



# multi-family portfolio

**TWR**  
*25 Years*  
1984 - 2009

A Comprehensive Look at TWR Enterprises' Multi-Family Project List and an Overview of our Product Specific Process to Production Framing.



**Since 1984 TWR Framing  
has played a big part in  
changing the southern  
California landscape**

Over the last 25 years TWR has framed over 40,000 single family residences and several 1,000 multi family units including town homes, condominiums, senior residences and hotels. Our mission to be world class and succeed has served us well in the industry. TWR has become the premier framer in Southern California with the flexibility to adapt to the needs of our clients and do whatever it takes to get the job done without sacrificing quality or safety. Our field staff is well trained in all aspects of the jobs they must perform and do so under strict quality and safety guidelines. TWR has maintained certification from the NAHB of our Quality Assurance Program for nearly 5 years and continues to strive for excellence in all that we do.

One of our most recent Multi Family projects; the Enclave in Costa Mesa, was constructed for Western National Contractors/Irvine Apartment Communities consisting of: 46 buildings, 10 different building types, 890 units, a recreation center and nearly 1000 garages. Remaining to be our largest project to date.



*Enclave Recreation  
Center*



*1 of 46 Buildings at  
the Enclave project*



## THE ENCLAVE

The entire project consisted of 890 units with garages, which made up 46 buildings of which there were 10 different building types.

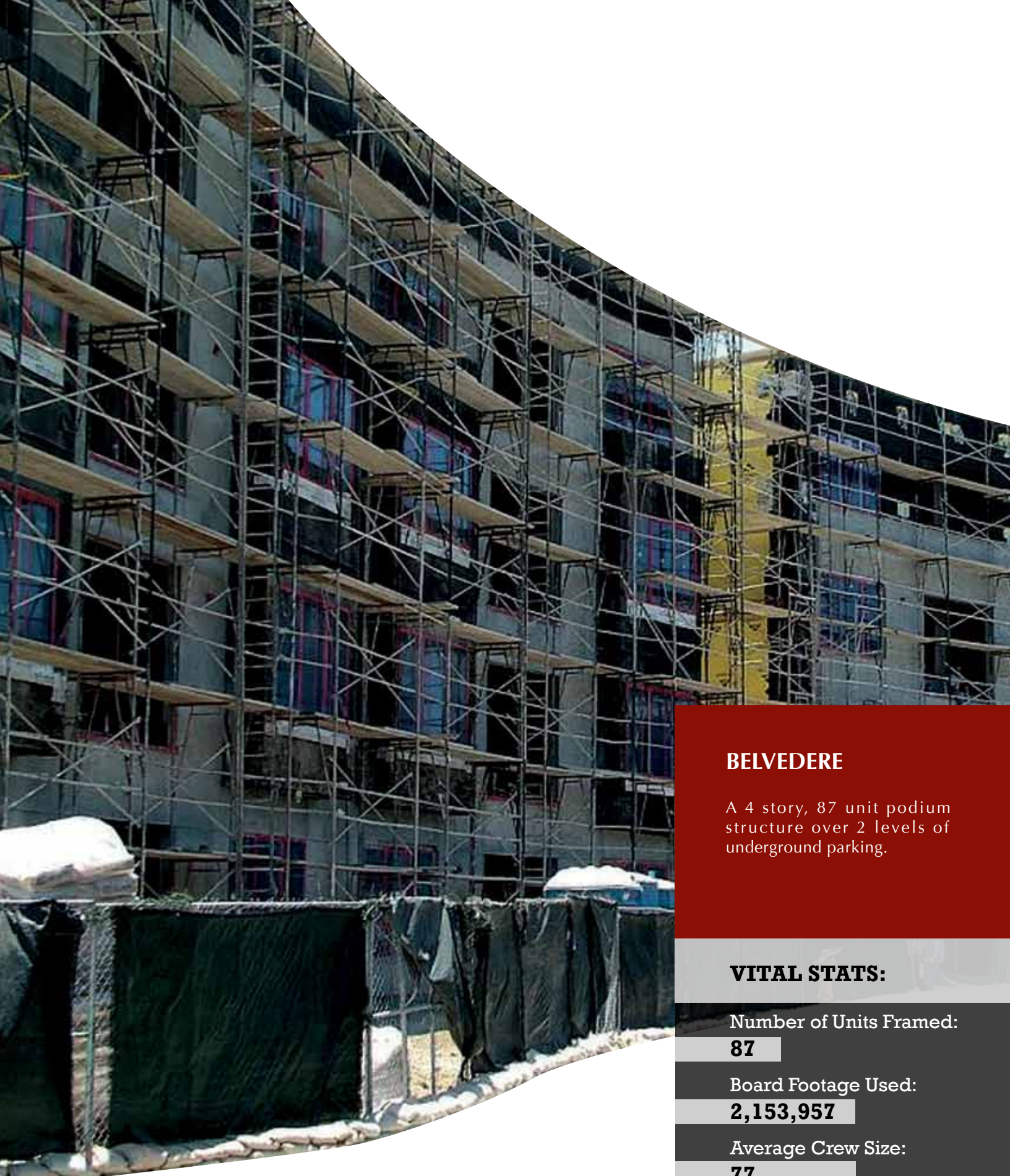
### VITAL STATS:

