An aerial, black and white photograph of a city, likely New York City, showing a dense urban landscape with a prominent church steeple in the center. The image is used as a background for the title text.

Proposal For City Parking Garage BOT Qualifications

TRG | THE
RIDGE
GROUP

TRG Development

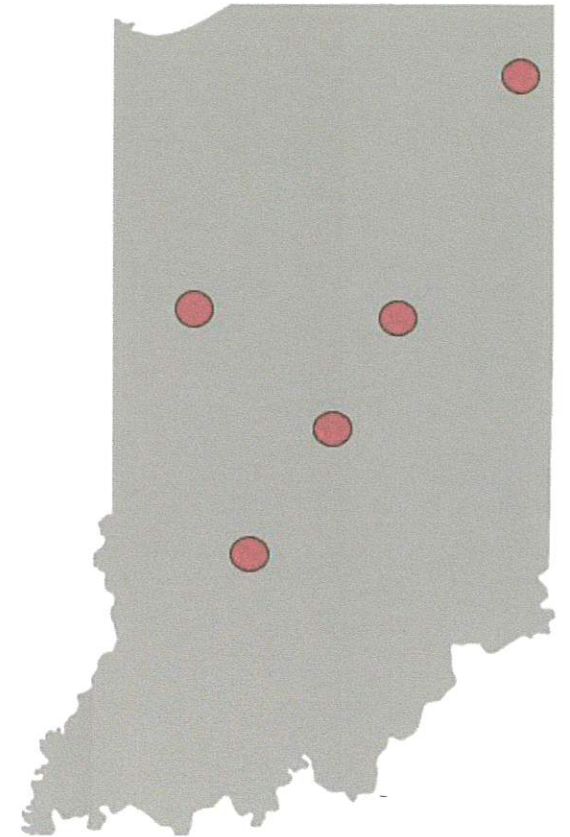
About The Ridge Group

Ridge Petroleum Contractors was founded in 1990 under the ownership and partnership of father and son. Our company was built on family values, and it is the company's mission to use those values in all business conducted. As a family-owned and operated company, our clients will always know that their business comes first. It is the owners' priority to be active and onsite to ensure that safety, quality control, financial management, and scheduling for each job is up to our clients' standards.

From inception, Ridge Petroleum Contractors had concentrated solely on underground fueling systems for third party general contractors. Along with Ridge Electrical Contractors, our licensed electrical division, this has been a very successful business model. However, as an established and growing firm, the owners were positioned to take on general contracting work. With Ridge Petroleum Contractor's principles as our foundation, we have expanded to include TRG Construction, LLC, a talented team of individuals who obtain a vast amount of experience and knowledge within the construction industry. From there, we've launched TRG Development, LLC to further expand our reach and be able to provide turn-key multi-family real estate projects to our growing industry.

In all that we do, we strive to minimize downtime while giving our clients unmatched service, allowing us to be able to reduce the cost of our clients and complete projects in a timely fashion. This represents the tradition and foundation of The Ridge Group, hard work and family values. As our client, you will always know that your business comes first.

The Ridge Group supports a diversified workforce through our Equal Opportunity Employment policy. We believe that no one should be discriminated against because of their differences including age, disability, ethnicity, gender, religion or sexual orientation. We are a proud WBE certified company. For 30 years, we have been leaders in the petroleum and construction industries.



Construction



TRG Construction, LLC
3225 S. Hoyt Ave.
Muncie, IN 47302
O: (765) 282-3778
www.ridgecorporation.com

March 19th, 2025

Parking Garage – City of Greenfield
Greenfield, IN 46140

City of Greenfield,

We appreciate the opportunity to submit our response for the proposed parking structure project along West South Street, Greenfield, IN 46140. TRG Construction is eager to bring our expertise to this project, and if awarded, we anticipate an 18-month timeline from start to completion.

