



VILLAGES OF RIO DEL SOL

ECO - PROJECT R2

160 Production Build Homes

Started:
August 2003

Project Address:
Cathedral City, CA

Developer:
Joe Morreale, CEO
Rio Del Sol Development, Inc
Palm Springs, CA

Contractor:
Self- Perform
Rio Del Sol Development, Inc.

- *First ICF Production-run Housing Project in USA* • *ECO-Block On-Site Training* • *Architectural Appeal of Thick Walls and Big Windows*



The **RDS VILLAGES** is the first development to successfully use ICF's in a production run. The developer, Joe Morreale, is already seeing the rewards: "ICF houses are getting higher comp value than stick houses, and that is recognized on resale."

Morreale chose **ECO-BLOCK** because it is user-friendly for production housing. The panelized system allows for twice as much product shipped per truckload. Jobsite storage is easier, and final assembly is quick.

ECO-BLOCK also proved to be the best value as measured by the speed of construction, reliable technical assistance and the extensive on-site training.

This breakthrough in ICF construction is the result of teamwork between the developer and a dedicated **ECO-BLOCK** team, who streamlined and integrated the installation process until the labor numbers were competitive.

The project now runs with 16 crew members, a team leader and a project supervisor, at a rate of .08 man hours per ft² of completed **ECO-BLOCK** walls, including concrete! Labor retention rates are very high and safety training is mandatory.

- 4 days to build
- 4 crew per house
- 4 houses per week



Morreale was initially attracted to **ECO-BLOCK** ICFs for the architectural benefits. The thick walls offer the aesthetic appeal of an adobe look at a competitive cost. The seismic strength and high R-value of the concrete wall allows for larger window openings and the placement of the glazing close to a corner.

Morreale enjoys the marketing advantage of selling energy efficient homes. Even on the 120° F construction days, the interiors of the ICF houses in construction are noticeably cooler. HVAC packages were reduced by 1 to 2 tons per house.



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