

Up it Goes—in Record Time

Erecting Houses in Record Time is Getting Competitive, But This California Developer Added Some New Wrinkles

Woodhaven Developers, Inc. of Riverside, California, have built two complete homes in four hours, 18 minutes and four hours, 28 minutes, beating a previous construction record set by a Florida developer last May when one house was built in 7½ hours.

Named the “Woodhaven Challenge,” the project was done late last year and employed between 350 and 400 workers on each house, under the auspices of between 20 and 30 subcontractors. Beginning with empty lots in Sunnymead, California, the homes were built to completion, including carpeting and landscaping. No pre-fabricated materials were included in the structures, except for trusses and accessories such as cabinets.

Each home encompasses 1934 square feet, and contains three bedrooms and two bathrooms.

Woodhaven president Harold (Hal) W. Heers, Jr., noted, “In presenting the Woodhaven September Challenge, we hoped to stimulate interest in the building industry, as well as to develop new methods of cost reduction specifically by decreasing the time involved in construction and by utilizing new, cost-effective materials and processes.” Woodhaven is known for its efforts in the field of affordable housing.

Heers continued, “Aside from the educational aspect of the project, it was a fun way of demonstrating what a carefully-planned, team effort can accomplish. Breaking this record was a proud moment for Woodhaven.”

At the construction site, Team One was directed by Heers along with John Fabac, a construction superintendent with Woodhaven Developers. Team Two was guided by Jerry Collins, Woodhaven’s director of purchasing, along with construction superintendent Jim Anderson.

Said Heers, “The whole crew was totally professional in every aspect of the project. There were no serious injuries, and we actually beat our own schedule by over two hours.”

Heers was referring to the fact that the original timetable for the Woodhaven September Challenge encompassed 6½ hours. Soon after the gun went off at 8 a.m. however, it became apparent to Woodhaven officials that construction would proceed at a much quicker pace. The homes were



A crew of approximately 350 workmen recently set a new world record by building a home in four hours and 18 minutes—more than three hours less than the previous record. The foundation of the home,

a unique flowable concrete specially-designed meets high strength requirements and set quickly enough to allow carpenters onto the slabs in only 45 minutes.



Dozens of workers on the "Drywall" team quickly yet carefully fit ceilings and walls into place during the recent "Woodhaven Challenge" initiated by Woodhaven Developers, Inc. of Riverside, California.

finished just prior to 12:30 p.m., whereas they were scheduled for completion at 2:30 p.m.

The finishing times included inspection by Riverside County building inspectors, who were at the site throughout the day to facilitate quick approval during the different phases of construction.

Woodhaven Developers is producing a videotaped documentary of the September Challenge, using footage shot by camera crews covering each step of the construction process. The resulting presentation, which will be edited and scripted, will be available to others in the building industry for use as an educational tool.

The two houses are located at 25209 Leann Court and 12703 Shiray Drive in Sunnymead, California, and carry a special 5-year warranty. They will comprise the first of 500 single-family residences in a tract scheduled for completion by late November. Woodhaven is currently marketing

another project in the city of Sunnymead.

Woodhaven Developers has also been successful with developments in other cities. The company's affordable homes in Lake Elsinore, California are in a final close-out phase with prices beginning at \$56,950. Woodhaven homes in Las Vegas, Nevada, are priced from \$54,950. Representing Woodhaven's higher priced luxury homes are the Fontana Horse Ranch estates in Southern California. Built on 3/4-acre lots, the few remaining homes sell from \$96,950.

Although the remaining homes in the new Sunnymead tract will not be completed as quickly as the two Challenge homes, Woodhaven does expect to utilize their experience to speed up the construction process.

"This was a fun and exciting event," said Heers, "but even more importantly, we feel we've made a serious contribution both to the

building and development industries and to the vast public seeking affordable housing."

To reach the new Sunnymead homes, take the 91 Freeway east to the 60 Freeway east (toward Indio).

Exit at Perris Boulevard, turn left at the end of the off-ramp, then take an immediate right onto Perris Boulevard. Proceed to Fir Street and turn left. The Woodhaven houses are located on the left side of the street.