

Economics Script Cut 2

Hello World Changing Entrepreneurs! Assuming you have already seen the announcement for the Seed Eco-Home build event in December - I'd like to fill you in on the financial upside. In short, home buyers can save tens or hundreds of thousands of dollars - on their new home, and if you are interested in starting your own business - building state-of-art Seed Eco-Homes, we can help you - make that happen.

The seed Eco-home is 36x faster to build than an average new construction home. Our walls are 3x stronger than standard construction. Our build cost is 2x lower. We are so excited by the potential that this has - for production builds at scale. That's only the beginning. It has solar as a standard feature - with 6 kW of photovoltaics included. The house is efficient - so that eco-conscious and cost conscious home-owners - can heat and power their house - entirely from the sun. The design is modular - and easy to build. We've intentionally designed this so anyone can build it. This makes for a model applicable to both DIY people and large developers. Furthermore, the house is designed for expansion - so the owner can expand the house easily rather than incur a costly remodel to add square footage - or even having to move. To add even more flexibility, we've created a construction set design - meaning you can build homes of any size, from a microhouse - to apartments 3 stories - simply by following our modular build method - no extra engineering required.

That's on the product side. On the process side - our construction method - is scalable. While even a single person can build our house - we are designing production builds - for a crew of 24. So that a **complete build** - takes as little as 3 days with a full crew! We also designed the build to be so easy - that it does not require skilled trades - so if you are short of skilled labor - any labor will do.

But that is only the beginning of the scalability part. Our process can scale easily to a much higher number of builders - without high skill requirements - building larger or multiple homes at the same time, without anyone getting in each other's way. While there may be challenges of recruiting - say a 1000 person crew - this possibility can come in handy - in cases such as disaster relief - or the rebuilding of the Ukraine.

In the United States, the average home price is now a staggering [\\$540k](#) for new construction, and about [\\$350k](#) for homes in general. If your build cost is \$125k for a 2000 square foot house - like in our model - do you think that could be a path - to financial independence? The answer is clear - but how in the world do we achieve that? The secret is the ability to capture all the value that otherwise- the 22 different subcontractors would make - a typical number in industry-standard builds. And to learn fast - not after 10-20 years of learning the way it's done in the current trades environment. In our model - you are the builder - and the subcontractor - and the developer. This model unlocks the value for you - that otherwise 3 different parties would collect - in a traditional newly built home. This means better economics for you, and savings can

be passed down to the home buyer. On the cost aspect - our basic costs are \$60k in materials, and \$16k labor - with semi-trained apprentices to build a 1000 sf home - and \$90k/\$25k for the 2000 sf model. We are starting the apprenticeship next year to begin bringing Seed Eco-Homes to communities all over the US. We're planning - for starting apprentice pay at \$32.80 - an outlier top 2% pay in the industry - after only 6 months of training - not after years.

Our methods apply to raw land, or to infill - where nobody else wants to build - even Habitat for Humanity didn't want the lot that was just donated to OSE - in St. Joseph, Missouri! Here I'm talking about the Midwest. Our cost advantage - only multiplies in more expensive locations. And the economics are more favorable as house size increases. So we can build small homes where nobody else can make it work - and large homes like everyone else - but more efficiently and more cost effectively. It all looks great on paper - bills of materials show it - and our exhaustive documentation and design makes it replicable. We have already won - with a win-win because - we can pass the savings on to the buyer.

And importantly, this is powered by open source collaboration. This means that the house is designed for solving pressing world issues - not as a proprietary design that makes money - but does not change the world. On the contrary - the Seed Eco-Home - by its effective design - robust enterprise model -and open collaboration - is being designed to solve housing - as our primary specification- while offering financial independence- to those - who bring these homes -to their communities.

Say you are a worldchanger - but have a thing called a job - standing in your way - here's your chance to make a clean break or just a side hustle. We can teach you an integrated skill set. We have the power of open source - and collaboration. Then you can focus on innovation - rather than just making a living, allowing for outlier results- within months, not years. You'll be expanding the circle of inclusion ever wider - as that's what it takes to change the world. We are simplifying and opening the design- and the house building process. To the point that you can learn what you'll need to know rapidly. This isn't a theory, we've purchased the land, and we're building the homes - and we're documenting everything with complete transparency.

Collaboration, inclusion, and open source is our secret sauce - which breaks the Iron Triangle of good-fast-cheap - where only 2 of these qualities are possible at a time. As such we open the possibility to flood the market with affordable housing. With the numbers of Seed Eco-Home builders growing, the world can transition from cookie cutter developments - to solar-powered - zones of regeneration.

Invest in yourself and join us in December - as a means to cross subsidize your true calling of worldchanger - while learning the skills necessary to be financially independent. You'll have fun as part of a motivated crew - joining us from all over the US. If you are an entrepreneur, or want to be an apprentice for lifelong learning - you're invited. There is no better time for change than right now.

Economics Script Cut 1

Hello World Changing Entrepreneurs!

Assuming you have already seen the announcement for the December Seed Eco-Home event - here is more about the economic advantages of the Seed Eco-Home. If you are interested in saving tens or hundreds of thousands of dollars on your dream home, or are interested in starting a small business building Seed Eco-Homes, then this video is for you. We have created open source designs and business models, thus creating an opportunity that you can benefit from. But how exactly would you benefit from our December build, and why is it advantageous for you to participate right now, as opposed to at some time in the future?

To appreciate the economic value that we are providing, you will first need to understand the numbers and how these numbers compare to other builders or developers. Before we continue, if there is any controversy to what I'm saying, please comment in the video or email me because we'd like for our understanding to be crystal clear and shared as transparency is one of our core values.