TRG has extensive experience in constructing structures that incorporate both precast and cast-in-place elements, utilizing post-tensioning and traditional mild steel reinforcing, TRG Construction is well-equipped to deliver a high-quality and efficient building. Our project portfolio ranges from \$3 million to \$60 million, demonstrating our ability to manage projects of varying scale and complexity.

Our team is committed to maintaining project schedules and budgets while ensuring superior quality and cost-effective execution. The trust we have built with our clients stems from our dedication to excellence, and we look forward to the opportunity to collaborate with the City of Greenfield on this important project.

EXPECTED PRECAST BASE BID PRICE FOR APPROXIMATELY 350 STALL GARAGE: \$10,490,000

EXPECTED CAST-IN PLACE BASE BID PRICE FOR APPROXIMATELY 550 STALL GARAGE: \$11,225,000

EXPECTED DURATION OF CONSTRUCTION FOR APPROXIMATELY 350 STALL GARAGE: 18 MONTHS

Inclusions:

- Design Fees
- Sitework (Erosion Control Upkeep, SSWP)
- Allowance – Sewer Underground
- Storm – Underground Retention System
- Concrete (Site, SOG, Footers, Foundations, Elevated Slab)
- Asphalt – Milling and Repair Road Cuts
- Signage and Striping
- Electric (Temp and permanent)
- Barriers (Bollard Installation)
- Miscellaneous Sitework
- Permit Fees
- Masonry – Interior Ground Floor Rooms, Elevator, and Stair Tower Fill-ins
- Miscellaneous Carpentry (OSHA Handrail/Guardrails)
- Miscellaneous Door & Hardware Install
- Miscellaneous Framing
- Plumbing – Trench/Roof Drains
- Allowance – Elevator
- Final Cleaning (Misc. Power Washing)
- General Conditions (Site and Building)
- Site & Project Supervision
- Overhead and Profit



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Exclusions and/or Clarifications:

- Utility Relocation/Coordination
- Utility Tap/Connections
- Exterior Finishes
- Screening
- Compliance Testing
- Road Closure Fees
- Winter Conditions
- Unsuitable soils
- Unforeseen Conditions
- HVAC – No design available
- Drywall/Paint
- Specialized Equipment
- TRG does not have costs associated for material and labor of FFE.

Please find our portfolio attached, showcasing our expertise and commitment to delivering high-quality projects. We welcome the opportunity to discuss our approach further and address any questions you may have. TRG Construction is eager to contribute to the success of this project, and we look forward to the possibility of working with the City of Greenfield.

Thank you for your time and consideration. We look forward to your response.

Sincerely,

Adam Kniola
President | TRG Construction

Construction Management Strategy

Construction Management Approach

- TRG Construction takes a hands-on approach to ensure that every aspect of a project is given the proper attention, ensuring our clients goals and timelines are met. TRG Construction works to make certain projects exceed expectations.

Contractor Selection

- TRG Construction has an extensive network of local bidders within the greater Indianapolis metro area. TRG will look to leverage relationships with local contractors specializing in the construction of parking garages.
- During the selection process TRG Construction will:
 - Create bid scopes with contractor feedback with RFI items included into the bid packages.
 - Pre-qualify contactors based on financial viability, experience, and safety record.
 - Enter into detailed subcontractor agreements that establish all items of scope, schedule, durations, quality standards, warranties and expected level of production.



Construction Management Strategy

Construction Team

TRG Construction was built with efficiency, professionalism, and quality at the forefront to its approach to the construction of projects. TRG Construction has built a reputation of delivering quality projects around the State of Indiana. Our team of construction professionals bring a multifaceted level of experience to each specific project. Our team will consist of:

- (1) Full time project manager and project engineer
- (2) Full time superintendents
- (2) Superintendents allocated to the project during specific phases of construction

Our project teams have extensive history working together, bringing a strength of experience working to deliver a best-in-class project delivery.



