

Sample Project: Modular Feasibility Analysis



MODULE

modulehousing.com 

*The information presented in this feasibility study is an initial analysis of the site conditions and projected modular costs. Site conditions should be further investigated to validate what is presented in the feasibility study.

Site Info

ADDRESS

123 Main Street

LOT AREA

~6,000 sq ft

PARCEL IDS

Parcel ID in this instance is the:

ZONING

XXXX 

Requirements of XXX

The XXXX zone is intended to provide areas predominantly developed with **detached houses on moderately sized lots.**

Buildings & Structures		Buildings & Structures	
Lot Size (Min)	5,000 sq. ft.	Units	1
Lot Width (Min)	50 ft.	Floor Area Ratio (Max)	-
Height (Max)	40 ft. (3 Stories)	Gross Floor Area	-
Front Setback (Min)	No lesser or greater than existing setbacks on the same block	Green Area Ratio	-
Side Setback (Min)	8 ft.	Setbacks & Screening	-
Rear Setback (Min)	25 ft.	Design Requirements	-
Lot Occupancy (Min)	40%	Tree Protection	-
Pervious Surface	50%		

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Current Site Condition

Front of the Property

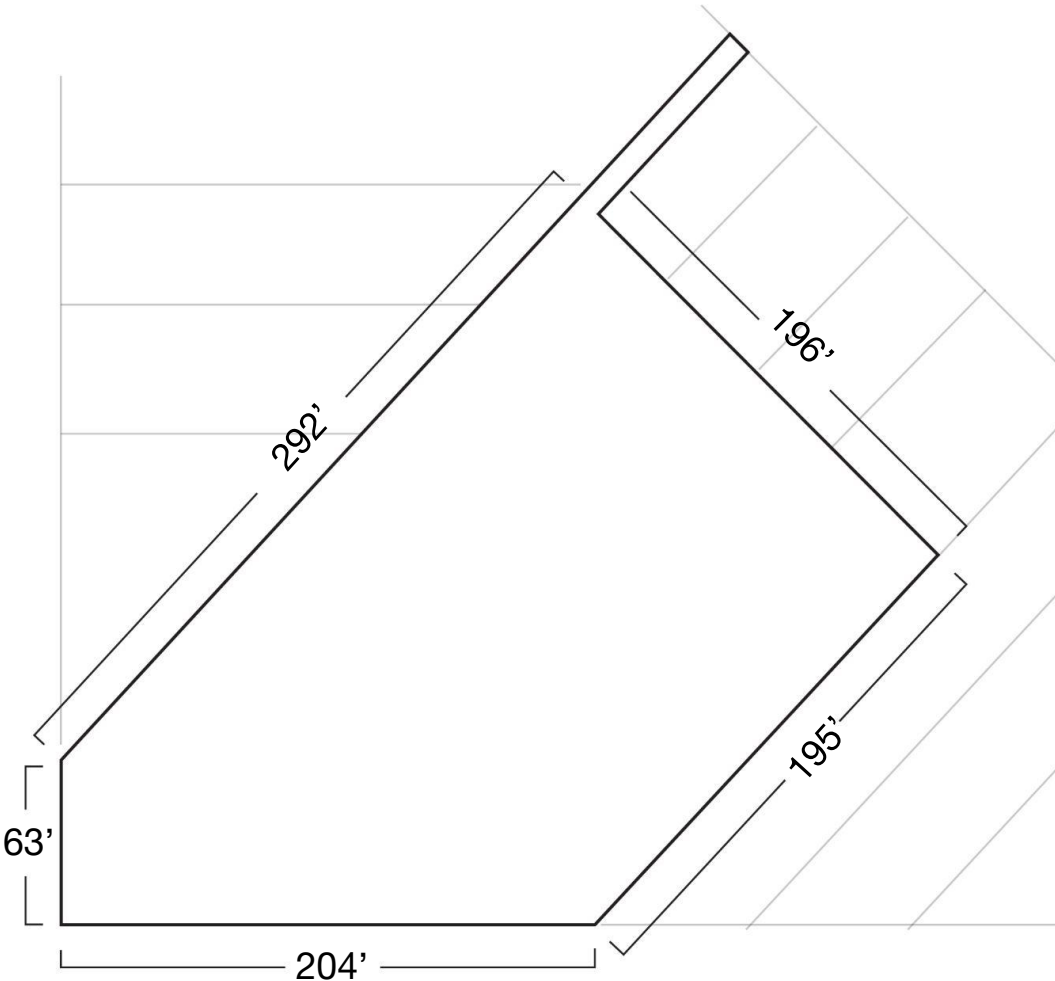
Front of the Property

Current Site Condition

Rear of the Property

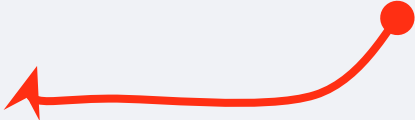
Side of the Property

Site Dimensions



Preferred Site Access

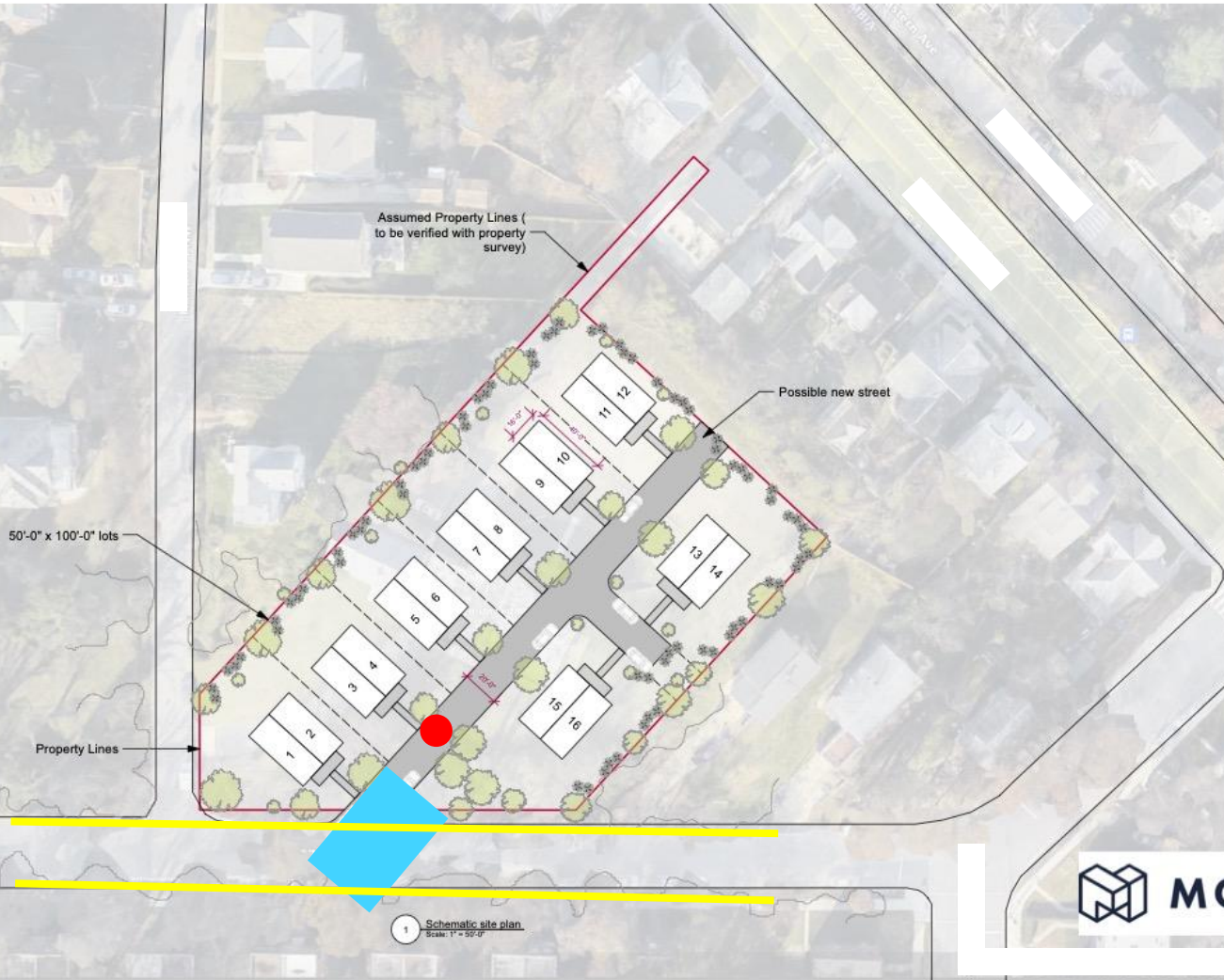
The truck could approach the intersection of XXXXX and XXXXXX from either direction. We would need a second opinion but parking may need to be restricted on XXXXXXX to fit the truck.



