

ECO HOUSE  
LEECH LAKE TRIBAL COLLEGE

PROJECT DESCRIPTION

The Residential Carpentry program at Leech Lake Tribal College (LLTC) is extending an opportunity to a qualified home buyer to purchase a student-built Eco-Affordable home. Eco-Affordable is defined as a home that is conservative both in energy consumption AND in price, thus making it available to a broad range of home buyers. This home will be built utilizing “green” building practices. It will be built on the LLTC campus with no-cost student labor and with full Instructor supervision. All appropriate standard inspections will be done throughout all phases of construction.

As the home buyer of our Eco-Affordable house, you will need to provide for and finance the cost of materials plus 20%, professional plumbing/ HVAC design and installation, and over-the-road house transport from our campus to your contractor-prepared foundation at your building site. Arrangement for each of these conditions must be complete prior to May 15, 2010. Building plans must be finalized in order to start construction by June 1, 2010. The Eco-House will be student-built within a normal three term/12-month academic schedule in the Residential Carpentry program.

SPECIFICATIONS

1. Construction activities are limited to the academic schedule. Your project will be completed within a three semester limitation beginning June 1, 2010. Any portion of the project that remains unfinished at the end of three semesters will be the responsibility of the homeowner.
2. 1,000 TO 1,200 sq. ft. home incorporating green building products and construction methods.
3. Height limited to 4 in 12 roof pitch.
4. Width limited to 24’ wide X 48’ long (road haul restrictions).
5. Single level floor plan and building. Design of floor plan, placement of openings etc. are customer/client driven.
6. Leech Lake Tribal College (LLTC) students will do framing, sheathing, roofing, venting, windows/door installation, exterior finishes, sheetrock, tub/shower installation, electrical rough-in, cabinet/countertop installation, interior finish wood trim installation, underlayment/ flooring installation.
7. Electrical work will be done by LLTC trades, under supervision of Master Electrician.

MATERIALS

Materials must meet certifiable green product requirements; recommended green building applications are strongly suggested, but not **all** are required, some qualify for tax credits.

1. Air exchange system
2. Tankless water heater
3. Solar furnace/Passive Solar heating & cooling

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4. Low VOC products (volatile organic compounds)
5. Cement or Steel siding
6. Steel roofing
7. Forest Stewardship council rated wood (sources that protect natural forests)
8. Attic R-Value 56 or better (18" blown in cellulose)
9. Wall R-Value 25+ or better (2x6 walls with closed cell spray foam or 2x6 walls with 1" foam on exterior + batt/blanket insulation)
10. Renewable finishing products (flooring, cabinets and countertops made from renewable resources)-No Carpet
11. Windows and doors with low-E glass, low U-factor, low solar heat gain coefficient ratings
12. Locally produced and low embodied energy materials

PRICE

1. Cost of Material + 20 percent to cover LLTC operational costs. 30 % of the estimated cost will be due at the start of the project (June 1, 2010), 30% at the start of the second term (Sept. 1), and 30% at the start of the third term (Jan. 1, 2011). The final amount will be due by May 1, 2011, with cost adjustments made according to actual cost of materials.
2. Labor provided by LLTC students at **no-cost**.
3. Materials cost estimate is completed by LLTC instructor(s).
4. Contract amount is determined based on materials cost estimate. Must have design completed before estimate can be done.

CUSTOMER/CLIENT RESPONSIBILITY

1. Client must complete home design as soon as possible.
2. Client must contract out plumbing and HVAC work. All outside contractor schedules must be coordinated with LLTC construction schedule.
3. Client will arrange for appliance installation and hook-up after house is moved. No appliances will be installed during construction at LLTC.
4. Client must contract out foundation work.
5. Client must pay to transport house and arrange for house transport by May 15, 2011.
6. Client is responsible for all electrical fixture installation.
7. Client will be responsible for completing all work not completed by the end of the third semester.
8. Client may arrange to have the house inspected (thermal bypass) by a certified building analyst (green certification inspector). Client is responsible for its cost and inspection arrangements.

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HOW TO APPLY

Interested home-buyer clients are requested to submit a letter of interest to Leech Lake Tribal College, Residential Carpentry Program, by April 15<sup>th</sup>, 2010. The letter should include contact information ( name, address, telephone numbers, and any available email address), brief description of proposed house, final location where the house will be moved, available financing, and an indication of home-buyer availability to work with the College to finalize building plans before May 15, 2010.

INFORMATIONAL MEETING

An informational meeting will be held on Wednesday, March 31, 2010, at 6:00 p.m. at Leech Lake Tribal College.

CONTACT INFORMATON

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