|  |
| --- |
| 24 units of Affordable Housing (6 x 1BR and 12 x 2BR and 6 x 3BR units)   * Dimensions: 146’ X 66’ * # Floors: 3 * Construction Type: V-A * Total # units: 24 units, Parking Spaces: 24 |

|  |  |  |  |
| --- | --- | --- | --- |
| ***Good fit for modular construction with a high Modular Feasibility score of 4.4/5 based on the six criteria below, with no additional restrictions introduced by modular construction.*** | | | |
| **Criteria: Score each using a scale of 0-5** | **Weight** | **Score** | **Score Justification** |
| **Zoning**: 5 = allows target units without any waivers. 0 = not allowed to build fully compliant for state bonus density & other factors. | 20% | 4 | Score of 4/5 as concessions are required to reduce open space and parking requirements. Modular construction does not introduce any additional waivers or restrictions for this site. |
| **Massing**: 5 = No additional constraints caused by modular structure; 0 = Modular does not work for the site. | 15% | 5 | Score of 5/5 since we can achieve the goal of 124 units and unit mix as the traditional original design. |
| **Sustainability:** 5 = Project readily supports Net Zero Energy (NZE) and PHIUS with minimal site-built upgrades. 0 = Project not viable for high-performance design or renewable energy integration. | 20% | 5 | Score of 5/5 due to strong alignment with PHIUS and Net Zero Energy goals through modular design. Will require enhancements to foundation, walls, roof, windows, HVAC & lighting in addition to the investment in batteries & solar power. Although these enhancements are likely to be the same for modular or site built, modular construction can reduce the waste generated & increase installation quality. |
| **Cost**: 5 = Modular is 10%+ cheaper than site-built; 0 = Modular is 5%+ more expensive than site-built. | 20% | 4 | $62.7M ($404/sf; $506K/unit. Prevailing Wage: 1.2% savings over site-built  Score of 4/5 since modular is cheaper than site-built. Cost for sustainability enhancements have not been considered at this stage. |
| **Logistics**: 5 =No transportation or setting constraints. 0 = Not possible to reach or set the site. | 15% | 5 | Score of 5/5 due to easy access from the highway and available open space for the staging site. |
| **Time**: 5 = Modular saves over 6 months of construction time. 0 = Modular is the same time as site built. | 10% | 4 | 9 months design + construction using modular approach vs 13 months for site built.  Score of 4/5 due to savings of 4 months. |
| **Final Score**: Go on Modular if none of the criteria = 0 & weighted average >2.5. |  | **4.5** |  |