Construction Staging Diagram

- Crane Staging Area
- Modular Truck Staging Area
- No Parking (potentially)

The phasing of the project will dictate the placement of the crane. This diagram depicts setting boxes on 1-6 and 15-16.



Access Challenges

Power lines should not be an issue for box delivery. Need to confirm height from street to power line

Height of tree limbs should be evaluated to get accurate measurements. Tree limbs likely won't prevent box delivery but a concrete measurement is needed



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Access Notes

No overhead interference for lifting and setting boxes from Harlan Place



Once the boxes & crane get under these power line, setting the boxes should not be an issue

Site Feasibility Study

Build

The site needs leveling prior to construction, including the demolition of the current structures. Adding an access road allows for more units and create more parking area.

Consulting with a civil engineer would be highly recommended to determine a grading plan after the existing structure is demolished.



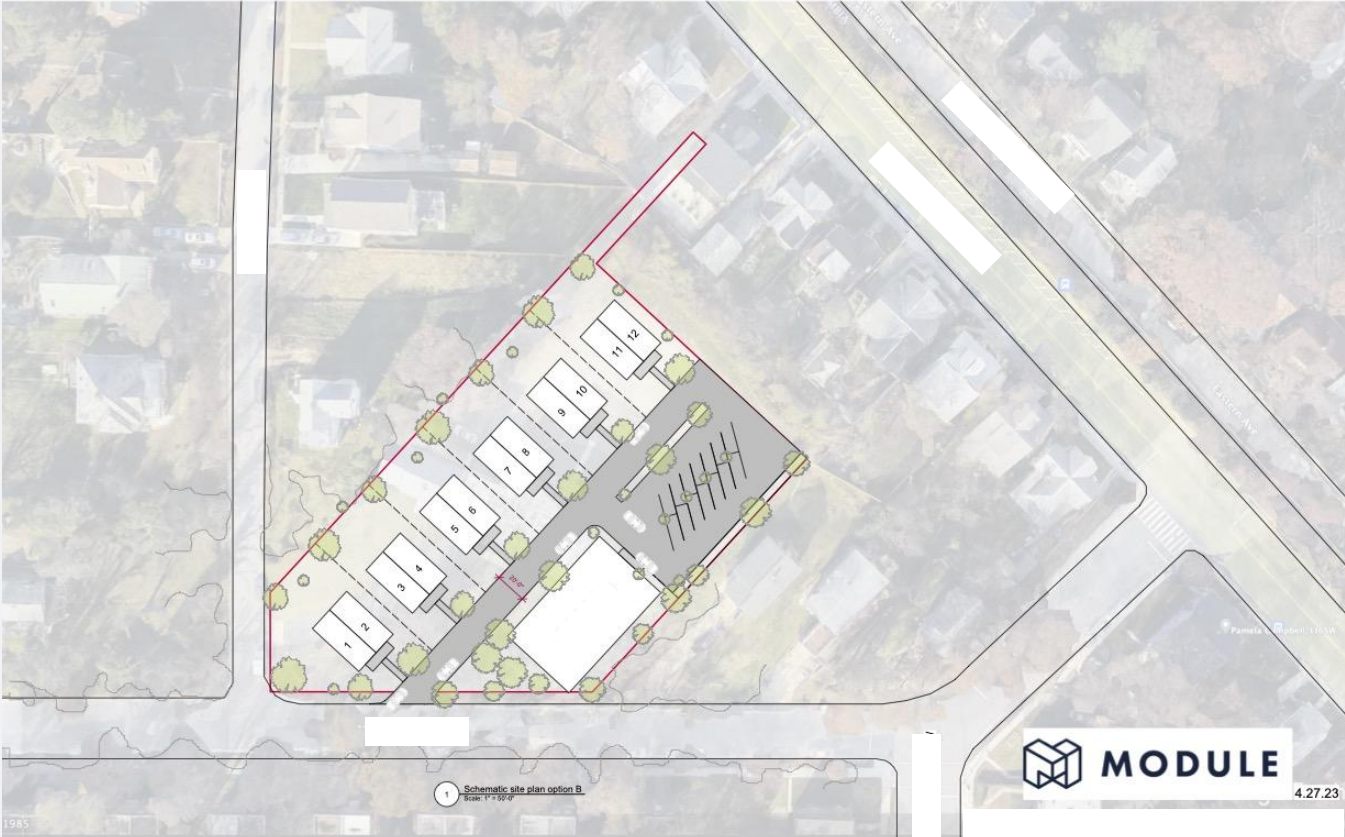
Conceptual Draft Site Plan - Option A

This site plan is conceptual. The goal was to maximize the number of units that could fit on the property. This site plan does not comply with zoning for the property.



Conceptual Draft Site Plan - Option B

This site plan is conceptual. The goal was to maximize the number of units that could fit on the property. This site plan does not comply with zoning for the property.

