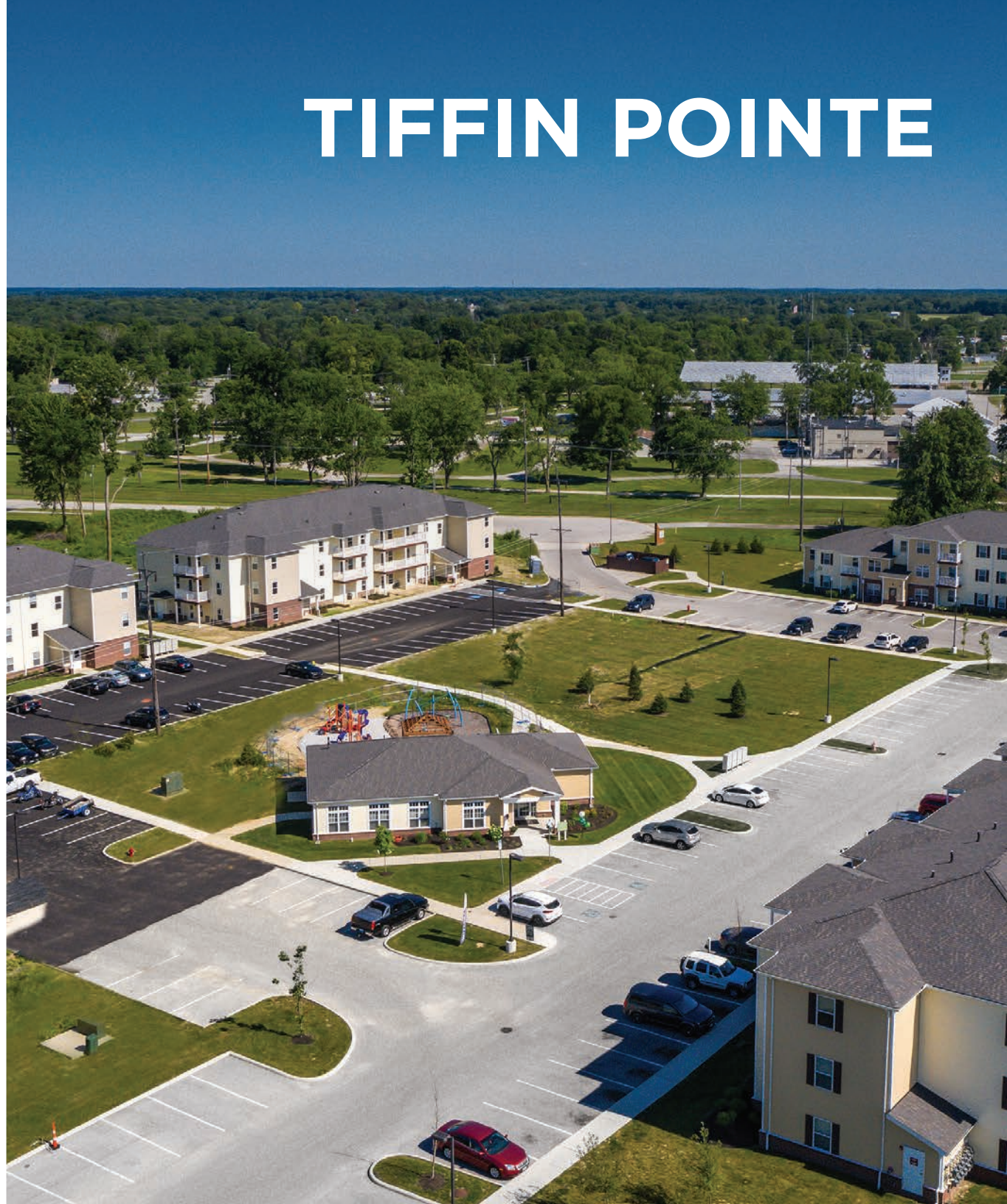


## Tiffin, OH

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



# TIFFIN POINTE



# PLATFORM LOFTS



## Charlotte, NC

- 198 Units
- Affordable
- 3 Story Garden
- 24 month duration
- Surface Parking



# 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

### VP OF BUSINESS OPERATIONS

oversees all third-party activities and supports clients through total project life-cycle.

## CORPORATE SUPPORT SERVICES

### REGIONAL SAFETY DIRECTOR

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

## PRE-CONSTRUCTION

### VICE PRESIDENT OF PRE-CONSTRUCTION

oversees estimating, design development and entitlement processes.

