



Attribute	Override	Actual
Number of Floors (3-5 100)	3	3
Average Unit Area		792

Site Built Unit Mix	Area	Quantity	%
Studio (B-01)	-		
One Bedroom (B + C)	563	4	17%
Two Bedroom (D + B + C)	813	8	33%
Three Bedroom (F + B2 + C)	980	12	50%
Factory Built Common Area Stairs	-		
Total	855	24	100%
Common Area	1	2	

Modular Unit Mix	Area	Quantity	%
-	-		
One Bedroom (B + C)	563	4	17%
Two Bedroom (D + B + C)	813	8	33%
-	980	12	50%
-	-		
-	-		
Total	855	24	100%
Common Area	1	2	

Site City	Or Zip Code
<input type="text" value="Olivehurst, CA"/>	<input type="text"/>
Site Location Input	
<input type="text" value="Olivehurst, CA 95961"/>	
Fabricator City	Or Zip Code
<input type="text" value="Tracy, CA"/>	<input type="text"/>
Fabricator Location Input	
<input type="text" value="Tracy, CA 95304"/>	
Prevailing Wage	<input type="text" value="Yes"/>

Parameter	Site Build	Modular
Gross Sq. Ft.	25,986	26,352
Building (L X W X H)	142 X 61 X 36	144 X 61 X 40
Modular Efficiency:	<input type="text"/>	109%

Scenarios	Input
Base Design	<input type="text" value="RaaP"/>
1st Floor	<input type="text" value="Units on Slab"/>

RaaP Construction Costs		
\$	10,821,565	\$ 411/sf \$ 450,899/door

Traditional SiteBuild Costs		
\$	10,960,303	\$ 422/sf 1% more

RaaP Design + Construction Time	
	9 Months

Traditional SiteBuild Time	
	13 Months

RaaP Construction Cost Breakdown

MasterFormat

[click here for our methodology and division detail](#)

	Site Build	Site/sf	RaaP GC	RaaP Fab	RaaP Total	RaaP/sf
Concrete, Masonary & Metals	\$ 1,311,770	\$ 50	\$ 1,147,404	\$ 281,220	\$ 1,428,623	\$ 54
03 Concrete	\$ 407,021	\$ 16	\$ 285,136	\$ 164,393	\$ 449,528	\$ 17
04 Masonry	\$ 233,482	\$ 9	\$ 260,237	\$ -	\$ 260,237	\$ 10
05 Metal	\$ 671,267	\$ 26	\$ 602,031	\$ 116,827	\$ 718,859	\$ 27
Rooms	\$ 4,452,553	\$ 171	\$ 465,938	\$ 4,121,807	\$ 4,587,745	\$ 174
06 Wood & Plastics	\$ 1,982,860	\$ 76	\$ 14,171	\$ 2,137,612	\$ 2,151,783	\$ 82
07 Thermal & Moisture Protection	\$ 490,766	\$ 19	\$ 289,407	\$ 293,030	\$ 582,437	\$ 22
08 Openings	\$ 486,606	\$ 19	\$ 138,123	\$ 337,164	\$ 475,287	\$ 18
09 Finishes	\$ 1,492,321	\$ 57	\$ 24,237	\$ 1,354,001	\$ 1,378,238	\$ 52
Equipment & Special Construction	\$ 221,062	\$ 9	\$ 68,827	\$ 139,859	\$ 208,686	\$ 8
10 Specialties	\$ 55,363	\$ 2	\$ -	\$ 47,078	\$ 47,078	\$ 2
11 Equipment	\$ 16,837	\$ 1	\$ 16,837	\$ -	\$ 16,837	\$ 1
12 Furnishing	\$ 99,730	\$ 4	\$ 2,858	\$ 92,781	\$ 95,639	\$ 4
13 Special Construction	\$ 49,132	\$ 2	\$ 49,132	\$ -	\$ 49,132	\$ 2
14 Conveying Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MEPs	\$ 2,262,827	\$ 87	\$ 1,304,248	\$ 854,052	\$ 2,158,300	\$ 82
21 Fire	\$ 189,853	\$ 7	\$ 96,660	\$ 85,189	\$ 181,849	\$ 7
22 Plumbing	\$ 767,391	\$ 30	\$ 431,516	\$ 306,882	\$ 738,398	\$ 28
23 HVAC	\$ 326,599	\$ 13	\$ 64	\$ 290,983	\$ 291,047	\$ 11
26 Electrical	\$ 978,984	\$ 38	\$ 776,008	\$ 170,998	\$ 947,005	\$ 36
Site Work (Estimate)	\$ 1,002,646	\$ 39	\$ 1,003,239	\$ -	\$ 1,003,239	\$ 38
31 Earthwork	\$ 267,163	\$ 10	\$ 267,756	\$ -	\$ 267,756	\$ 10
32 Exterior Improvements	\$ 362,465	\$ 14	\$ 362,465	\$ -	\$ 362,465	\$ 14
33 Utilities	\$ 373,018	\$ 14	\$ 373,018	\$ -	\$ 373,018	\$ 14
GC Charges (Estimate)	\$ 1,709,446	\$ 66	\$ 735,670	\$ 699,302	\$ 1,434,972	\$ 55
01 General Requirements	\$ 579,732	\$ 22	\$ 251,063	\$ 465,712	\$ 716,775	\$ 27
Charges & Fees	\$ 1,129,714	\$ 43	\$ 484,607	\$ 233,591	\$ 718,197	\$ 27
Total Hard Construction Cost	\$ 10,960,303	\$ 422	\$ 4,725,325	\$ 6,096,240	\$ 10,821,565	\$ 411