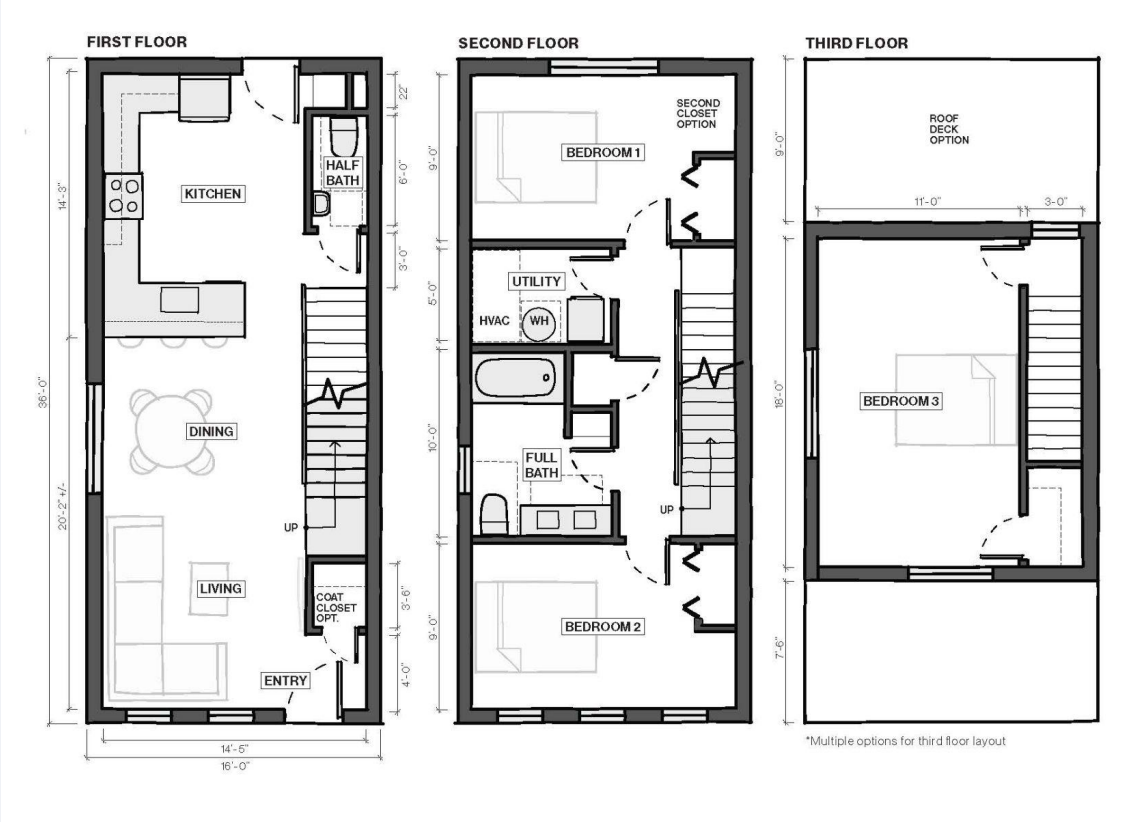


Proposed Floor Plan: Noble



Bedrooms: 3
Bathrooms: 1.5
1470 Square Feet

Stories: 3
Width: 16 ft
Length: 36 ft



Modular Scope Summary - 1 Duplex

Noble Duplex

of Units: 2

Hard Costs	Projected Off-site Costs	\$360,000
	1 Day Set Crew Allowance	\$5,600
	1 Day Crane Allowance	\$8,000
	Projected On-site Costs**	\$286,500
Soft Costs	Design & Engineering Fee (For Above Foundation)	TBD
	Allowance for traffic control permits	TBD
	Site Survey, Civil Engineering, Geotech Survey, Permit Fees, Tap-in Fees	TBD
Estimated Hard Costs (2 units)		\$646,500*
Per Home Cost Including all of above		\$323,250

*These are preliminary estimates based on past projects. The numbers will be refined in pre-construction.

** Site Costs will be verified after demolition plan, land survey, geotech survey, grading plan, and on-site specifications are developed.

Modular Scope Summary - Option A

Noble Duplex

of Units: 16

Hard Costs	Projected Off-site Costs	\$2,880,000
	2 Day Set Crew Allowance	\$11,200
	2 Day Crane Allowance	\$16,000
	Projected On-site Costs**	\$2,292,000
Soft Costs	Design & Engineering Fee (For Above Foundation)	TBD
	Allowance for traffic control permits	TBD
