



LOPEZ FISH
BAY COTTAGES
WORKFORCE
HOUSING
CASE STUDY

DEVELOPED BY HOUSING LOPEZ



A B O U T M E T H O D H O M E S



Method Homes is a Seattle and Ferndale WA-based construction company focused on building precision-engineered, beautiful, healthy, and sustainable prefab homes and commercial structures. Method Homes was founded with a mission of sustainability, taking thoughtful, sustainable design as a core value. Prefabrication allows Method to reduce construction time lines and control costs while building custom projects in a controlled environment, minimizing exposure and waste. As a result, Method can focus on sustainability and cutting edge design.

Since its inception, Method has launched eight lines of home designs with 5 architect partners, has built numerous custom projects with additional architecture firms and has built a vast portfolio of complex, architectural prefabricated projects throughout the US and Canada, including structures that meet LEED Platinum and other stringent environmental certifications. Method has been recognized as a leader and innovator in the prefab building industry.

Some of Method's notable work includes House of the Immediate Future, a Habitat for Humanity project that debuted at Seattle's Next Fifty (recipient of ENERGY STAR® efficient home of the year) designed by the Miller Hull Partnership, Cascade, one of Seattle's first LEED Platinum accredited homes (Winner of Green Builder Magazine's green prefab projects of the year), Taproot Theatre Annex, a 21 module theatre building certified LEED, builder of the SEED classroom, a Living Building certified classroom and modular builder of 20 LEED Platinum affordable homes in the Ft Peck Sustainable Village for the Make it Right! Foundation.

A B O U T T H E P R O J E C T

HOUSE DETAILS:

2 bedrooms 1 bath 840 sq ft homes. These homes were designed and built with durability, energy efficiency, and livability in mind.

They were designed to minimize on-site work to the point they can be completed within days of installation, apart from exterior items like decks, landscaping, etc.

The interior of the modules shipped almost complete with just one floor board and cased opening trim pieces needing to be installed to get to 100%.

These were built with significantly better materials than comparable workforce units. Some specifications include:

- Heat pump hot water heaters
- Ductless mini splits
- Custom cabinets
- Marvin fiberglass windows and exterior doors
- Solid core interior doors
- R23 insulation above code and hydrogap rainscreen siding. There is an option for added ZIP R continuous insulation for cold climate applications.

COSTS:

Cost for the Lopez Homes were \$170,000 per home pretax at the factory. These were ordered and produced before the large increases in cost in the summer of 2021 so we project future orders to be closer to \$190,000 per home at the factory depending on specifications and selections.

For holistic hard costs of construction including transport and install and all site work the developer is targeting \$250,000 per home. There is an opportunity for lower costs on off island projects.

TIMELINE:

Since this model is already designed and engineered, Method can turnaround plans for local permits quickly. Method currently needs 8-10 weeks from execution of a build contract and receipt of deposit for procurement and placement in the factory queue. From production start, Method can deliver up to 10 homes in approximatley 16 weeks.