To begin, let's review the cost structure of a typical home. In general, it is divided into 4 parts, each roughly 25% of the cost. Land and legal, materials, labor, and profit. The actual usable product only consists of materials and labor that create the house one would live in. However, we haven't covered land. - Once you acquire land, you must navigate the permitting process. Then you must connect to the city utilities (Assuming you're in the city). This is what we call the land and legal fees which are roughly 25%. Keep in mind, You will also pay the developer's profit which industry standard is approximately 15-25%.

Next we'll clarify some distinctions. We must first understand the difference between the 'cost to build a new house' and the 'average cost of a new house.' The 'cost to build' is NOT the 'cost of a new house' but rather the cost of a new house includes the developer's profit, typically 25%, and sometimes the 'cost to build a house' also does not include land & legal fees but rather just refers to the 'materials and labor. Furthermore, you need to understand the distinction between new construction, and homes in general. The United States average in the third quarter of 2022 was a staggering [\\$540k](#) for new construction, and about [\\$350k](#) for homes in general. This works the same for cars meaning an old car does not have the same value as a new car.

So to get to the point, a \$400k house would entail \$100k for profit, \$100k in labor, \$100k in materials, and \$100k in land/legal. That's just about right. An average buildable lot is about [\\$80k](#). Although in rural or less desirable city areas, you may easily find lots under \$10k.

So you want to be a worldchanger huh? But you have this thing called a job and so therefore- you have just given up because you don't have the time? Well what if I told you by understanding the housing numbers above, and applying them to the Seed Eco-Home we can

help you fund your visions while changing the world. Stay with me here and let's walk through this.

We start by building smaller homes. Our research suggests that today's first-time homebuyer does not have the same starter home options that were available to our parents and grandparents. Developers are simply not building smaller, more affordable homes for a variety of reasons: Zoning changes, rising costs, competition, labor shortages, and economic factors like the subprime mortgage crisis seem to incentivize developers to build larger and more expensive homes. Our base model is a modest 1000 sq. ft. However, per the feedback we received from our town claiming that a 1000 sq ft house is too small but rather a 3 bed, 2 bath would suffice, therefore our first build, will be slightly bigger at approximately 1300 sq. ft.

So we'll (or you) become a small business specializing in the building of small houses. But how does this compare to other builders? With our smaller houses our materials costs would only cost about \$60k, just like any builder. The baseline here is \$60k for calculating the number but keep in mind that the builder hires subcontracted trades and then marks it up, skyrocketing the price to around \$120k. Also keep in mind, that this follows the standard subcontractor (builder) markup which on average is 100%. That's right, when you pay someone to build with \$x of materials, you're then paying \$2x for the finished product. Now in this case, the builder is the general contractor, who typically makes a 50% markup. So now we are at approximately \$180k, which turns out to be roughly what the house sold for. The price of land at this point is negligible. The general contractor in this case is also the developer and big developers do not build individual lots. The above scenario is consistent with the 25% each, 4 part model for the sale price of a new home as mentioned above.

To sum it up, by reviewing markups alone instead of the 25% 4 part model, this shows the correct expected price. Both models seem to be fairly accurate, and are a decent start for financial modeling.

This price structure is available in the country, and is 1/3 the cost of a new home. So where is the housing crisis? It's still there. The point is that there are very few homes like this in the general supply of housing. The national average of \$540k shows this.

OSE's answer is scalability, and an even lower cost, with higher quality. We could flood the market with affordable housing stock, stock with PV and eco.

So what are our numbers? Well, we have \$60k in materials including PV. Our labor cost in the trained apprentice model is \$16k, at an outlier top 2% pay at that. That is \$32.80/hr for our location in the midwest. Land is \$10k, utility connections are \$2k - so we are at approximately \$90k as our total build cost without profit. This constitutes a remarkable opportunity, given that our competitors' sale price is \$180k for a similar home. Ours is a 1300 sq. ft, 3-bed, 2-bath model. If we build the 2000 sq. ft size, the materials cost would be \$90k. Therefore, the economics are more favorable as house size increases, especially given that our workflow is modular and radically lean. Our intent is to pass 50% of any savings that come from further innovation and efficiencies

down to our customers. If we automate and innovate then the home buyer saves. It's a win-win all done with open source and collaboration. That's how we will solve the housing crisis.

Our timeline for building is quick as Our houses go up in only 5 days with a 24 person crew, not the typical 8 months of a traditional house. So if our worker pay is at top 2% in the industry, and our profitable sale price can be 10s of thousands of dollars less than the competition, and we can build fast, then this is a robust model on top of being eco. What's not to like?!

Ladies and gentlemen, this is exactly what we have developed. Whatever happens in December is irrelevant as we've already won this game. The hope is that main stream society catches on and corporate greed doesn't road block us.

The above mentioned scenarios are applicable to the Midwest, and we're demonstrating this here in December, but would this apply to homes elsewhere? YES! Our cost advantage only multiplies in more expensive locations. Win-win once again. This idea is scalable. Our first cohort will be 24 or 48 builders. I envision going to 240 by next year's end.

So now on to December. It's still somewhat a cold start problem. We don't have a trained crew but rather we're bringing in the crew from all over the United States. This is your chance, right now to participate. However, I'm not going to you that you need to join on the ground floor as there is enough room for everyone in a post-scarcity economy. I will tell you, if you have a dream, are ambitious, but a thing called a job is getting in your way then you can start by learning if the Seed Eco-Home enterprise would work for you simply by participating in the build. Keep in mind the three C's in life. You have to take a Chance to make Choice if you want to see Change. No better time for change than right now.

To summarize our house economics in a nutshell: Seed Eco-Home builder entrepreneurs can produce a 1000 sq and 2000 sq new house at an all in cost of \$100k or \$200k respectively, without profit. Given that the average new house sells for \$550k right now, this is good. OSE can train you. What are you waiting for? Sign up today.

