

## **Project #23 – High Performance**



# **Prices Fork Village Apartments**

## Prices Fork Village Apartments



### Participant Information:

ACME Panel Company  
April DeMotts  
1905 West Main Street  
Radford, VA 24141  
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www.acmepanel.com

Category: Multifamily - High Performance

### Project Information:

Prices Fork Village Apartments Phase III  
4255 Prices Fork Road  
Blacksburg, VA 24060

Date completed: July 2021

Total cost of project: \$3.1M (Phase III costs only)

### Dimensions:

Floor 1&2 - 165'4"x56'8"  
Floor 3 - 102'x56'8"

### Total sq.ft.:

Approximately 21,600 square feet of conditioned space

### Asking price/purchase price:

16 apartment units, available for rent. 10 units are rented based on income, the rest are market rent

### Built by:

Taylor Hollow Construction (SIPA Member)  
April DeMotts  
1905 West Main Street  
Radford, VA 24141  
(540) 639-0195

Panels Manufactured by: ACME Panel Company



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### Designed by:

Taylor Hollow Construction  
April DeMotts  
1905 West Main Street  
Radford, VA 24141  
(540) 639-0195

### Building use:

This is a multi-family building with 16 total apartments (8 three bedroom apartments, 8 two bedroom apartments). Ten of the apartment homes are reserved for low to moderate income individuals/families earning 50% AMI (2 units) or 60% AMI (8 units).

### How did SIP construction help you get this job?

ACME Panel Company partnered with SIPA member Taylor Hollow Construction on this project. Taylor Hollow Construction is our sister company and specializes in SIP homes, commercial buildings, and multi-family construction and historic rehabilitation.

SIP wall thickness: 6.5" thickness with EPS Foam Core

SIP roof thickness: 10.5" thickness with EPS Foam Core

Benefits of using SIPs on this project. Did SIPs help save time, labor, construction costs, or energy?

SIPs saved time, labor, and energy for the project because of the ease of construction when using panels when compared to stick framing. In the long term, energy savings from using SIPs for the residents of the apartments will range from \$1,134-1,323.00 annually in lower utility costs.

### HERS Index:

HERS index range from 44-50/100. See attached HERS rating certificates for more information.

### Blower door test results:

Range of 1.59-2.53 ACH50

### HVAC:

Electric Air Source Heat Pump and Air Conditioner - 12.1 HSPF, 18 SEER.  
Energy Star rated.

Additional energy-saving materials used in the building envelope:

Window U-Value = .29

SIPs used for both walls and roof for continuous insulation of building envelope.

Additional energy-efficient products or design features:

LED Lighting, all Energy Star rated appliances (microwave, range, dishwasher, refrigerator) installed in every apartment, building and windows oriented on site for passive solar gains when possible, electric water heaters in each unit with .93 UEF Energy Star rating.

Additional sustainable materials or design features not listed above, such as recycled materials, low-VOC finishes, landscaping, etc.:

Native landscaping, sustainable Hardie Board siding used.

### Additional comments:

Prices Fork Village Apartments Phase III were the third major project on the site of the former Prices Fork Elementary School located immediately outside the Town of Blacksburg in Montgomery County, Virginia. Phases 1 and 2 saw the historic rehabilitation of the former elementary school into a 16-unit age and income restricted senior housing apartment community, a brewery, a restaurant, and a commercial kitchen that administers a grant providing meals to low income individuals at no cost to qualified people in our community. This project has become a bustling community center for the residents of the 32 apartments and the surrounding neighborhoods and represents many years of public-private partnership. It has received extensive positive media coverage and awards. Included with the packet are two pictures of US Senator Tim Kaine (D-VA) who toured the site in Fall 2021 after Phase III was completed and a flyer that elaborates on private funding as well as the many local, state, and federal agencies that played a role in bringing all three phases online to date.



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