Greenfab Demonstration Home

Fact Sheet

Location:
1827 S Lane St
Seattle, WA 98144
(Seattle's Jackson Place neighborhood, near Boren Ave. S and Rainier Ave.)

Project Team:

Developer:	Greenfab
Modular Builder/Manufacturer:	Guerdon Enterprises, LLC
General Site Contractor:	HyBrid Assembly
Architect:	HyBrid Architecture
Landscape Designer/Contractor:	In Harmony Sustainable Landscapes
Urban Landscape Products:	Fresh Digs
Mechanical Engineer:	Ecotope
Structural Engineer:	Davido Consulting Group
Photovoltaic Provider:	Sunergy Systems
LEED Certification:	Conservation Services Group
Sustainable Building Materials:	GreenHome Solutions
Green Technology Systems:	GreenTechNW
Modular Installer:	Add Space
Crane Service:	Snell Crane Service
Modular Trucking:	Bennett Trucking (long haul) Pete's Trucking (short haul)

Project Size:
1,790 square feet of livable space + 160 sq. ft. garage
3 bed, 2 ¾ bath home includes:

- Flex space with separate entry, kitchen and bath (400 sq.ft.)
- Rooftop deck (700 sq.ft.)
- Urban backyard barn (100 sq.ft.)

Estimated Project Cost:

Modular factory construction costs (dried-in and plumbed):	$140,000 *($86/sq.ft.)*
Modular site finishing costs (siding, deck, floor, cabinets):	$50,000 - 60,000 *($31-37/sq.ft.)*
Site construction costs (excavation, foundation, utilities):	$42,000 - $48,000 *($26-29/sq.ft.)*
Modular transportation/installation:	$16,000 *($10/sq.ft.)*
Green features (solar, grey water, LEED, etc.):	$20,000 - 30,000 *($12-18/sq.ft.)*
Soft costs (engineering, design, permits):	$15,000 *($9/sq.ft.)*
Total development and home costs:	**$283,000 - 309,000** *($173-189/sq.ft.)*
Land Costs:	$156,000
Total Project Costs:	**$439,000 - 465,000**

**Estimated project costs reflect this home and site specifically. Other Greenfab modular homes may cost more or less depending on customization and location. Greenfab reserves the right to modify or change the plans, specifications, features, prices and product offerings without prior notice.*

Project Timeline:

Site excavation start date:	August 18, 2010
Factory production (takes 2 weeks):	November 5, 2010
Module delivery and installation:	December 7, 2010
Completion (45 days post delivery):	Mid February 2011

Green Benefits:

- Targeting LEED® for Homes Platinum certification
- Targeting Built Green 5-Star+ certification
- Targeting Energy Star certification
- Targeting net-zero energy

Distinguishing Features:

- 1,400-gallon above-ground water storage cistern captures rain water for on-site irrigation and toilet flushing
- Three 300-gallon storage basins filter and treat grey water from showers, bathroom sinks and washing machine for landscaping
- A rain garden infiltrates overflow from the grey water treatment system to recharge ground water
- Half-enclosed urban barn for storage, chickens, composting, etc.
- Garden boxes on rooftop deck for urban farming
- True urban infill on a subdivided property (no deconstruction required)
- Enclosed rainscreen siding to decrease thermal bridging and temperature fluctuations
- Projected annual electricity usage of 9,829 kWh, which is 50% less than an average all-electric home
- 2.4 kW photovoltaic system offsets 23% of the home's annual energy usage
- Highly efficient and cost-effective energy systems, including:
    - GE Hybrid heat pump water heater
    - 7-day programmable thermostat
    - Energy Recovery Ventilator
    - Convectair backup electric heat
    - Energy efficient appliances and low-flow fixtures
- Advanced framing with studs that are 24 inches apart rather than the traditional 16 inches, resulting in less wood used and an increase in insulation/energy efficiency
- R-26 insulated exterior walls, which is 35% better than code (Code requires R-17)
- No-VOC paints or Formaldehyde-based materials for healthier indoor air quality
- Interactive home monitoring system to track energy consumption
- Drought-tolerant native woodland garden
- Very walkable location (80 out of 100 points) according to Walkscore.com

Website: http://www.greenfab-media.com/category/project

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