The Green House Prototype is a design package that is available only to licensed Green House Project adopters. The Prototype reflects all of the Green House Project’s operational and architectural lessons learned to date. It also reflects a design that has been carefully crafted to deliver a comfortable and efficient environment that becomes a real home. The Prototype can be delivered more quickly and for a lower cost than a custom design, and its use ensures a streamlined approval process by The Green House Project.
These are some of the key ways that using the prototype can help a sponsor save time in the overall process:

**Programming/culture change/conceptual design:**
- The design responds to lessons learned by The Green House staff on their previous projects; no “reinventing the wheel”
- With a predetermined plan, you can move right to site test fits and discussions with the local regulators
- Since a prototype cost estimate is already provided, a cost verification for local conditions is all that is necessary

**Schematic design/land development approvals:**
- The prototype design can be used for preliminary discussion with planning staff
- The site plan package can be prepared more quickly since the footprints are predetermined
- The actual approval process can be faster, since the prototype is a known quantity

**Construction documents and Guaranteed Maximum Price (GMP):**
- No design development phase is required
- A GMP can be established earlier in the process, since changes to the prototype were identified in the early phase of the project
## Prototype Process

### Phase I: Project Assessment
- Feasibility: Market demand and site selection, Application to GHP
- Economics: Reimbursement rates, Payor mix, Labor rates, Construction cost estimate
- Design and Construction: Site test fit, State licensing review, Pre-entitlements

### Phase II: Planning and Approvals
- Feasibility: Focus groups, Purchase land
- Economics: Secure financing, GMP from contractor, Fundraising
- Design and Construction: Architectural style, Land development plan application

### Phase III: Implementation
- Feasibility: Pre-marketing, Resident selection
- Economics: Project management, Purchasing plan, Furniture installation

### Result
- Feasibility: Four months to get Go/No Go decision
- Economics: Five months to get construction started (depending on zoning)
- Design and Construction: Ten – Twelve months to get the project complete and licensed

### Prototype Professional Services Cost Savings

<table>
<thead>
<tr>
<th></th>
<th>Custom Process</th>
<th>Prototype Process</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prototype architect</td>
<td></td>
<td>$35,000.00</td>
</tr>
<tr>
<td>Local architect*</td>
<td>$95,000.00</td>
<td>$25,000.00</td>
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<tr>
<td>Structural engineer</td>
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<tr>
<td>HVAC Engineer</td>
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<tr>
<td>Plumbing engineer</td>
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<tr>
<td>Electrical engineer</td>
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<td>Interior designer</td>
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<tr>
<td>Kitchen equipment consult.</td>
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<td><strong>Total</strong></td>
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</table>

**SAVINGS**: $87,000.00

The following notes apply to the Prototype process:

- The local architect is responsible for the site test fit, adapting the building to state regulations, and completing the construction documents. (* Local architect fee for the Prototype will vary in some geographic locations.)
- Completion of the MEP engineering design will be performed by MEP design/build subcontractors.
Questions we can answer about the Prototype:

SPONSORS
Delivering an efficient environment that becomes a real home
- How do I get licensed to be a Green House adapter?
- How can I afford to build a Green House?
- How much money can I save by using the prototype?
- How much time will I shave off the development process by using the prototype?
- Will my staff be able to manage the prototype development process?
- How do I transfer the prototype information to my local architect and builder?
- Who will help me interpret the prototype information?

ARCHITECTS
Painstakingly crafted with quality, operational and code compliance minded design
- Why would I give up my creativity to use the prototype?
- Can I change the exterior look of the buildings?
- Are the plans approved by my state?
- What if I have a question by a local code official?
- What electronic format are the prototype drawings: AutoCAD, BIM, etc.?

CONTRACTORS
Designing from scratch is expensive and may not provide the best quality for your client.
- Why would I want to build a prototype?
- How much time can I save the sponsor?
- Can the prototype speed up the local entitlement process and the building permit process.
- Is there any baseline cost information for the prototype?
- Do I have the latitude to make adjustments based upon local availability of materials?

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