There is plenty of meaningful work to be done around the world. With the numbers of builders growing, this can be a transition from a cookie cutter development to solar-powered zones of regeneration. Help us by being a part of that change, as we finish all the supporting Global Village Construction Set projects by 2028, create open source distributed production worldwide, solve housing, renewable energy, and all pressing world issues, and continue the democratic world order as far into the future as possible.

Main Script Cut 7

We have big plans for the holiday season. We are building a small house - in only 5 days - to reinvent how housing is built. And you're invited to join us.

We are building an efficient, 1300 square foot Seed Eco-Home with 6 kW of solar electric - site-built and code-compliant. Here's your chance to participate hands-on - as part of our team building process. Did you know that an average house takes 22 different trades to build? You'll have a chance to participate in all these tasks and more in only 5 days.

We started with a complete digital model in FreeCAD. We then broke the house down into about 120 modules. This means that a large crew - can work in parallel. Modularity allows us build fast - like with lifesize legos. We made each module human scale - at 4 by 9 feet.

In 2016 we proved that a team of 50 novices - could build the original Seed Eco-Home - in just 5 days. We then demonstrated the build of an entire floor - in only one hour. Since then, we have designed the utilities and other components - right into the modules - instead of doing these as a separate step later. **This allows us to build even faster. The result? You can now build an optimized** - simplest - lowest cost - code compliant house - using easy-to-source, off-the-shelf materials. You don't have to figure out any part fit details - we've done all this work for you. Our full digital design allow you to build, as a novice - faster than ever - and we know of no other comparable house plans, at our level of optimization and detail.

If you get land - get the permits - and you do the build yourself - you can build the Seed Eco-Home for \$60k in materials including the photovoltaics. And avoid getting into debt - compared to the average four hundred thousand dollars - for a new home.

At the same time, we designed for high performance: we use super-efficient appliances, a heat pump for heating and cooling, an induction cooktop, and a 6 kW PV system - to power this earth-contact home. This is all included in the cost. Compared to an average house - our design saves \$1000 in utility bills, 6000 lb of carbon emissions, and 70,000 gallons of water - each year. The design is also - incremental housing - meaning you can start with a smaller quality house that fits your budget - and grow as needed. Our design can expand easily in any direction - including vertically up to 3 floors.

And now - we invite you - to an extreme build experience - starting from a prepared foundation. No experience is necessary. We made the process as simple as possible - but no simpler. So we can build either with novices, trained crews, or a combination of both. If you can use a tape measure and a cordless drill - and work as a team - you're invited. You'll benefit from years of our development work - from CAD to engineering blueprints - and exhaustive documentation.

This December experience begins with a series of 5 remote webinars - the week before the build. We will brief you on our design, plus the theory and practice of swarm builds. On

December 8 we hit the ground running - and expect to finish - in the 5 days - and that means everything including utilities and finish trim. And right after - from December 13-22 -we are doing a larger, more ambitious build - a 2000 sf version - in ten days. These builds will take place on lots purchased in Maysville MO and the surrounding area. You can sign up for either - or both of these experiences.

The December Experience - is our last proof of concept - for developing a viable financial model. Upon success, we are launching an apprenticeship program for 24 builders in March. So we can begin delivering - on a weekly schedule. If you are interested in having OSE build a house for you, you can sign up on our Seed Home Interest Form, with initial priority in the Midwest US, before we go global. We are already incorporating our open source tractor into the builds - and will incorporate Compressed Earth Blocks - and 3D printed parts - also using our open source machines - starting next year.

The bottom line? An optimized house - site built production homes - 36x faster than typical homes, at a fraction of the cost. Or, you can build yourself. Using our process, you could build the wall modules over weekends, and store them until ready. Then you and a friend - can assemble the finished house - easily at a rate of 500 sf per week. This is exactly our promise. Even if you have a full time job - but if - you have the grit to do it. We will be offering house kits in the future as well. We are offering a Certificate of Completion from this Extreme Build - which can put you in a good position to succeed.

If you join us, you will learn, you will make a lot of friendships, you will have fun - and you'll be inspired by how much you can accomplish - in a short time. We ran many events with various levels of build completion. This one is to be our most complete build ever. If you love to learn new things and get your hands dirty, if you want to find out more about or support OSE's work - or if you are considering a house build yourself - then join us. We will have enough people - so that work can be light, if you want to take it easy. Or - sponsor someone else - to learn - and build the house - FOR you.

To wrap up - we ask ourselves - can our methods really succeed and scale? If it's open source and collaborative - then the answer is clear. Sign up - to help us make this happen. Space is limited, so sign up today. Thanks for listening.

XM - yes \$60k<\$400k. If you have the grit.

PV system install including mounting hybrid inverter, transfer switch, disconnect, breaker panel.

Flat EPDM roof, highly insulated, allowing for vertical expansion.

Water supply and plumbing using code compliant Shark bite quick connect fittings

Complete plumbing for bath, kitchen, washer, dishwasher, and exterior hose bib

Ceiling

Finish wood and concrete floors

Kitchen cabinets

Lighting, smoke alarms, motion sensing lights

Bathroom fixtures, kitchen cabinets, and appliances.

Superefficient washer, dryer, heat pump, dish washer, minitank water heater, water saving shower head, refrigerator, bidet.

Framing, carpentry, interior sheathing, and trim

Window, door, doorknob installation.

Vinyl siding and decorative trellis.

Garage with garage doors.

Script Cut 6

We have big plans for the holiday season. We are building a house in December - in only 5 days - to reinvent how housing is built. And you're invited - to a transformative build experience.