### DIRECTOR OF PRE-CONSTRUCTION

manages estimating, design development and entitlement processes.

## CONSTRUCTION

### DIRECTOR OF FIELD OPERATIONS

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

### REGIONAL VP OF CONSTRUCTION

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: 19

Years At NRP: 6

### TED KRAMER

**Executive Vice President  
of Construction**

Years In Industry: 26

Years At NRP: 3

### KEN WEINBERG

**Vice President Business Operations**

Years In Industry: 19

Years At NRP: 5

### DAN BRENNER

**SVP / Deputy General Council**

Years In Industry: 13

Years At NRP: 3

### MATT TRYDER

**Vice President of Construction**

Years In Industry: 20

Years At NRP: 2

### CARY HENRY

**Vice President of Construction**

Years In Industry: 24

Years At NRP: 8

### JON FINNEY

**Vice President of Construction**

Years In Industry: 18

Years At NRP: 6

### BRYAN SCOTT

**Vice President of Construction**

Years In Industry: 25

Years At NRP: 25

### RYAN BERKHUSE

**Vice President of Safety**

Years In Industry: 17

Years At NRP: 4

### BILL TRUMP

**Senior Vice President of  
Construction**

Years In Industry: 33

Years At NRP: 2

### PAUL MARVIN

**Director of Operations**

Years In Industry: 22

Years At NRP: 20

### JEREMY LESTER

**Director of Operations**

Years In Industry: 21

Years At NRP: 1





# 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**

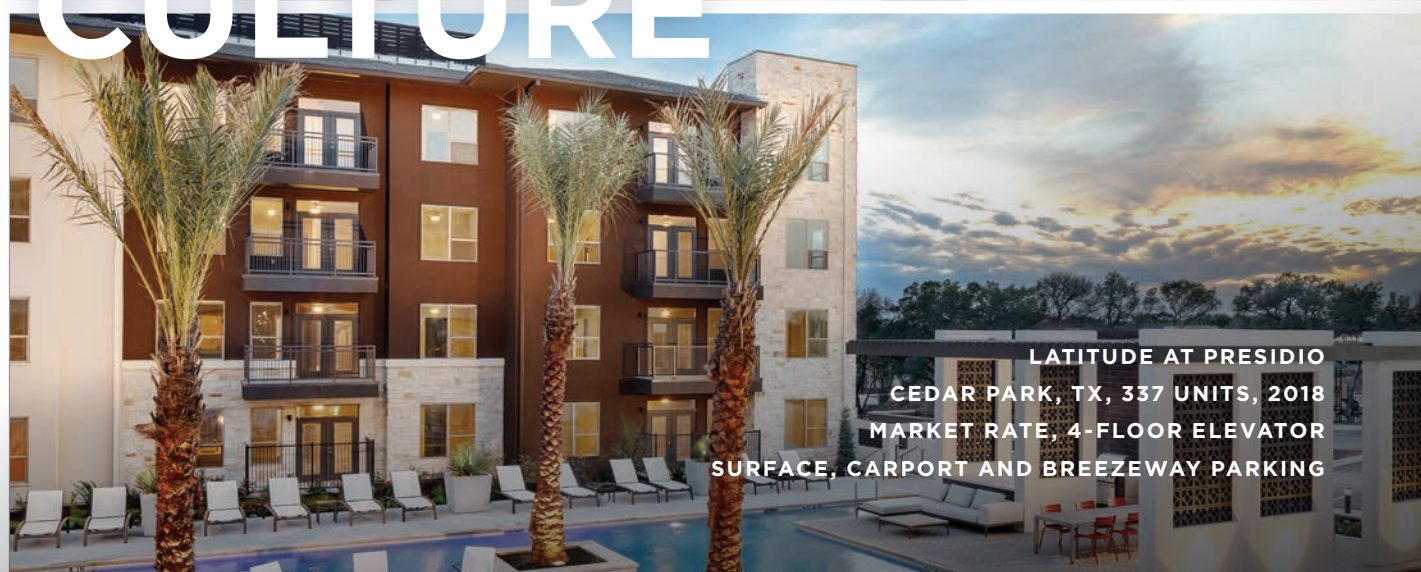
Winner NAHB/Builders Mutual Safety Award for Excellence (SAFE) – Multifamily Safety Program of the Year (More than 50 employees)