Project Experience

Kensington Gardens

McCordsville

Project Information:

- Market-Rate
- Garden Style
- \$27.4M total cost
- 128 units
- 2 floors, wood framed
- Clubhouse and pool
- Estimated Completion Fall 2025



Project Experience

The Jacob

Southport, IN

Public/Private Partnership:

- TIF from Southport
- IEDC Redevelopment Tax Credits

Project Information:

- Market-Rate
- 4-story, wood framed
- \$20.0M total cost
- 93 units
- Estimated completion summer 2025



Project Experience

Wabash Lofts

West Lafayette, IN

Project Information:

- Market-Rate
- Garden Style
- \$42.5M total cost
- 240 units
- 3 floors, wood framed



Project Experience

West Commons

Angola

Public/Private Partnership:

- 10-year Tax Abatement from City of Angola

Project Information:

- Market-Rate
- Urban Infill
- \$17.0M total cost
- 90 units
- 3 floors, wood framed



Project Experience

The Domino

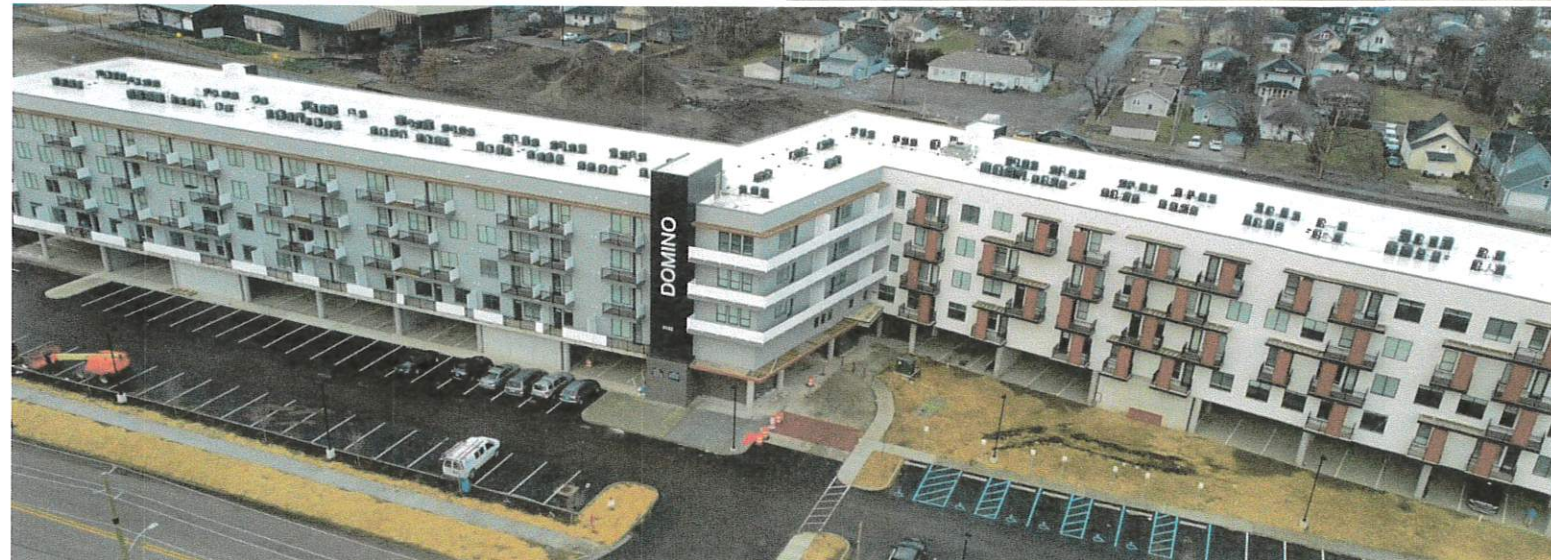
Indianapolis

Public/Private Partnership:

- TIF from City of Indianapolis

Project Information:

- Market-Rate
- Urban Infill
- \$45.3M total cost
- 223 units along the Monon Trail System
- Concrete podium, 4 floors, wood framed, covered parking