We are building an efficient, 1300 square foot Seed Eco-Home with 6 kW of PV - site-built and code-compliant. Here's your chance to participate hands-on - in the complete process - as part of a 24 person - rapid build crew. Did you know that an average house takes 22 different trades or contractors from start to finish? You'll have a chance to participate in all these tasks and more. We have spent years developing our modular design, and making it highly accessible. From CAD to engineered blueprints - and exhaustive documentation - it's all here for you.

We start with a complete digital model in FreeCAD. We broke the house into about 120 modules - and produced build detail for each. This means that a large crew - can work in parallel, without getting in each other's way. With modularity - we can build fast - like with lifesize legos. We made each module human scale - 4 by 9 feet - so it's easy to lift.

In 2016 we proved that 50 DIYers could build the original 1400 square foot Seed Eco-Home structure with PV - in just 5 days. We continued refining our methods, and showed that we could assemble an entire floor - using the wall modules - in only 1 hour - with 12 people. Over the last year, we've been working behind the scenes - to integrate utilities and other components - right into the modules, instead of a separate step later. **Thus, you can build the fastest - simplest - lowest cost - code compliant house - using easy-to-source, off-the-shelf materials.** At the same time, we designed for high performance: we use super-efficient appliances, a heat pump for heating and cooling, an induction cooktop, and a 6 kW PV system - to power this earth-contact home. This can save you \$1000 in utilities, 6000 lb of carbon emissions, and 70,000 gallons of water - compared to an average home - each year. Our design also follows the concept of incremental housing - meaning you can start with a smaller house that fits your budget - and grow as needed. You can expand easily in any direction - including vertically up to 3 floors.

And now - we invite you to a rapid swarm build - an extreme experience. We start from a prepared foundation - and go to a complete build. No experience is necessary. We have innovated to make the process as simple as possible - but no simpler - So we can build either with novices, trained crews, or a combination of both. If you can use a hammer, tape measure, and cordless drill - and can work as a team - you're in. If you would like to be part of this highly-optimized build process - this is your chance for collaboration and teamwork.

This December experience begins with a series of 5 webinars the week before the build. We will brief you on our design, plus the theory and practice of swarm builds. Then we hit the ground running - on December 8. We expect to finish - in the 5 days. And right after - we are doing a larger, more ambitious build - from December 13-22 - 10 DAYS - a 2000 sf version. These builds will take place on lots purchased in Maysville MO and surrounding area. You can sign up for either - or both of these experiences. It will be cold - so dress warmly.

The December Experience - is our last proof of concept - to confirm that the economics work. Upon success, we are launching an apprenticeship program for builders in March. So we can deliver more housing. We are already incorporating our open source machines into the builds - and will prove the build model with Compressed Earth Blocks - and 3D printed parts - starting next year.

The bottom line? A high quality, code compliant house - that can be site built - 36x faster than typical homes. If you get land - get the permits - and you do the build yourself - you can build a house for \$60k in materials. And avoid getting into debt - compared to the average four hundred thousand dollar home.

If you join us, you will learn, you will make friendships, you will have fun - and you'll be inspired by how much you can accomplish - in such a short time. If you love to learn new things, if you want to find out more about OSE's work - or if you are considering a house build yourself - don't start until you see what you can learn from us. Or - sponsor someone else to attend - and learn to build a house for you.

So how much impact can this eventually have? We'll find out soon - and hope that you sign up today. Thanks for listening.

Script Cut 5

We have big plans for the holiday season. We are building a house in December - in only 5 days - to reinvent how housing is built. And you're invited - to this transformative build experience.

We are building an efficient, 1300 square foot Seed Eco-Home with 6 kW of PV - site-built and code-compliant. Here's your chance to participate hands-on - in the complete process - as part of a 24 person - rapid build crew. Did you know that an average house takes 22 different trades or contractors from start to finish? You'll have a chance to participate in all these tasks and more. We have spent years developing our modular design, and making it highly accessible. From CAD to engineered blueprints - and exhaustive design documentation - it's all here for you.

We start with a complete digital model in FreeCAD. We broke the house into 120 modules or so - and produced build detail for each. This means that a large crew - can work in parallel, without getting in each other's way. By building wall modules - we can build fast - like with lifesize legos. We made each module human scale - 4 by 9 feet - so it's easy to lift.

In 2016 we proved that 50 DIYers could build a 1400 square foot structure - the original Seed Eco-Home - in just 5 days. We continued refining our methods, and showed that we could assemble an entire floor - from our wall modules - in only 1 hour - with 12 people. Over the last year, we've been working behind the scenes - to integrate utilities and other components - right at the module **build step. Thus, you can build the fastest** - simplest - lowest cost - code compliant house - using easy-to-source, off-the-shelf materials. At the same time, we designed for high performance: we use super-efficient appliances, a heat pump for heating and cooling, an induction cooktop, and a 6 kW PV system - to power this earth-contact home. This can save you \$1000 in utilities, 6000 lb of carbon emissions, and 70,000 gallons of water - compared to an average american home - each year. Our design also follows the concept of incremental

housing - meaning you can start with a smaller house that fits your budget - and grow as needed. You can expand in any direction - including vertically up to 3 floors.

And now - we invite you to a rapid swarm build - an extreme build experience. During the build - we collaborate to bring a finished, code compliant house to life - starting from a prepared foundation. No experience is necessary. We have innovated to make house construction - as simple as possible - but no simpler. Our design allows us to build either with novices, trained crews, or a combination of both. If you can use a hammer, tape measure, and cordless drill - you're in. If you would like to be part of this highly-optimized build process - this is your chance to work under the guidance of more experienced builders.

