



TRAMMELL CROW RESIDENTIAL

*University Apartments at Emory*

### LETTER OF EVALUATION

DATE: June 22, 2001

TO: Whom It May Concern

FROM: Jennifer A. Kane, Project Manager

RE: Performance Evaluation for Southern Truss & Steel

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I have been asked to provide an overall evaluation of the performance of Southern Truss & Steel, thus far, on the Graduate/Undergraduate Housing Project for Emory University. This project is a 432 unit Apartment Complex split between two complexes each containing centrally poured-in-place Parking Decks. The project involves over 500,000 s.f. of living space and is designated as Type V Construction.

Southern Truss & Steel has been contracted with to provide all of the prefabricated load bearing and shear metal walls for the project.

Southern Truss's efforts on the front end of this project, during the design phase, were commendable. They met at length with our Architect and Structural Engineer on several occasions to ensure the coordination of the structural and architectural elements of the project. They brought to the table experience with Type V construction that our Design Team did not have, so the benefit was immeasurable. Acting as the Design/Builder as well as General Contractor on this project, their knowledge was a great comfort during the initial familiarization of our design consultants, as well as ourselves, with Type V.

Since we have moved into the actual construction phase, Southern Truss has continued to strive to work with our consultants in providing shop drawings for review in a timely fashion and identifying possible conflicts with unusual structural conditions within the building design.

Deliveries have been consistent and their product has been complete and according to the design criteria they were given to work from. They have had personnel on site to assist the framer in orienting his crews with the identification of the panels and the use of the shop drawings. Those same personnel are reporting any panel deficiencies or minor problems that the framer is identifying, during the course of setting the delivered panels.

Just recently we have had to request a significant increase to the amount of panels that Southern Truss will be producing for the project, due to site delays that have compressed our building construction time to a minimum. Southern Truss has made the commitment to meet our needs and our confidence is high that they will continue to perform at optimum levels to help us complete this project in the time frame directed by the University.

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