

## BCT House Project Updates

House 3: Currently painting interior ceiling and walls, then install interior doors, trim doors and windows, and install baseboard trim and closet shelves and rods. Need to finish a few exterior trim applications. Electrical trim work will be completed after painting is done.

House 4: Students are currently finishing small interior wall framing partitions. HVAC and Electrical students will be installing their respective portions in the house. We will be applying exterior finishes to the house, which includes siding, roofing materials, and soffit systems. The rough-in of the plumbing has been completed. After the electrical has been roughed-in, we will be insulating and dry walling the interior walls. After students complete this, we will contract the taping and texturing out. When this is done, painting and the interior door, trimming, and closet process will be done. We are looking at a May 2014

Recommendation for House Project selection process from CTE Trades Instructors: Ron Parisien, Luke Baker, Todd Poitra, and Wayne Sande.

- Build Spec Home, and sell to the highest bidder. There will be a minimum bid established (including all materials, cost of repair when the house is moved and warranty work to be completed, tool and equipment replacement costs etc.)
- Square footage of house will range from 1200 to 1800 square feet.
- Working drawings will include specifications for the construction project.
- Electrical, plumbing, and HVAC working drawings and specifications will be included.
- Drawings will be done by architectural firm that will include all specifications of the project.
- Projects will be designed to be energy efficient and use green and energy efficient materials and building practices.
- Spec House can be used for 3-4 years and we can change the design so it does not look like a HUD project.
- Spec House utilization will allow for more accurate estimations of the next years project (materials lists etc.)
- All electrical, HVAC, and mechanical systems will be on the main floor, to provide students with hands on installation experience.
- Taping and texturing will be contracted out, as this needs to be done by professionals.
- Inspections will be done through stages of construction
- We can look at building to HUD specs so if Turtle Mountain Housing Authority is interested in buying, the project would meet the requirements.

## House 3 Options

- A. Finish home without cabinetry and flooring by October and use bid process. Designated home buyer has withdrawn from process as per Dr. Davis. Cost is minimal (insulation)
- B. Finish home with cabinetry and flooring by May 2014. Cost is Option A + 35,000 for cabinets and flooring. Depending upon flooring, may need to contract out. Use bid process.
- C. Research possible funding for TMCC to purchase house (at cost of materials) and use for college purposes (Foundation, Early Childhood Lab etc.).

### House #3 Description and Specifications

- House dimensions are 30'-0" x 66'-0"
- 2004 square feet
- House is built using 16" engineered floor truss with raceways for hvac duct work
- Subfloor is ¾" t & g plywood
- Exterior walls are built using 2x6 framing 16" o.c. with 7/16" osb wall sheathing
- Exterior walls are sheathed with 1" Dow Super Tuff R insulated sheet panels with a R-value of 6.5, all joints are sealed with tape for energy efficiency
- House roof truss are a 5/12 pitch that are energy efficient engineered
- Roof sheathing is 7/16" osb sheathing with roof clips
- Windows are energy efficient top of the line
- Front Exterior door is an entrance door with side lights
- Side door is a 3'-0" exterior pre-hung primed door
- French door in Dining area with built in blinds also energy efficient
- Walls are have a R value of 25.5
- Ceiling insulation is a R value of 58
- Ceiling drywall 5/8"
- Wall drywall ½"
- Aluminum soffit and fascia
- Smart side engineered siding
- Laminated Shingles
- HD Security System \$5000.00
- Electronic entry door locks each \$400.00 two of them
- House was inspected by outside professional inspection company
- House is built according to industry standards and national home builder codes
- Materials are installed or applied to manufactures suggested installation as required
- House is built to be energy efficient and using green materials as must as possible during the construction
- House is built according to national builder's codes and standards
- House is wired by a licensed electrician and instructor, is wired according to electrical code requirements
- House is wired to have light sin soffit system as well has outlets for Christmas lights
- HVAC is installed according to standards by HVAC instructor
- Plumbing is installed by contracted plumbers

House #3 is a very well designed and built house, it is built with energy efficiency materials and building practices. Green building materials are implemented when available. Students did a great job on the construction of this house project. I could see some of these students who were involved with this class project as being future building contractors in our community. They all are proud of the class work or the task they finished for each part of the construction of the house project. It was a good learning project for each student and helped them to learn their hands-on training.