This December experience begins with a series of 5 webinars the week before the build. We will brief you on our design, and the theory and practice of swarm builds. Then we hit the ground running - on December 8. We expect to be completely done - in the 5 days. And right after - we are doing a larger build - from December 13-22 - 10 DAYS - a 2000 sf version of the Rosebud model. This will take place on lots purchased in Maysville MO and the local area. You can sign up for either - or both of these experiences. See the further description regarding the schedule - and how we will handle contingencies - for the 5 and 10 day builds. It will be cold - so dress warmly.

The December Experience - is our last proof of concept - to confirm that the economics work. Upon success, we are launching an apprenticeship program for builders. So we can deliver at scale - and cross subsidize our more visionary work - to finish the entire Global Village Construction Set - by 2028. We are already incorporating our open source machines into the builds -and plan to build with Compressed Earth Blocks - and 3D printed parts - starting next year.

It's funny. In our town, we're known as the mud hut. Our first build on our site - was an earthbag hut. And now - we're building cutting edge homes for others.

The bottom line? A high quality, code compliant house - that can be site built - 36x faster than typical homes. If you get land - get the permits - and you do the build yourself - you can build a house for \$60k in materials. And avoid getting into debt - compared to the average \$400k home. Think of the billions of dollars of debt - that this will collectively save. Using our process, you could build the wall modules over weekends, and store them until ready. Then you and a friend - can assemble the finished house - easily at a rate of 500 sf per week. This is exactly our promise. Even if you have a full time job - but if - you have the grit to do it. We will be offering house kits in the future as well. We are offering a Certificate of Completion - which can put you in a good position to succeed.

If you join us, you will learn, you will make friendships, you will have fun - and you'll be inspired by how much you can accomplish - in such a short time. If you love to learn new things, if you want to find out more about OSE's work - or if you are considering a house build yourself - then join us. Or - sponsor someone else to attend - and to build a house for you.

Can we really bring housing - to the next level? If we collaborate openly - the answer is clear. So how much impact can this eventually have? We'll find out soon - and hope that you sign up today. Thanks for listening.

Script Cut 4

We have big plans for the holiday season. We are building 2 houses in December - in only 5 days - to reinvent how homes are built. And you're invited to this transformative build experience.

We have an efficient, 1200 square foot Seed Eco-Home with 5 kW of PV - site-built and code-compliant. Did you know that an average house takes 22 different trades or contractors from start to finish? Here's your chance to participate in all of this hands-on - in a supportive environment. You will gain more insight into the house design and build process - in a short time, than you would in any other learning experience.

We are innovating - with integrated, modular design. We start with a complete digital model. We broke the house down into approximately 120 modules - and produced build detail for each. This means that a huge crew can work in parallel, without getting in each other's way - and assemble the house rapidly - into the finished state. By building wall modules - we can build fast like with lifesize legos. We made each module human scale - at 4 by 9 feet- so it's easy to carry with 2 people. That means - you don't need cranes or lifting machines - while finishing on a time scale much faster than typical builders.

In 2016 we proved that 50 DIYers could build a 1400 square foot structure - the original Seed Eco-Home - in just 5 days. We continued refining our methods, and showed that we could assemble an entire floor - from our wall modules - in only 1 hour - with 12 people. Over the last year, we've been perfecting the wall modules - to integrate utilities and other components - right at the module build step. Our design allows you to build the simplest, lowest cost- code compliant house in the world - using easy-to-source, off-the-shelf materials. At the same time, we designed for high performance: we use super-efficient appliances, a heat pump for heating and cooling, an induction cooktop, and a 5 kW PV system that can produce all the energy. This can save you \$1000 in utilities, 5000 lb of carbon emissions, and 30,000 gallons of water - each year. Our design is incremental housing - meaning you can start with a smaller house - and grow as needed. The house is designed for expansion in any direction - including vertically - up to 3 floors.

And now, we invite you to a rapid swarm build - an extreme build experience. During the build - we collaborate to bring a finished, code compliant house to life - starting from a prepared foundation - in only 5 days. No experience is necessary. We have innovated to bring house construction to be as simple as possible - but no simpler. Our design allows us to build either with novices, trained crews, or a combination of both. If you would like to be part of

highly-optimized build process - we provide the team who share their skills and experience with you.

This experience begins with a series of 5 nightly, 30 minute webinars the week before the build, which will be recorded for future viewing. We will brief you on our design, and the theory and practice of swarm builds. Then we hit the ground running - on December 8. We expect to finish completely in 5 days. And right after - we are doing a larger build - from December 13-22 - a 2000 sf version of the Rosebud model. This will take place on lots that OSE purchased in Maysville MO and the local area. You can sign up for either - or both - of these experiences. See the further description regarding the schedule, and how we will handle contingencies for the 5 and 10 day builds.

The bottom line? A code compliant house that can be site built - 36x faster than typical homes. This means that if you have land, permits, and you do the build yourself - you could build a house with \$60k in materials - and avoid getting into debt. You could build the wall modules over weekends, and store them until ready. Then, you and a friend - can assemble the finished house - easily at a rate of 500 sf per week. This is completely realistic - even if you have a full time job - if you have the grit - to study the system and build it. We will be offering house kits in the future. A Certificate of Completion - from this 5 day build - can put you in a good position to succeed.

The December Extreme Build Experience is our last proof of concept before launching an apprenticeship program for builders. We will be training our teams as 24 builder cohorts. And that is only the beginning. The Seed Eco-Home builds - allow us to cross subsidize a much more visionary program. We are already incorporating our open source machines into the builds, and plan to build with Compressed Earth Blocks and 3D printed parts starting later next year. Our Apprentices will become well-versed in these techniques, and OSE plans to hire all graduates. So we can make our house accessible to anyone, and continue improving the eco.

