

THE BUSINESS CASE FOR HIGH PERFORMANCE MID-RISE BUILDINGS



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WE BUILD LONG-TERM MONEY-MAKERS.



- **BUILD IN ANY WEATHER.**

Element forms are insulated, so they are unaffected by wet or cold conditions.

- **NO SHRINKAGE ISSUES.**

Unlike wood-frame, ICF construction has no differential shrinkage issues to detail around or accommodate.

- **DESIGN EASILY TO SEISMIC CONDITIONS.**

No gas code “progressive collapse” issues compared to masonry.

- **BUILD FAST AND EFFICIENTLY.**

A typical build rate can be “a floor every 10 days or so”, and with Element ICFs, a single crew can build the entire superstructure.

- **REDUCE OVERHEADS.**

Save up to 80% on the cost of construction insurance when compared to wood-frame.



FAST, COST-EFFECTIVE BUILDS

EFFICIENT COST-EFFECTIVE BUILDS



- **MORE RENTABLE SQUARE FOOTAGE.**
Efficient concrete construction minimizes non-rentable building areas.
- **LOWER REPAIR BILLS.**
Durable Element ICF walls resist damage and moisture - there's nothing to rot or mold.
- **DRAMATICALLY LOWER UTILITIES BILLS.**
These buildings are incredibly energy-efficient!
- **HIGHER LONG-TERM PROFITS.**
These significant ongoing cost savings will drop directly to your bottom line.

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WE MAXIMIZE YOUR BOTTOM LINE.



- **COMMAND HIGHER RENTS.**
Minimize tenant turnover.
- **UNITS SHOW WELL.**
Element ICF high performance buildings are quick to “rent up”.
- **ENHANCED PRIVACY.**
Sound-tight walls and floors provide more privacy.
- **BETTER ODOR CONTROL.**
Air-tight walls control odors.
- **IMPROVED TENANT SAFETY.**
Four hour fire-rated construction provides greater tenant safety and peace of mind.

MAXIMUM RESALE VALUE



MAXIMIZED REVENUE STREAM

- **HIGHER ANNUAL PROFITS.**
Lower operating costs puts more money back in your pocket.
- **ATTRACTIVE INVESTMENT POTENTIAL.**
The superior performance fundamentals built into Element ICF High Performance Mid-Rise Rental Buildings resonate strongly with long-term institutional investors.

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WE PUT SIX STEPS IN ONE PACKAGE.



MAXIMUM ENVELOPE PERFORMANCE

■ CONTINUOUS FOAM INSULATION

Two thick, continuous Element foam panels envelope the building to provide an effective wall assembly R-value of R25 or more.

■ AIR-TIGHT WALLS

The Element ICF wall assembly delivers up to 60% lower air infiltration than a traditionally-built wall. This enhances the thermal performance of the foam insulation and makes the building even more draft-free and comfortable.

■ 5-DAY THERMAL LAG

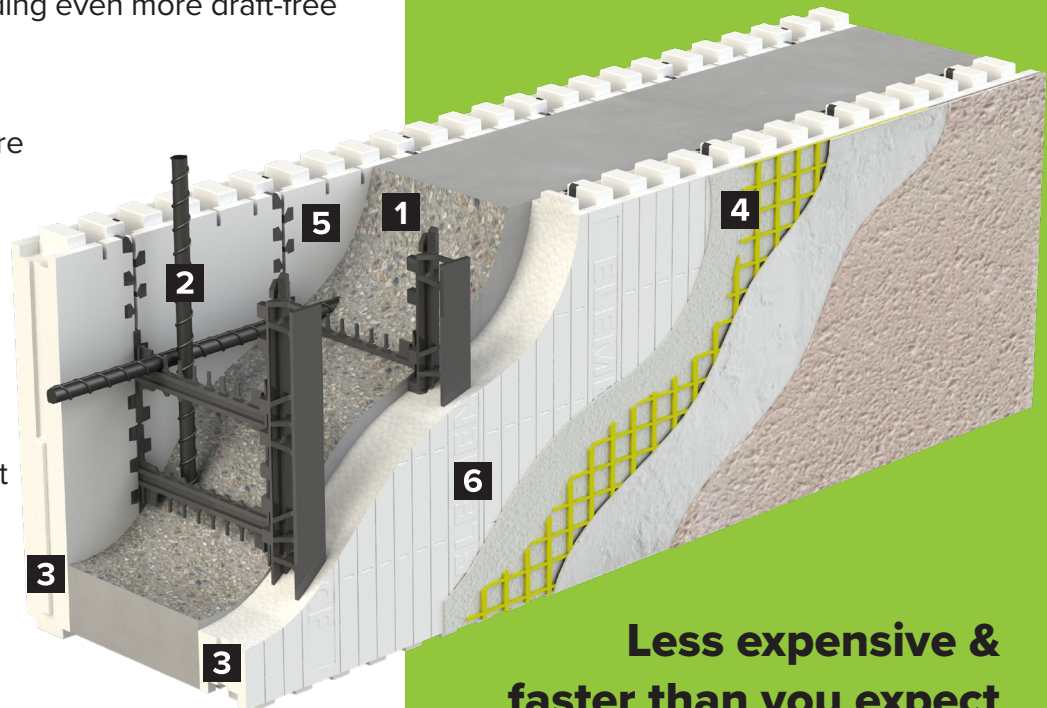
The Element ICF concrete core provides a 5-day thermal lag, further enhancing the thermal performance of the building. Living areas stay cooler in the summer months.

■ GREATER SAFETY AND PROTECTION

Element ICF walls are resistant to fire, earthquakes and damaging high winds, and also don't support mold or rot, thus lowering maintenance costs.

■ SOUND-TIGHT

The concrete core significantly reduces the penetration of outside noise.



MAXIMUM CONSTRUCTION SPEED & EFFICIENCY

- 1 CONCRETE
- 2 STEEL REINFORCEMENT
- 3 INSULATION
- 4 AIR BARRIER
- 5 VAPOR BARRIER
- 6 FURRING STRIPS

Less expensive & faster than you expect high quality concrete construction to be!



CONTACT US NOW TO LEARN MORE.

LET'S GET STARTED!

As a first step, we recommend you:

- To better understand the underlying design principles, request the Element Typical Mid-Rise Details Booklet from ElementICF.com or
- **SEND US AN EMAIL OR CALL US AT 888.415.6449** to speak with a Element ICF Technical Advisor.

Logix Brands is The ICF Solutions Company.

We provide full-service support and solutions to shorten your learning curve and maximize project success.

- Design Assistance Services
- In-Class & On-Site Installer Training
- On-Site Technical Support
- Designer, Builder & Installer Referrals

WANT TO LEARN MORE?

Visit ElementICF.com or contact us at 888.415.6449. We can provide access to:

- project profiles;
- detailed product specifications and information;
- videos, reviews and testimonials; and
- much, much more.

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Element ICF is easy to learn and is accessible to framers, masons and concrete contractors.

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info@elementicf.com
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