



Focus On Light-Gauge

Trump Park Residences Has It All...Including Steel Roof Trusses

Donald Trump is said to have once referred to himself as “the greatest builder since Ramses”. He may have been joking, but his expansive portfolio of apartment buildings, casinos, hotels and golf courses is undeniably impressive. And the same can be said for one of one of his soon-to-be-completed projects, Trump

Park Residences, a \$112 million active adult retirement community in Yorktown, NY.

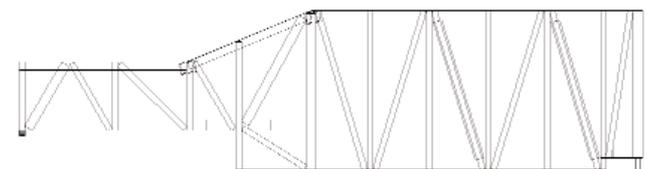
The project is being developed as a joint venture between the Trump Organization and Cappelli Enterprises of Valhalla, NY, and is touted as a community for adults 55 or older who are intent on leading a luxurious lifestyle.

The development is situated on 50 acres of land in idyllic West Chester County. Sullivan Architects, the project’s architect, used the grand estates of the Hudson River Valley as inspiration for the design—which features stone and stucco walls and red tile roofing—and cold-formed steel framing for the buildings’ construction. For the most complex framing elements—the roof trusses—the architect used products and services from Aegis Metal Framing LLC of St. Louis, MO, and Steele Truss Co. Plattsburg, NY.

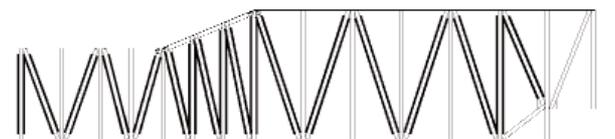
“We have tackled many challenging projects, but none compares to Trump Park Residences,” said Tom Steele, CEO of Steele Truss. His company has been designing and fabricating cold-formed steel trusses since 1996. “From an engineering and logistical

standpoint, it’s in a league of its own.”

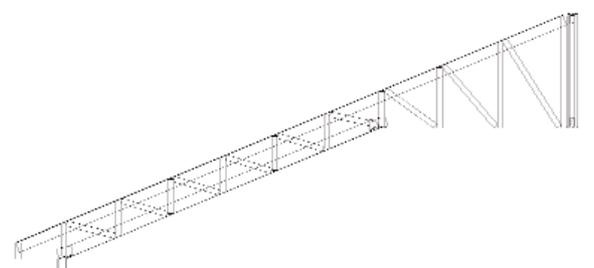
Peter Wynnuk, truss designer for Steele Truss, tells why: “The numbers for Trump Park Residences speak for themselves. There are in excess of 1,200 individual truss types and more than 2,300 total



Top chord and bottom chord profiles form the desired architectural look. This truss also performs as a girder supporting other trusses that complete the raised ceiling.



Drag strut trusses collect diaphragm loads and drag them to the building resisting elements.



Sloping bottom chord trusses create the high cathedral ceiling and are ultimately supported at the high end by girder trusses at an upper roof plane.

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trusses. We have more than 500 hours of total design time at Steele Truss alone, not to mention the time Aegis' engineers have in the project. By the time the project is complete, we will have delivered more than 30 truckloads of Ultra-Span trusses."

Jim Looby, PE, engineering manager for Aegis Metal Framing, confirmed the complexity of the Trump Park roof system. "The system of girder trusses required to frame this roof was amazing," he said. "For example, the 32' trusses supporting the main cupola in the center of the complex had to support a 15,000 lb. load point every 4'. Each of these trusses weighed in excess of 1,500 lbs. There were more than 400 different types of girder and drag trusses that had to be designed."

Steele Truss began fabrication of the first phase of the project in mid-2006. And as with any project the scale of the Trump Park Residences, there were schedule delays and modifications. "It took us a little while to hit our stride in the plant, especially given the high concentration of girder trusses and the huge number of setups," said Steele. "Nonetheless, we have a solid plan in place to meet the jobsite installation schedule, which calls for completion by the end of December."

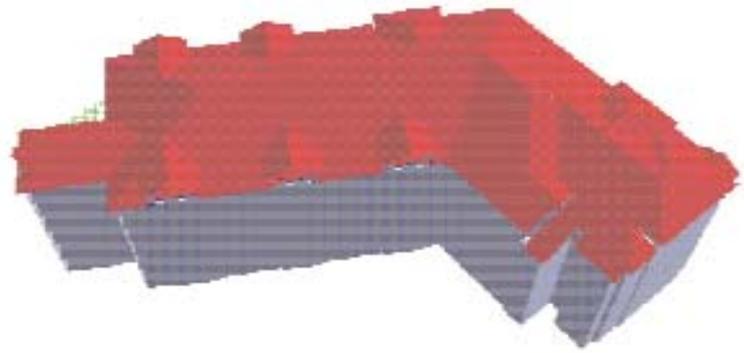
Kane Contracting of Peekskill, NY, is handling the on-site installation of the Ultra-Span truss system, and company founder Michael Kane has been personally involved in all details of the project. According to Kane, "Trump Park Residences is one of the most prestigious projects in which my company has participated. Throw in the fact that Mr. Trump and Mr. Capelli are involved, and you could say this is a pretty high-profile job."

