

Making LEED for Homes Platinum Affordable



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What We Plan to Cover

- **Modular Construction** – Discussion of this Design and Production Technology and its benefits and cost savings
- **LEED Certification** – How modular technology lends itself to achieving a LEED rated building
- **Affordable Homes** – How the benefits of Modular and Green technology combine to offer both reduced acquisition and energy costs in addition to total ownership costs

LEED for Homes

**3140
Pennsylvania**

St. Louis, MO

Owner
EcoUrban Homes
St. Louis, MO

Residential 1,800 sf

Certified 9/30/07

LEED Registered Platinum

- Precision-Built Modular Construction
- 0.25 lbs/per sq. ft of construction waste
- Native, Xeriscape Landscaping
- \$50/month total energy cost



**ST. LOUIS
REGIONAL
CHAPTER**

www.ecourbanhomes.com



**ECOURBAN PROJECT IN ST. LOUIS
1st LEED CERTIFIED HOME IN MISSOURI**



Benefits of Modular Construction

- EcoUrban units can be delivered **90% complete** to a construction site for **\$45** per square foot. With pre-modular site work and finish costs, it is possible to have a LEED certified home under **\$100 per square foot**.
- Much less construction waste than traditional building sites: Approximately .25 lbs / sq. ft. on our LEED Platinum Home.
- Not affected by adverse weather conditions, meaning projects can be completed on time with minimal disruption to the neighborhood.
- **Time = Money** - The less time construction funding is used the more money can be saved for buyers or builders.

Factory Construction to On-site Finish



Quality **GREEN** Construction Meets **LEED** Platinum Certification

EcoUrban offers alternative quality construction using efficient building technologies that create limited waste and utilize sustainable materials.

Green technology

- **Outside**

- **Trex Composite Decking** made from reclaimed plastic bottles and wood – long lasting and low maintenance
- **Hardie Board Fiber Cement** is made from renewable and recyclable resources, is energy efficient, durable, and low maintenance
- **Mule Hide Cool White Roof System** reduces energy consumption
- **Xeriscaping** requires no irrigation and utilizes native plantings to create a beautifully landscaped yard

- **Inside**

- **Sherwin Williams Harmony Paint** no VOC (volatile organic compound) paints
- **Bamboo Flooring** uses a rapidly renewable resource. This bamboo is harvested at full thickness after 7 years of growth, and is FSC certified
- **Compact Fluorescent Light Bulbs** use $\frac{1}{4}$ the energy of incandescent bulbs
- **Anderson 400 Series Windows** perform 80% more efficiently than ENERGY STAR standards
- **ENERGY STAR appliances** in the kitchen and throughout the house
- **Low Flow Fixtures** in kitchen and bathrooms, includes dual flush toilet
- **60-70% recycled content bathroom tiles**
- **Transom Windows and Ceiling Fans** to reduce A/C dependency
- **R-40 Insulation** in the roof

Green Should Be Affordable

The real vision of green is not realized unless it can be made **affordable** to families and individuals under 80% of AMI with some units at 20% of AMI.

If LEED for Homes certification is incorporated from the beginning and is designed holistically into the structure, then obtaining LEED becomes more accessible, more affordable and less of a point system or gingerbread outcome.

Proof that LEED Works...

(314) 342-1111
www.ameren.com

CUSTOMER SERVICE BULLETIN



SEASONAL RATE CHANGE - Customer bills for the next eight months will reflect the lower winter costs for providing electric service. Look for ways to control your winter bills by visiting www.Ameren.com for tips on using energy wisely. Please note itemized bill reference to MO SALES TAX is now shown as MO Local Sales Tax. The tax rate has not changed.

A late payment charge of 1.5% will be added for any unpaid balance on all accounts after the delinquent date.

RETURN THIS STUB TO: AmerenUE P.O. BOX 66529 ST. LOUIS, MO 63166-6529



Dollar More is a year-round program that helps needy families survive. To give just a dollar more a month with your payment, please mark an 'x' in the box.

AMOUNT DUE	\$64.65
DUE BY	09/26
DELINQUENT AFTER	10/05



ECO URBAN CONSTRUCTION
3140 PENNSYLVANIA AVE
Acct. No.

Amount Enclosed \$ _____



EcoUrban Offers LEED Certified Homes from \$130K - \$250K



- Imagine living in 1100 square feet with 3 bedrooms, 2 baths and paying less than \$50/month for total utility costs.



- Or a modern or historic 1800 square foot home with 3 bedrooms, 2 baths with rooftop deck for under \$250K.

In Closing

Modular construction is a design & production methodology that can make affordable green a reality.

The promise of LEED certified modular, affordable green homes can be realized.

AND...it will change our preconceptions of what a home is and how homes should fit into our built environment and how our dwellings should respond to owners in this new future-aware environment.