	Site Survey, Civil Engineering, Geotech Survey, Permit Fees, Tap-in Fees	TBD
Estimated Hard Costs (2 units)		\$5,199,200*
Per Home Cost Including all of above		\$324,950

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Modular Scope Summary - Option B

Noble Duplex

of Units: 12

Hard Costs	Projected Off-site Costs	\$2,160,000
	2 Day Set Crew Allowance	\$11,200
	2 Day Crane Allowance	\$16,000
	Projected On-site Costs**	\$1,719,000
Soft Costs	Design & Engineering Fee (For Above Foundation)	TBD
	Allowance for traffic control permits	TBD
	Site Survey, Civil Engineering, Geotech Survey, Permit Fees, Tap-in Fees	TBD
Estimated Hard Costs (2 units)		\$3,906,200*
Per Home Cost Including all of above		\$325,517

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Alternate Floor Plan: Modesto Ranch



Bedrooms: 3
Bathrooms: 2
1115 Square Feet

Stories: 1
Width: 25 ft
Length: 48 ft



Alternate Floor Plan: Space Pack



Bedrooms: 4
Bathrooms: 2.5
1650 Square Feet

Stories: 3
Width: 16 ft
Length: 36 ft



Alternate Floor Plan: New Haven



Bedrooms: 2
Bathrooms: 1.5
1150 Square Feet

Stories: 2
Width: 16 ft
Length: 36 ft



Contact

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THANK
YOU