Kane and Steele talk several times a week to ensure that truss deliveries coincide with the section of the building where Kane's installers are working. "It's a massive project and the site conditions are fairly tight, which makes moving cranes and other equipment challenging," said Kane. "We are in constant contact with Steele Truss and have a pretty good system in place. Obviously, this isn't the easiest truss installation. But all in all, things are going pretty smoothly."

Trump Park Residences' units are priced from \$500,000 to \$1.5 million and are selling at a brisk pace. With the U.S. Census

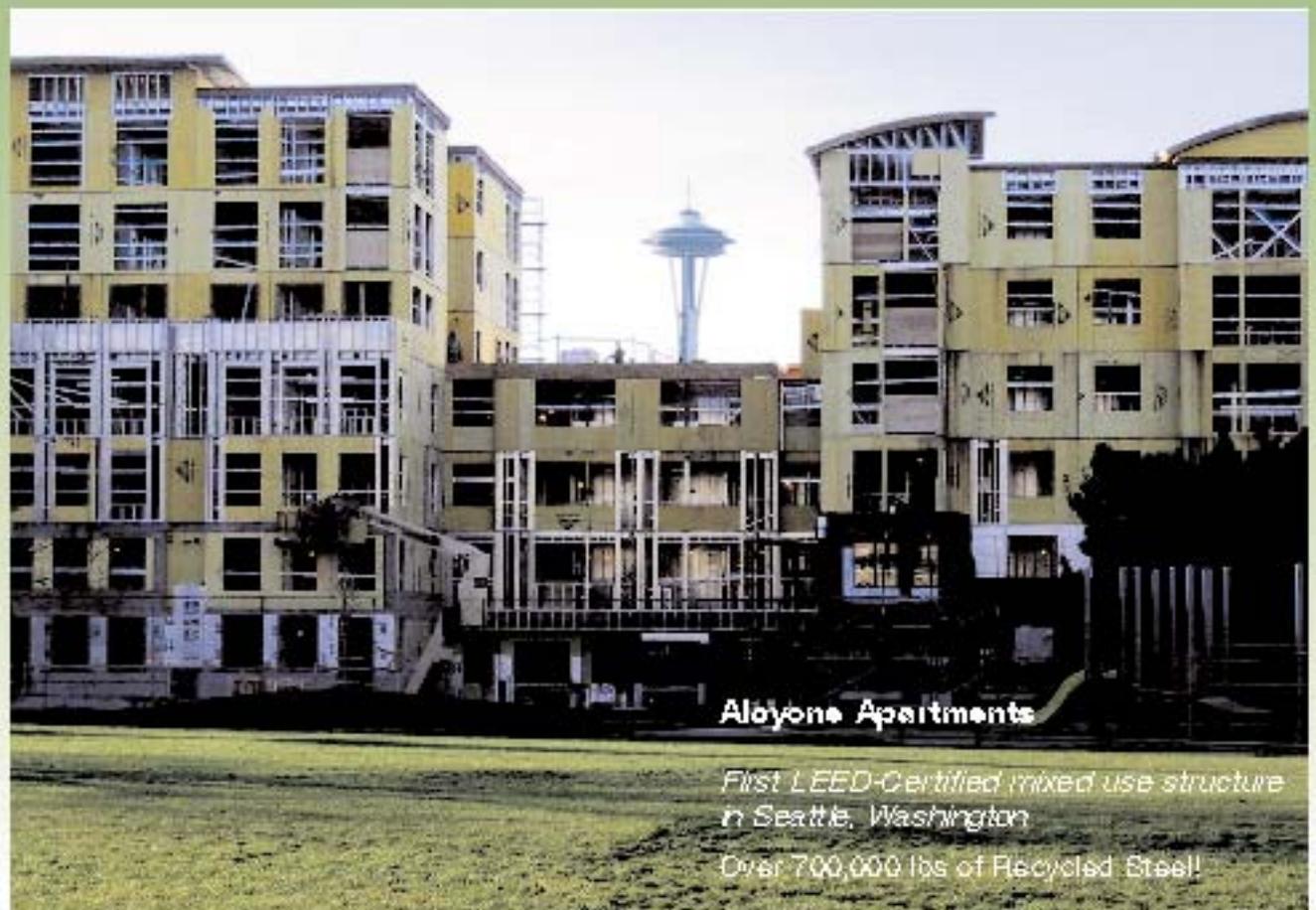
Bureau projecting more than 100 million Americans over the age of 45 by 2010, it's possible Trump and partners will be looking at additional opportunities in the active adult segment. That should come as music to the ears of cold-formed steel component manufacturers throughout the country.

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The above rendering of Villa C shows the complexity of the roof design. When completed, the active adult community will resemble a country club and have stunning marble floors, magnificent stone fireplaces and sumptuous furnishings. There will be terraces, a library, a movie theater, a business center, a game room, indoor and outdoor pools, a fitness center and walking trails.

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