

Building Pride

Spring 2010

The Tribute at a Glance

- Approximately 565,000 sf (including garage)
- 359 residential units
- Six-level, 530-space parking garage
- Three interior courtyards
- Incorporates LEED techniques

Eric Little, UDR project manager for The Tribute, says, "Up until a little over a year ago, UDR constructed almost all our developments in-house. As we expanded and upgraded our portfolio, the need to hire outside sources to construct our new developments arose. On The Tribute, we solicited and received bids from several highly qualified builders, but in the end C.F. Evans stood out among all of them."

"Because of our background as an owner/builder, we wanted someone who would act more like a partner than a general contractor. Fortunately for us, with C.F. Evans we got a very trustworthy partner and the best general contractor I have personally ever worked with. They have built The Tribute as if they were going to live in it. No detail has been too small, no hurdle has been too great. I could not be happier with their work and their team and I look forward to doing more work with them in the (hopefully) near future."

New Client, Timeless Principles

Located on Glenwood Avenue in Raleigh, N.C., The Tribute is a new apartment community on an urban infill site. In building The Tribute, C.F. Evans embraced an opportunity to serve a new client. Relying on experience, leadership and a commitment to build projects "as if we owned them," C.F. Evans delivered, laying a solid foundation for a new client relationship.



The Tribute's "wrap" design integrates a central garage that provides parking on each living level. This design is becoming popular as developers build on infill sites where land for parking is limited.

C.F. Evans was intentional in modeling its mission of providing world class customer service to UDR. During preconstruction, C.F. Evans worked closely with UDR, JDavis Architects, engineers, consultants and subcontractors to identify solutions, cost savings and value engineering opportunities. During construction, C.F. Evans implemented the company's "Steps of Success" Quality Management and Customer Service Program. Incorporating management techniques learned throughout the firm's history, the program standardizes all processes of multi-unit construction; at The Tribute, it provided a framework for delivering results at every stage.

Mark Culwell, UDR's Senior Vice President for Development, remarks that "C.F. Evans has brought a high degree of professionalism to a complicated project in Raleigh. Their field staff and project management team run an efficient job with unwavering attention to the details. The great result is that our cost will be within our projections, the schedule will reflect our expectations, and the relationship is more like a partnership than what one might typically expect. The C.F. Evans team has won our trust and inspired great confidence in their ability to deliver the end product UDR believes the market deserves and will create value for our shareholders."

C.F. Evans' commitment to quality, consistency and customer service became not just the basis for building The Tribute, but equally important, it became the foundation for a strong relationship with a new client. In the end, though the client was new, C.F. Evans employed simple, timeless, employee- and partner-driven business principles to build a winning team that delivered a successful and rewarding project.

Headquartered in Denver, Colo., United Dominion Realty, or UDR, Inc., is an S&P 400 company and one of the top national multifamily REITs. As of 2009, UDR owned 45,249 apartment homes in over 150 communities across the country, with 1,657 new units under development. Traditionally building their own projects, UDR took a chance with a third party contractor for The Tribute. From the first interview with UDR through the project's completion, C.F. Evans' goal was to earn UDR's trust.

At each stage of the project,

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**Building Pride through
 teamwork and innovation**

C.F. Evans Recognized for Safety Excellence

C.F. Evans Construction has been selected for the Carolinas AGC's Construction Safety Excellence Award - 2nd Place, Building Division, 100k-300k hours. The award was announced at the CAGC's 86th Annual Convention in the U.S. Virgin Islands on Friday, January 22. CAGC's judging panel selected C.F. Evans based on "the uniqueness of our (safety) work" and remarked that "the manner in which we focus on safety was paramount."



"This award program is developed to identify contractors that excel in safety and strive for overall safety excellence," said Kenny Boggs, safety director for CAGC. "Congratulations for your efforts as they relate to providing a safe work environment for your employees, as well as employees of others working with and around you."

CAGC's Construction Safety Excellence Awards program, honors companies who have developed and implemented excellent safety and loss prevention programs achieved through management commitment, employee training and program innovation.



An illustration of a winning team approach was C.F. Evans' commitment to safety.

Safety compliance officer Hank Rhame (left) presents project superintendent Jesse Terrell, Jr. (right) with the C.F. Evans President's Quarterly Safety Award during construction of The Tribute. Terrell says, "C.F. Evans' company-wide focus on safety challenged us to go above and beyond the norm. The Tribute team, in conjunction with C.F. Evans safety compliance officer Hank Rhame, searched for new ways to instill better practices and create heightened awareness across the board from our staff to subcontractors and vendors. Although the award has my name on it, it was our team working together that created the result of a safer workplace for all."