

Mishkoswen Development Project in Full Swing

Construction of five (5) LEED certified homes to break ground in January 2011

By Dan Green | March 24, 2011

The month of November marked the start of construction on the much anticipated **T Drive Development Project**. After almost a year of gathering input from the community to define the land uses for the newly purchased 87 acre Tribal property; construction has started and is moving ahead of schedule. Although the site plan, roadway, and community water system design was completed by the engineering firm, Wightman & Associates, the Tribe had to patiently wait throughout the month of October as permits and environmental clearances were finalized by a variety of agencies.

- Contract B – Road and Water Hoffman Brothers, Inc.
- Contract C – Community Water Wells Katz Well Drilling, Inc.
- Contract D – Homes Rivertown Homes by Design

The \$2 million dollar grant from the Housing and Urban Development (HUD) American Recovery and Reinvestment Act (ARRA) and a separate contract from the Bureau of Indian Affairs (BIA) Indian Reservation Roads (IRR) Program will pay for this initial phase of key infrastructure including: roadway, sidewalk, street lighting, utilities, and a community water system which will eventually be extended to serve the Pine Creek Reservation. Another key aspect of this Project will be the construction of five (5) affordable rental units that will provide housing opportunities to Tribal members. This will be Phase V of new housing construction for the NHBP and these homes will also be Leadership in Energy and Environmental Design (LEED) certified as were the last three (3) homes constructed earlier this year.

Work crews have been able to move quickly on key construction tasks necessary to stay on schedule. To date, the main items completed include:

- ✓ Mass grading;
- ✓ Tree clearing for roadway connection from Pamptopee Trail to the T Drive property;
- ✓ Retention ponds dug;
- ✓ New culvert installed;
- ✓ Water main installation around the residential development area;
- ✓ Utility conduit installed;
- ✓ Majority of storm conveyance system installed; and
- ✓ Roadway aggregate base installed;

Next Up: Construction of five (5) homes Phase V of affordable housing construction will include 2 three-bedroom units and 3 two-bedroom units and will continue the same commitment to green building using the framework of LEED. LEED is an acronym that stands for **L**eadership in **E**nergy and **E**nvironmental **D**esign and is a certification process administered by the United States Green Building Council (USGBC). This is a process in which the Tribe selects building and design criteria for the homes that will provide highly energy efficient homes. For example, none of the homes will be heated/cooled by propane but instead by geothermal systems. This means no propane costs for heating and cooling the homes. All of the LEED requirements are assigned point values and at the end of the Project, the number of points will determine the certification level we will achieve. This Project is seeking a Silver Certification Level.

As with the previous Phase of home construction (Phase IV), this Project will utilize job bank members by implementing a job training program in the housing construction trade. Five (5) members of the job bank will be selected, and screened to be part of this construction project which will last approximately 5 – 6 months beginning in January 2011. Homes are being constructed by Rivertown Homes by Design.

[Dan to provide rendering of home]