Number of Units Framed:  
**890**

Board Footage Used:  
**9,796,323**

Average Crew Size:  
**110**

Project Duration:  
**7 months**



## BELVEDERE

A 4 story, 87 unit podium structure over 2 levels of underground parking.

### VITAL STATS:

Number of Units Framed:

**87**

Board Footage Used:

**2,153,957**

Average Crew Size:

**77**

Project Duration:

**6 months**

## The Projects we have framed are some of the largest in Orange County

In 2007, TWR was tasked with constructing two sister projects for the Lennar Urban Division – Belvedere and Lennox at the Central Park West Development. Lennox was a 72 unit, 4 story luxury condominium project and Belvedere was an 87 unit, 4 story luxury condominium project. During the 18 – 20 week period in which TWR framed those units additional crews were managing the Chelsea, Maxfield and Granville multi-family projects also located within the Central Park West Development. There were over 500 different personnel working at this particular location during the year. These are just a few of the examples of how TWR manages the construction process at high volume levels in the multifamily construction environment.



VANTIS



HARBOR STATION



LENNOX



MAXFIELD



SAGECREST



AYRES HOTEL, O.C.



BELVEDERE



BONITA VILLA



SAN LORENZO



CALYPSO



CHELSEA



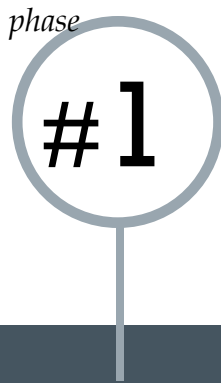
GRANVILLE

## With multiple units at stake, it is essential that we get the job done right the first time.

To make it all work, TWR has succeeded in implementing something we call the five phases of success into every project, large or small.

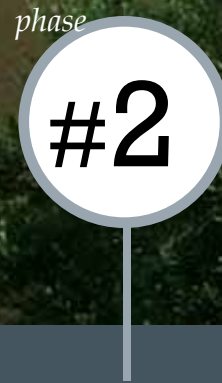
Using this process, we ensure that for every challenge that we might encounter, there are 1000 other small details that go off without a hitch. When we do encounter a challenge, we know right where to look in the process to overcome it.

We have learned over the past 25 years that if we take a shortcut in that process, we can only look forward to more challenges than payoffs. That is why each job receives the same attention to detail, the same set of parameters and the utmost precision in project management.



### VALUE ENGINEERING

For an effective outcome, it is important to start at square one with the plan. We start by reviewing design, economical projections, and material procurement strategies with you the builder. We take the idea of value engineering to a new level for all of our clients. By identifying opportunities in the beginning, we know that each project has been distilled down to its premium level of efficiency. The following categories are all part of this strategy that rounds out phase one of our process.



### ESTIMATION

Down to every inch of lumber, the estimation phase presents a true picture for both contractor and client. The lumber list is finalized and labor take off is budgeted with consistency and a plan to suit the particular needs of our clients. TWR works hard to maintain strong ties with the best suppliers and manufacturers in the industry. Our suppliers appreciate the fact that in a global sense, TWR is able to leverage the volume of all of our clients in order to craft superior deals.

## AYRES HOTEL, CORONA

The Ayres Hotel, Corona is a three story hotel.

### VITAL STATS:

Number of Units Framed:

**58**

Board Footage Used:

**356,781**

Average Crew Size:

**26**

Project Duration:

**4 months**



*phase*

**#3**

*phase*

**#4**

*phase*

**#5**

### STAGING

TWR has averaged between 15 to 20 phase starts every week during our peak with some weeks exceeding 25 starts. TWR is one of the only framers in the world that could handle the load. A foreman is selected and begins the process of studying the plans. The lumber, trusses, hardware and machines are scheduled for delivery to the site. Pre-job meetings are attended to allow for proper interface with other trades. Crews are contacted and secured for the projects.