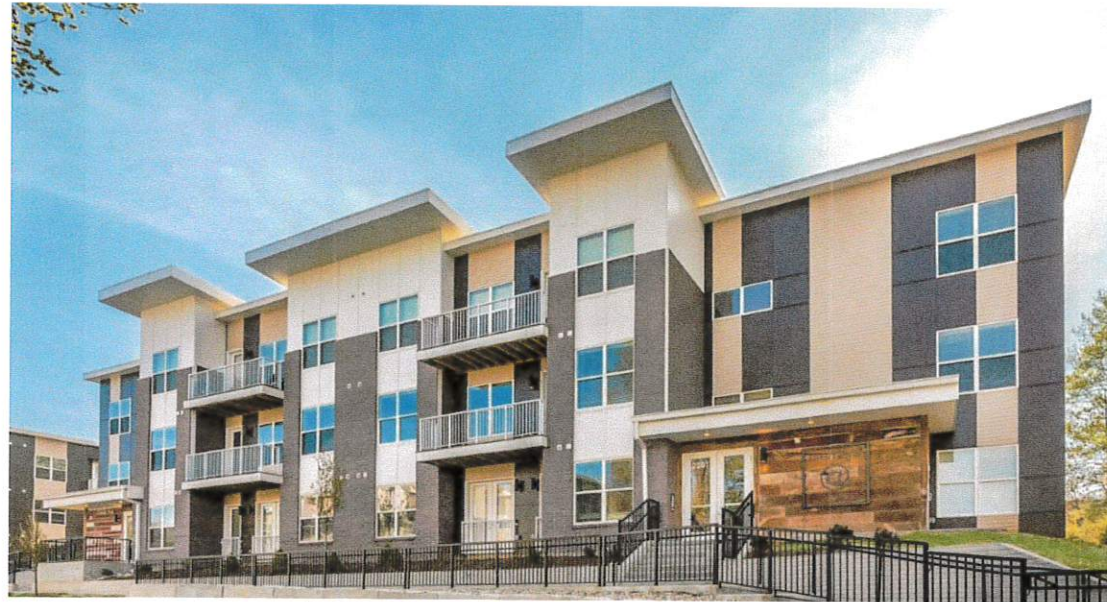
Project Experience

Flats on 46

Ellettsville

Project Information:

- Market-Rate
- Garden Style
- \$23.2M total cost
- 168 units
- 3 floors, wood framed



Project Team



Adam Kniola

President - TRG Construction

Adam joined The Ridge Group in 2021 and has since been promoted to President of Construction to oversee pre-construction and construction operations. He has been involved with all phases of Project Management, Design Planning, Financial Oversight and directly managing teams nation-wide. Adam is focused on relationship-oriented production management, best-in-class construction principles, complex organizational needs and quality projects.

In Adam's 17 years of construction experience, his projects have spanned nation-wide from residential, adaptive reuse, affordable housing, historic rehabilitations, commercial/mixed-use, senior living, and skilled nursing.

Education

Indiana State University - B.S. Degree - Construction Management

Project Experience

Multi-Family and Other Construction

- Kensington Gardens, McCordsville, IN - 128 Units - \$27,410,000 New Construction
- The Jacob, Southport, IN - 93 Units - \$20,009,000 New Construction
- West Commons, Angola, IN - 90 Units - \$15,000,000 New Construction
- THE DOMINO, Indianapolis, IN - 223 Units - \$46,900,000 New Construction
- Wabash Lofts, West Lafayette, IN - 240 Units - \$42,500,000 New Construction
- The Flats on 46, Bloomington, IN - 168 Units - \$23,200,000 New Construction
- Project experience from previous employers totaled \$303,875,000 throughout various construction types including Historic Rehab, Senior Living, Skilled Nursing, and New Construction. These past developments are located across Arizona, Indiana, Iowa, Louisiana, Michigan, and Missouri.