If you join us, you will learn, you will make friendships, you'll be inspired by how much you can build in such a short time, and you will have fun. If you love to learn hands-on skills, if you want to find out more about OSE's work and progress - or if you are considering a house build yourself - join us. If you can't join us, sponsor someone else to attend - and to build a house for you. We have the ethic of open collaboration fueling our growth. Collaboration is essential, if we are innovating on construction, on building materials, on education, on open source economics - all at the same time!

Can we really bring housing - to the next level.? How much impact can this eventually have, in saving people billions of dollars in debt - compared to the average \$400k new housing? We'll find out soon - and hope that you sign up today. Thanks for listening.

Script Cut 3

We have big plans for the holiday season. We are building 2 houses in December - in 5 and 10 days each - to reinvent how houses are built. And you are invited to participate in a transformative build experience.

This is not just any house. It is an efficient, 1300 square foot Seed Eco-Home with 5 kW of PV - site-built and code-compliant. We have detailed designs and build procedures for every single step of the build - that allow us to build with large crews for efficient, effective construction. Did you know that an average house takes 22 different trades or contractors from start to finish? So how can we ever coordinate such complexity in only 5 days? Here's your chance to find - here is your chance to participate - with a supportive crew of 24 builders. You will gain more insight into the house design and build process in a short time, than you would in any other learning experience.

We are innovating on the build process - with integrated, modular design. We start with a complete digital model. We know where everything goes! We broke the house down into approximately 120 modules - and produced build detail for each. This means that a huge crew can work in parallel, without getting in each other's way - and assemble the house rapidly - into the finished state. And - because we know how everything fits from our digital model - we can build a lot of the supporting systems right at the wall module stage - allowing us to build fast like with lifesize legos. We made each module human scale - at 4 by 9 feet in size - similar to structural insulated panels in standard construction - but smaller. That means - doable by people - without cranes or lifting machines.

In 2016 we proved that 50 DIYers could build a 1400 square foot structure - the original Seed Eco-Home - in just 5 days. We continued refining our methods, and showed that we could assemble an entire floor - in only 1 hour with 12 people when we had the prebuilt modules. Since then, we've been perfecting the process to integrate utilities and other components - right into the modules. We also have open source engineering blueprints that anyone can use to get a permit, and our house may just be the highest performance, lowest cost - code compliant house in the world. Our design is as simple as possible, but no simpler. We keep the high performance: we use super-efficient appliances, a heat pump for heating and cooling, an induction cooktop, water use efficiency 4x better than industry standards - and the house can provide all the energy that it uses - all from the sun. Our 1000 square foot design costs \$60k in materials including Photovoltaics - which saves you \$1000 in utilities and eliminates 5000 lb of carbon dioxide emissions - each year. The Seed in Seed Eco-Home - refers to a smaller, high quality house that you can build without getting into debt - and expand as your needs and budget grows. This is called incremental housing - and our house is designed for easy expansion - so you can expand size in any direction - even vertically to 3 floors.

For now, we invite you to a rapid swarm build and an extreme build experience. During the build - we collaborate to bring a finished, code compliant house to life- in only 5 days - which you build from start to finish as part of a 24 person crew. No experience is necessary. We have innovated to bring house construction to be as easy and intuitive as possible, supported with exhaustive documentation and CAD. We are testing a scalable, open source business model -

that allows us to build either with novices, trained crews, or a combination of both. If you want to benefit first-hand and hands-on from a highly-optimized - alongside people who share their skills and experience - this event is for you.

We start with a series of 5 nightly, 30 minute webinars the week before the build, where we brief all the participants on the theory and practice of our swarm builds - and then hit the ground December 8. This will be on a purchased building lot, in our town of Maysville Missouri. We expect to completely finish in 5 days. We are holding a larger build right after - December 13-22 - to build a 2000 sf version of the Rosebud model on another nearby location. You can sign up for either or both of these experiences. See the description for the schedule and how we will handle contingencies for the 5 and 10 day builds.

The bottom line? A code compliant house that can be site built - 36x faster than typical homes. This means that if you have land, permits, and build yourself - you could build a house with \$60k in materials - and avoid getting into debt. We have a system - that allows you to build all the complete modules - over a number of weekends - and assemble the entire house in just one or two weeks with yourself and a friend. Even if you have a full time job - if you have the grit to do this - this option is real.

The December Extreme Build Experience is our last proof of concept before launching an apprenticeship program for builders. And that is only the beginning. We are incorporating our open source machines into the builds, and plan to build with Compressed Earth Blocks and 3D printed parts starting later next year, so that our material costs drop by a third - and we pass savings to the home owner.

If you join us - You will learn and do more than you imagined you could in such a short time, you will make friendships, and you will have fun while you are at it. You will join a crew of builders - once again - just your willingness to learn and not skill are required - as we are guided by more experienced leaders.

If you love to learn hands-on skills, if you want to find out more about OSE's work and progress - or if you are considering a house build yourself - join us. Or, sponsor someone else to attend - and to build a house for you. We have the power open collaboration fueling our growth.

Can we really introduce the next level of efficiency in housing? And - develop a model so robust that it can succeed - in a wide range of market conditions? How much impact can this have, in saving people billions of dollars of debt, as the project grows? We'll find out soon - and hope that you sign up today. Thanks for listening.

Script Cut 2 - Steve Sez - "Filter Through What's in it for Me" - and include things only if they are an offer that makes someone decide 'yes' if they are on the fence, but careful about TMI as we can't cater to every single interest.

We have big plans for the holiday season. We are building a house in only 5 days - to reinvent how housing is built. And you are invited to participate hands-on, in a transformative build experience.

This is not just any house. It is an efficient, site-built, code-compliant house with a complete, digital design. Well what's new about that? Every architect does that.