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





# FOSTERING POSITIVE SAFETY CULTURE



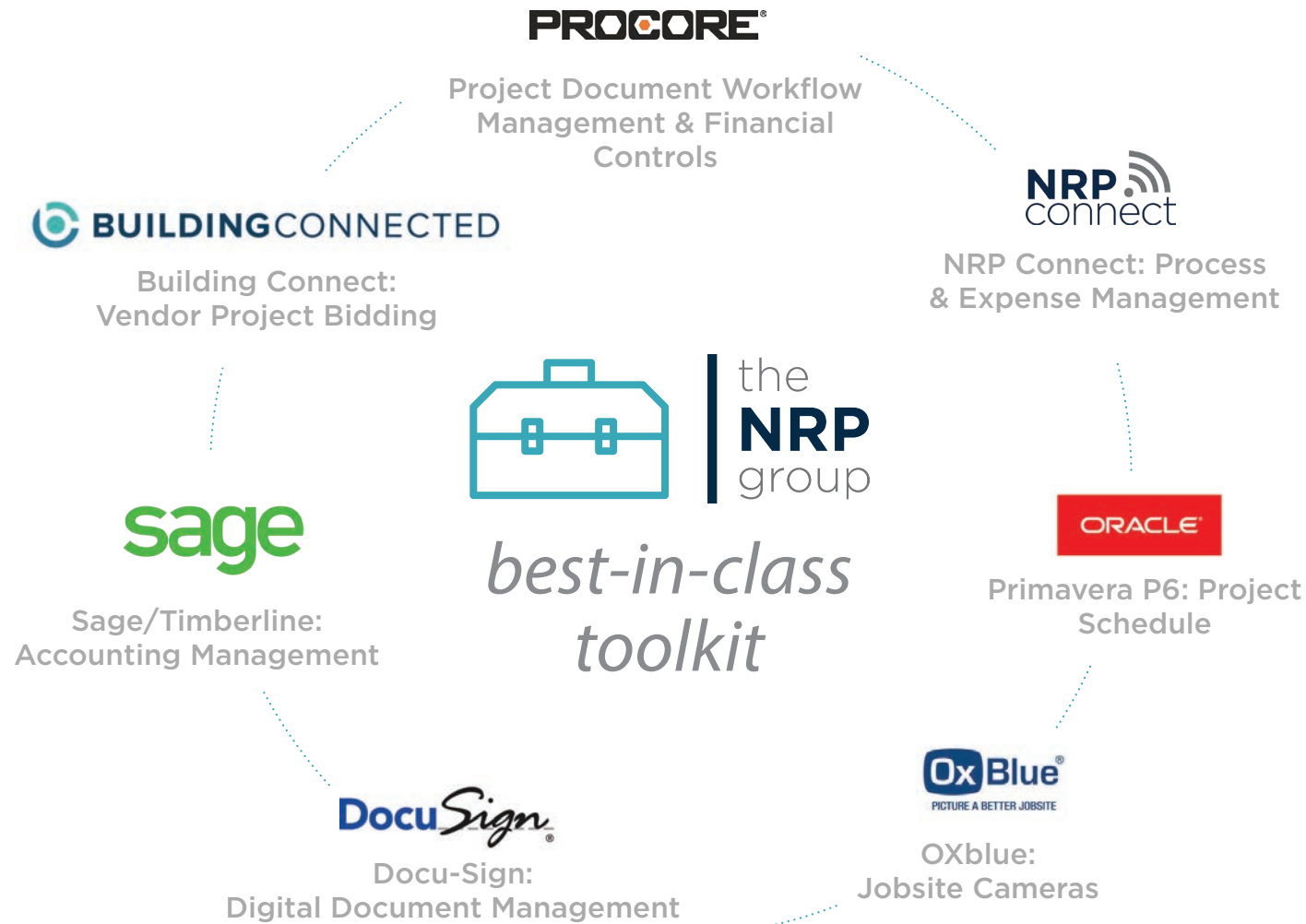
LATITUDE AT PRESIDIO  
CEDAR PARK, TX, 337 UNITS, 2018  
MARKET RATE, 4-FLOOR ELEVATOR  
SURFACE, CARPORT AND BREEZEWAY PARKING