Project Team



Tyler Ridge

President - TRG Development

As part of the Ridge family, Tyler has been involved with The Ridge Group from a very young age. He understands the values set forth by The Ridge Group and works hard every day to ensure they are maintained and that our clients are treated with the respect they deserve. His success is attributed to his comprehensive project management and development experiences within the multi-family industry along with his track record of ensuring projects are delivered to the highest quality and within budget by effectively organizing, managing, and utilizing all resources.

Education

Purdue University, West Lafayette - B.S. Degree

Project Experience

Multi-Family and Other Construction

- Kensington Gardens, McCordsville, IN - 128 Units - \$27,410,000 New Construction
- The Jacob, Southport, IN - 93 Units - \$20,009,000 New Construction
- West Commons, Angola, IN - 90 Units - \$15,000,000 New Construction
- THE DOMINO, Indianapolis, IN - 223 Units - \$46,900,000 New Construction
- Wabash Lofts, West Lafayette, IN - 240 Units - \$42,500,000 New Construction
- The Flats on 46, Bloomington, IN - 168 Units - \$23,200,000 New Construction
- Two-30-One Flats, West Lafayette, IN - 60 Units - \$8,200,000 New Construction
- element @ The Mill, Bloomington, IN - 130 Units - \$15,500,000 New Construction
- Project experience from previous employers has totaled \$116,045,000 throughout various construction types including Renovation and New Construction. These past developments are located across Indiana and Iowa.

Project Team



Tyler Bowers

Vice President - TRG Development

Tyler Joined TRG Development in 2023 as Vice President of Development. Prior to joining TRG, Tyler worked for Indianapolis-based developers sourcing and overseeing the development process of multifamily developments across multiple states.

Since beginning Development in 2018, Tyler has worked on new construction and adaptive reuse projects in multiple states and partnered with municipalities across the country to secure project incentives to ensure thoughtful and well executed developments.

Education

Indiana-Purdue Fort Wayne - B.A. Degree - History

Project Experience

Multi-Family and Other Construction

- The Michelle, Yorktown, IN - 90 units - \$18,930,000 New Construction
- Kensington Gardens, McCordsville, IN - 128 Units - \$27,410,000 New Construction
- The Jacob, Southport, IN - 93 Units - \$20,009,000 New Construction
- Project experience from previous employers totaled \$257,000,000 throughout various construction types including Historic Rehab and New Construction. These past developments are located across Alabama, Indiana, Louisiana, Pennsylvania, and Missouri.

Project Team



Craig Winningham

Director of Operation – The Ridge Group

Throughout his work history since graduating from Purdue University, Craig has held and advanced in several positions. He has been heavily involved with Project Management, Design Engineering, Business Integration, and multiple software ERP Implementations, all while demonstrating passionate leadership qualities. Craig is focused on exceptional customer interface, meeting deadlines, increasing efficiency, and streamlining organizational processes and change.

Craig and his wife Kristen have been married for 5 years and live in the Indianapolis area. They enjoy staying active by travelling to new destinations and attending local community events.

Education

Purdue University, West Lafayette - B.S. Degree - Electrical and Computer Engineering Technology

Project Experience

Multi-Family and Other Construction

- Kensington Gardens, McCordsville, IN - 128 Units - \$27,410,000 New Construction
- The Jacob, Southport, IN - 93 Units - \$20,009,000 New Construction
- West Commons, Angola, IN - 90 Units - \$15,000,000 New Construction
- THE DOMINO, Indianapolis, IN - 223 Units - \$46,900,000 New Construction
- Wabash Lofts, West Lafayette, IN - 240 Units - \$42,500,000 New Construction
- The Flats on 46, Bloomington, IN - 168 Units - \$23,200,000 New Construction
- Two-30-One Flats, West Lafayette, IN - 60 Units - \$8,200,000 New Construction
- element @ The Mill, Bloomington, IN - 130 Units - \$15,500,000 New Construction
- Multiple Gas Station Projects - New Construction, Renovation, Adaptive Re-Use