

Grandfamilies Place of Phoenix Phoenix, Arizona

A New Kind of Affordable Multi-Family Housing for Non-Traditional Families



STRUCTURAL INSULATED PANELS

BY INSULFOAM A CARLISLE Company



Grandfamilies Place of Phoenix received the 'Exemplary Urban Multifamily Project' award from the Arizona Department of Housing. The award recognizes an outstanding multifamily rental project in urban Arizona that serves low to moderate income individuals, families or seniors, and has one more of the following elements: outstanding architectural design, transit oriented design, green building technology, mixed use, preservation/revitalization, serves a public benefit.



Project Profile: Affordable Multi-Family Housing

Grandfamilies refers to a family where grandparents or great-grandparents are raising a child where the biological parents aren't able to. A new kind of multi-family housing community provides these non-traditional families affordable housing and a community to connect with. The apartment complex was built as a response to a growing trend of senior citizens who have parenting roles. Grandfamilies Place is a modern and functional complex of two and three-story buildings with a total of 56 apartment units. This community for senior citizens - 55 and older- also provides supportive services to grandparents who are caregivers with resources geared to raise their grandchildren.



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The brand new, contemporary and colorful apartment complex recycled an aging complex that became a magnet for criminals that affected the surrounding neighborhoods.

Premier SIPS saved construction labor, time, and ultimately costs as a result. The amount saved in dollar value was not calculated; however, the framing time and labor costs were cut significantly by using SIPS. Saving money on construction loan interest paid so much that the developers planned to use SIPS in upcoming multi-family projects.

The use of SIPS for the walls for this 3-story, 2 building complex was fairly straight forward. SIPS provided the shear and structural wall components for the structure, adding speed of construction to the project. Framing all in under 1 month.

Grandfamilies Place was financed through a mix of Low Income Tax Credits and non-profit money.



The Premier SIPS Solution:

ECONOMICAL TO OPERATE: Tight building envelope reduces heating and cooling costs by up to 60%, offering significant savings on operating costs as well as greatly reduced mechanical equipment needs

FAST INSTALLATION: Large, pre-cut structural panels allow the building envelope to be erected 50% faster enabling businesses to open sooner.

HEALTHY: Superior indoor air quality with reduced infiltration of outside pollutants, which can benefit those with respiratory ailments

COMFORTABLE: Warmer in the winter, cooler in the summer, ideal controlled indoor environments for building tenants

EASY TO OPERATE: Tight building envelope reduces HVAC mechanical equipment sizes and related heating and cooling over the life of each building

ENVIRONMENTALLY RESPONSIBLE: SIPS produce 30% less job-site waste than traditional construction

LEED POINTS: Up to 39 valuable environmental design credits can be awarded for use of Premier SIPS in commercial, new construction or major renovation



Project Team & Details

Location: Phoenix, AZ

Architect: Whitneybell Perry, Inc.

General Contractor: Tofel Construction

Installer/Framer: JVH Group

SIPS Used: 23,500 sq. ft. of 6" SIP Walls

Project Size: 2-Building Complex, 3-Stories, 56 units, including 44 two-bedroom and 12 three-bedroom



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