# 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**



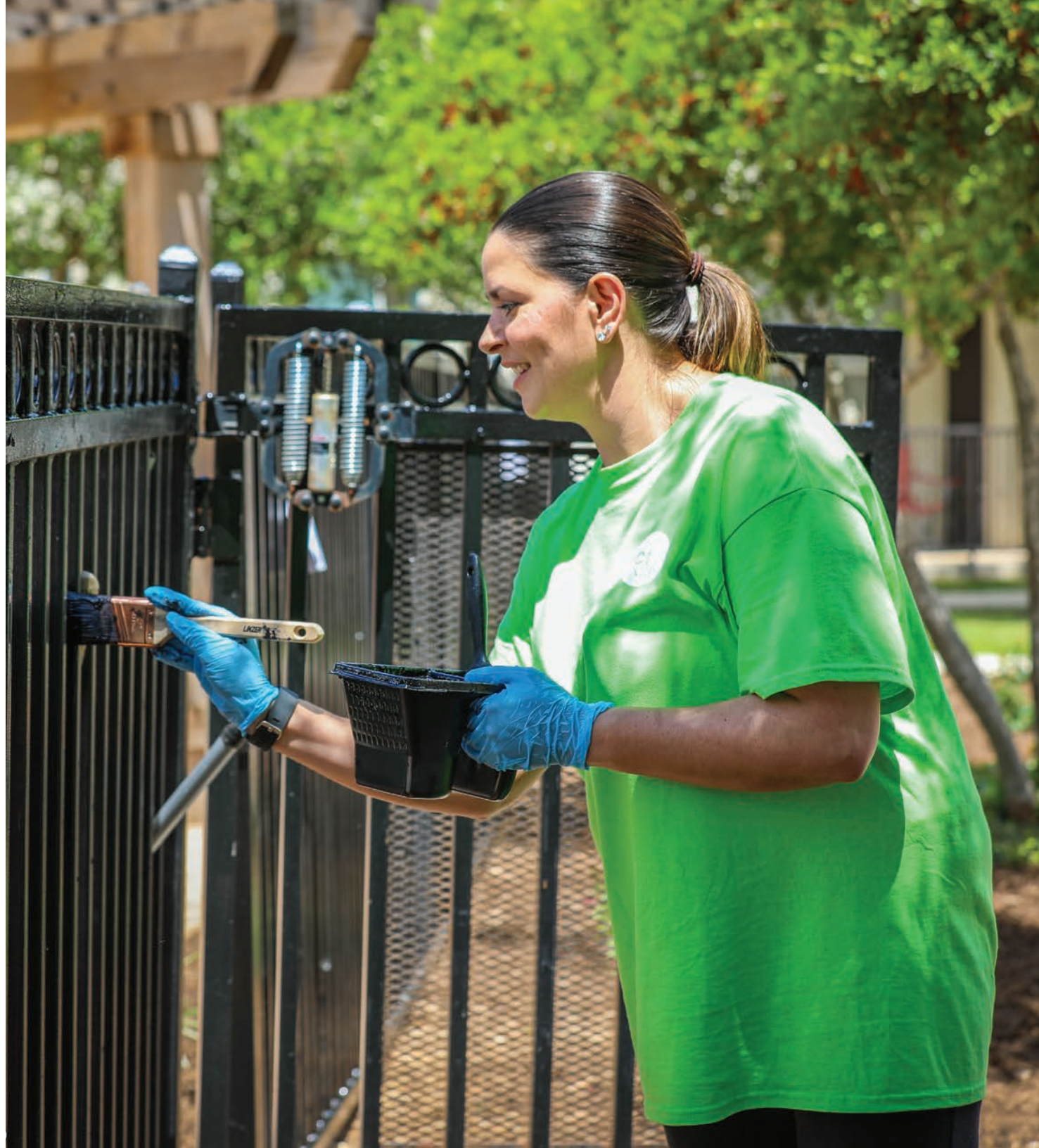
## NRP CARES

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.



**YB** YOUTH BUILD





**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.



**3855**

Green Building  
Certified Units



**625**

Tons of CO2  
Emissions Annually



**37M**

Gallons of  
Irrigation Usage Saved

***and growing!***

# WHAT PEOPLE ARE SAYING ABOUT US

“The team exhibits a strong, consistent and disciplined culture that fosters collaboration with the design professionals. The input offered by NRP Construction has proven to be invaluable in making design decisions that are both economical and of high quality.”