That's also what we thought before we started the project. But the truth is, an architect never designs a house - fully. They provide the looks and main build details to make sure the overall design is sound - but the rest is up to the builders. Build procedures are not figured out ahead at the design stage - that means huge inefficiencies in materials and process. Did you know that the average house takes 22 contractors from start to finish? You may - think wow that's great. Yet - there is typically little coordination between any of them. Or for that matter - little coordination typically exists between the engineer, the architect, or builder - or even the end user. This means that your wallet is going to take a hit, and it will take a long time to finish the build.

We are transforming this process - with integrated, modular design. We start with a complete digital model. We know where everything goes! Not only that - we broke the house down into approximately 150 modules - and produced build detail for each. If we know where everything goes - then many of the ancillary components and utilities can be built right at the module stage. That means, we can build fast like with lifesize legos. We made each module human scale - in the size of 4 feet by 9 - similar to structural insulated panels in standard construction - but smaller. That means - doable by people - without cranes or lifting machines. The modular breakdown allows for large crews to work in parallel, and assemble the house rapidly - into the finished state.

In 2016 we proved that 50 DIYers could build a 1400 square foot structure - the original Seed Eco-Home - in just 5 days. We continued refining our methods, and showed that we could assemble an entire floor - in only 1 hour with 12 people when we had the prebuilt modules. Since then, we've been perfecting the process to integrate utilities and other components - right into the modules. We also have open source engineering blueprints than anyone can use to get a permit, and our house may just be the highest performance, lowest cost - code compliant house in the world - or at least we haven't seen anything like it. We use super-efficient appliances, a heat pump for heating and cooling, an induction cooktop - and the house can provide all the energy that it uses - all from the sun. Our 1000 square foot design costs \$60k in materials including Photovoltaics - which saves you \$1000 in utilities and eliminates 5000 lb of carbon dioxide emissions - each year. The Seed in Seed Eco-Home - refers to a smaller, high quality house that you can build without getting into debt - and expand as your needs and budget grows. This is called incremental housing - and our house is designed for easy expansion - so you can expand size in any direction - even vertically to 3 floors. Our design is open source, so we expect great fruits from global collaboration.

For now, we invite you to a rapid swarm build - for an extreme build experience. During the build - we collaborate to bring a finished, code compliant house to life- in only 5 days - which you build from start to finish as part of a 24 person crew. No experience is necessary. We have innovated to bring house construction to be as easy and intuitive as possible, supported with exhaustive documentation and CAD. We are testing a scalable, open source business model - that allows us to build either with novices, trained crews, or a combination of both. If you want to benefit first-hand and hands-on from a highly-optimized design with thousands of hours of design - alongside people who share their skills and experience - this event is for you.

We start with a series of 5 nightly, 30 minute webinars the week before the build, where we brief all the participants on the theory and practice of our swarm builds - and then hit the ground December 8. This will be on a purchased building lot, in our town of Maysville Missouri. We expect to completely finish in 5 days. We are holding a larger build right after - December 13-22 - to build a 2000 sf version of the Rosebud model in a town 30 minutes away. You can sign up for either or both of these experiences. Please see the event description for details of what happens exactly if we do not meet the 5 day and 10 day schedule.

The bottom line? A code compliant house that can be site built - 36x faster than typical homes. This means that if you have land, permits, and build yourself - you could build a house with \$60k in materials - and avoid getting into debt. We have a system - that allows you to build all the complete modules - over a number of weekends - and assemble the entire house in just one or two weeks with yourself and a friend. Even if you have a full time job - if you have the grit to do this - this option is real.

The December Extreme Build Experience is our last proof of concept before launching an apprenticeship program for builders. And that is only the beginning. We are incorporating our open source machines into the builds, and plan to build with Compressed Earth Blocks and 3D printed parts starting later next year, so that our material costs drop by a third - and we pass savings to the home owner.

If you join us - You will learn and do more than you imagined you could in such a short time, you will make friendships, and you will have fun while you are at it. You will join a crew of novice builders, guided by more experienced leaders.

If you love to learn hands-on skills, if you want a good introduction to the potential of our work - or if you are considering a house build yourself - join us. Or, sponsor someone else to attend - to train them to build a house for you or someone else. This is the power of open collaboration.

Can we really introduce the next level of efficiency in housing? And - develop a model so robust that anyone can succeed in building - in a wide range of market conditions? How much impact can this have, in saving people billions of dollars of debt, as the project grows? We'll find out soon - and hope that you sign up today. Thanks for listening.

=Announcement FAQ=

*This is a ripoff. You are charging us to build a house for you, that you then sell and make more money?

This is one way to look at it. Another way is to consider the larger picture. We are a nonprofit and a 501(c)3 tax exempt education organization, and all the revenue is put back into the program. We are developing public access knowhow, while providing valuable education experiences. The admission fee covers our program expenses and further developments, among these being:

1. **Apprenticeship Program** - We are planning to start an apprenticeship that allows us to run an integrated build operation. Our crew consists of 24 multi-skilled builders capable of every part of the build, so that OSE can produce more affordable housing at a rate of one per week. This translates to billions of dol
2. **Open Source Enterprise Blueprints** - we provide the training to entrepreneurs, so that the Seed Eco-Home program can expand worldwide as an open franchise with OSE serving as a standards and certification entity which defines the meaning of the Open Source Economy.
3. **Global Village Construction Set** - this is the Civilization in a Box that can be replicated inexpensively anywhere in the world. We are about 25% done, and have about \$50M further R&D to minimum viable product release by 2028.

[We also applied for an ARPA workforce training grant to develop integrated learning curriculum for the program - to create best in class rapid learning materials so that anyone can learn the breadth of technical and enterprise info necessary to succeed in building Seed Eco-Homes with tight cost control.]