### BUILDING

SNAP...The lines are drawn and the work begins. The schedule is mind numbing, 19 separate phases of framing has to interface with many trades to frame the project per a pre-determined schedule. Everything Arrives: Lumber, hardware, fuel, storage bins, trusses, windows and labor. OSHA certified foreman oversee the process from layout to fine tune. Building the project to the client's particular specifications. TWR's own fall protection is in place and the site is covered by the best insurance money can buy.

### CUSTOMER AFTERCARE

We provide our customers with a dedicated customer service staff whose sole purpose is to service project aftercare needs. All of our customer service reps are English speaking with fully stocked trucks and all the necessary tools to complete and clean up the job! Communication between our customer service representative and the customer is our top priority. Upon completion of the aftercare work, a detailed list of the completed work may be sent to the builder for confirmation and review.



24 SEVEN



AYRES HOTEL, CORONA



FOOTHILL WALK



PERRIS ISLE



AYRES HOTEL, CHINO



VICTORIA GARDENS REC. CENTER



CHINO PRESERVE



COBBLESTONE



PINNACLE AT TOWNGATE



RAINCROSS

## THREE 65

Completed in the fall of 2009, Three65 was a multi phased product consisting of several multi family floor plans and elevations from lofts to 3 bedrooms, including garages.

### VITAL STATS:

Number of Units Framed:

**116**

Board Footage Used:

**2,815,626**

Average Crew Size:

**32**

Project Duration:

**Ongoing 3 years**



## 25 Years of Multi-Family Housing in the Inland Empire



The 24-Seven and Three-65 projects at Victoria Gardens in Rancho Cucamonga are another example of the Urban living style that has emerged these past few years. TWR contracted with Shea Homes to frame these two developments beginning in the fall of 2006. Over the past three years there have been multiple phases to construct 116 units at Three-65 and 117 units at 24-Seven, as well as a Recreation and a Fitness Center. In that time several hundred employees have been a part of the framing at these two communities.



# certified quality

“T.W.R. Enterprises, Inc.’s quality management system is well refined, and proves to be an excellent example of an established quality program for other trade contractors to emulate.”

**NHQ Certified Trade Contractors Audit report**



In 2005 we put our quality assurance program to the test. We had the NAHB Research Center conduct a two day, independent audit of our quality program including multiple random jobsite walks and an extensive review of our quality assurance processes. Five years later we are still certified and considered a model for other trade contractors to follow. Our commitment to self examination has proved to be a strong asset in providing quality results on every project.

## TWR retains unmatched purchase power

TWR prides itself on the ability to purchase lumber for our clients and provide them with the peace of mind that our coverage limits are second to none in the industry. TWR does such volume and has such established relationships with lumber & truss manufacturers that we can bring a level of security to a job never before thought possible. Imagine being able to pay attention to the finer details of the project because you know the biggest part of your bottom line is already taken care of.

## 25 Years of Crew Development

Year after year TWR has established itself as one of the most consistent framing contractors in Southern California. With consistency comes trust, and with trust comes good people. We have developed an extremely large crew base that can be deployed at anytime to fulfill the needs of our clients.

## (8 -TIME) CalOSHA, Golden Gate Safety Award Recipient

TWR is honored to have partnered with builders in raising the bar on safety and in return awarded one of Cal OSHA's top recognitions.



## a real safety program

It is TWR's goal to establish and maintain a safe environment for all employees. It is daily protocol to conduct safety inspections to locate and correct unsafe working conditions or practices, to control health hazards and to comply fully with the safety and health standards for every job. All of our employees are trained in good safety and health practices, highlighted by OSHA certification training, CPR certification and heat illness prevention training. TWR has been instrumental in the residential building industry in developing mechanical and physical safeguards to the maximum extent possible, providing the safest framing environments in the business. All issues are investigated promptly and thoroughly if an accident occurs to locate the cause and correct the problem so it won't happen again. Mostly, TWR promotes and recognizes safety consciousness and responsibility on every job site, holding employees accountable with a zero tolerance program for all safety violations.



SINGLE FAMILY - MULTI-FAMILY - COMMERCIAL

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[www.twrframing.com](http://www.twrframing.com)