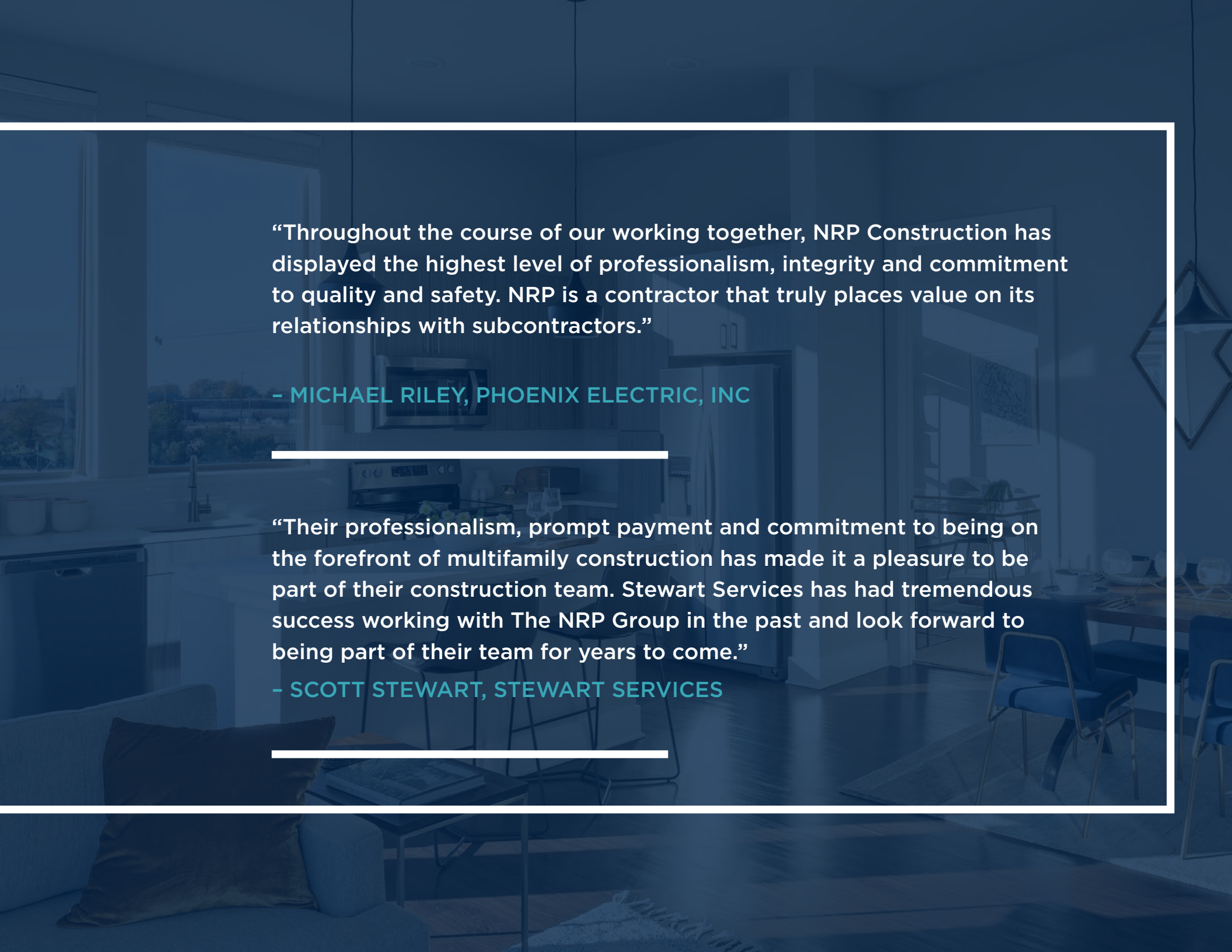
– BILL DAVIES, THE DAVIES COLLABORATIVE

EVERLY

UPPER MARLBORO, MD, 260 UNITS, 2020

MARKET RATE, 4-STORY GARDEN

SURFACE PARKING

A modern kitchen interior with white cabinetry, a stainless steel refrigerator, and a microwave. A dining table with blue chairs is visible in the background. The image is overlaid with a dark blue semi-transparent layer.

“Throughout the course of our working together, NRP Construction has displayed the highest level of professionalism, integrity and commitment to quality and safety. NRP is a contractor that truly places value on its relationships with subcontractors.”

- MICHAEL RILEY, PHOENIX ELECTRIC, INC

---

“Their professionalism, prompt payment and commitment to being on the forefront of multifamily construction has made it a pleasure to be part of their construction team. Stewart Services has had tremendous success working with The NRP Group in the past and look forward to being part of their team for years to come.”

- SCOTT STEWART, STEWART SERVICES

---

# WHY NRP?

---



1701 CENTRAL  
ST PETERSBURG, FL, 243 UNITS, 2019  
MARKET RATE, 5-STORY ELEVATOR  
STRUCTURED PARKING



## **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

**Ken Weinberg | Vice President of Business Operations**

**Office:** 844-NRP-0002

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

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

1228 Euclid Avenue 4th Floor

Cleveland, OH 44115