Script -

Dec 8-12 - Seed Eco-Home 1000 Extreme Build Experience 1

Dec 13-22 - Seed Eco-Home 2000 Extreme Build Experience 2

We have big plans for the holiday season. We are building a house that may just change the world.

Hello. My name is Marcin, Founder of Open Source Ecology. We build things, and publish the plans on the internet for free. Over the last 2 years, we have been working behind the scenes to perfect our beachhead product: the Seed Eco-Home. It's an affordable and efficient 2 story,

colonial-style house, with 5kW of Photovoltaics, and designed to be expanded easily as one's needs grow.

We want you to be a part of this momentous occasion. In 2016 we proved that 50 DIYers could build a 1400 square foot structure - the original Seed Eco-Home - in 5 days. We continued refining our methods, and last year, we showed that we could assemble an entire floor - in only 1 hour with 24 people. Since then, we've been perfecting the process for utilities, appliances, kitchen and bathroom, up to the finish trim. We have engineering blueprints, and are confident that our house is one of - if not the- highest performance, lowest cost - code compliant house in the world. We use super-efficient appliances, a heat pump for heating and cooling, an induction cooktop - and the house can provide all the energy that it uses - all from the sun. Our 1000 square foot design costs \$60k in materials including PV - which saves you \$1000 in utilities and eliminates 5000 lb of carbon dioxide emissions - each year.

The December Extreme Build Experience is our last proof of concept before launching an apprenticeship program for builders - so we can build turnkey houses for anyone - in only one week. And that is only the beginning. We are incorporating our open source machines into the builds, and plan to build with Compressed Earth Blocks and 3D printed parts starting later next year.

For now, we invite you to a rapid swarm build - for an extreme build experience. You can see and participate in a one-of-a kind immersion experience - as you bring a finished, code compliant house to life- in only 5 days - which you build from start to finish as part of a 24 person crew. No experience is necessary. We have innovated to bring house construction down to the human scale, and as intuitive as possible. We are testing a scalable, open source business model - that allows us to build successfully either with novices, trained crews, or a combination of both. If you want to benefit first-hand and hands-on from a highly-optimized design, with thousands of hours of development that already went in it - this event is for you.

We start with a series of 5 nightly, 30 minute webinars the week before the build, where we brief all the participants on the theory and practice of our swarm builds - and then hit the ground December 8 for 5 days on a purchased building lot, in our town of Maysville Missouri. We expect to completely finish in 5 days. We are holding a larger build right after - December 13-22 - to build a 2000 sf version of the Rosebud model in a town 30 minutes away. You can sign up for either or both of these experiences. Please see the event description for details of what happens exactly if we do not meet the 5 day and 10 day schedule.

Can we really build - on a time scale 36 times faster than typical builders - at 2 times lower cost - under real market conditions? And can we succeed with our efficiency advantage - even in the time of an economic downturn like now? Join us, and help us find out. The implications are significant - for solving the affordable housing issue. Hope to see you soon, thanks for listening.

Task Organization

General Team Structure:

1. Crew Leader - 1
2. Documentation manager - 1
3. Catering - lunch on site so people don't scatter too much. I can ask Jermaine from Georgia, my friend from high school.
4. Dedicated driver - 1

5. Instructor - people who build and provide instructions/teaching - 6
6. Builder - people with build experience - 12. Cut station x1, carpentry x3, finishing/trim x3
7. Crew - 24 ideal, 48 is fine, above that and we can be ahead of schedule and start XBX 2 ahead of time.

Hiring and Contract

(whoever signs up for the build is a separate issue. Here we hire a full crew capable of success even if nobody signs up for the Extreme Build):

1. 5, 10, and 15 day commitments, could be anywhere in the Dec 8-22 time frame. We expect full crew first 10 days, but can possibly accept ½ crew in the last 5 days as the work should be more efficient on the second larger house.
2. Budget is \$84k (\$34k and \$50k for first and second build, can be divided as needed)
3. People who come for only 5 days may need to be paid more per hour than people who stay for 10 or 15 days.
4. 12 past builders - \$35-50/hr. Marcin recruits people from past events.
5. 12 new builders - \$35/hr for people with labor-grade build experience who can work hard. YouTube, etc. We can go up to \$50-\$75 for influencers who get us registrations for the Extreme Build or for people with clearly valuable skill sets if we couldn't get them to show up otherwise. We need 3-4 people experienced with details such as siding, doors and doorknobs, and other steps focusing on finishing rather than rough-in. We can go down to \$25/hr.
6. People get their own hotel. St. Joe has easy \$115 per person for 6 days for a room with 2 beds for 2 people. We could consider Factor e Farm, but the place is a mess and we would invite trouble. This could be perhaps only for people who have been here already so they know what to expect. Cost of hotels is not prohibitive.
7. 5-15 day pay is framed as \$1400-\$4200 for the 5-15 days at the \$35 bracket, or \$2-6k for the \$50 bracket. So it is really a 5 day rate. Payment is at the end of 5 days, or the number of days you sign up for. If you leave early, you don't get paid. Agreement is signed upon person providing a 50% refundable hotel down payment (\$148-~~\$444~~) for 6-11-16 days. This commits people to the build. We coordinate on the hotels.

Selection Process

1. Outreach
2. Application (online Google Form), with background information
3. Selection - application includes pictures of stuff they built. But, whoever we are reaching out to, like YouTubers, that should already be transparent. Includes 2 work references for people we never met.

Liability

1. Liability waiver - everyone

2. Photographic release - everyone
3. Extreme Build Experience Consent form - Extreme Build participants, not hires.

Team Requirement: 24 participants.

[Expectations Form](#)