

ESTIMATE of Costs for ONE Modular Home

Dec, 2015

Based on Townhouse style Units in a large (50+) multi unit Home Owners Association
Pricing Does not include Land Cost or Cost of Money during Construction

	Per House
Average price for 1 house - Deliered/Set/Finished 2br 2.5 bath 1,150 sq feet OR 3br, 2.5 3br, 2.5 bath 1,275 sq feet (Metal roof, Impact Windows)	\$ 135,000
Crane for setting house	\$ 2,000
Concrete House Pilings (est of 15 per house)	\$ 18,000
Concrete Pad Under House (est of 14'x30' @ 200 yard for materials)+ Labor	\$ 3,500
Engineer (for site, foundation, technical specs for utilities)	\$ 275
Primary Electric (underground)	\$ 2,000
Wastewater Collection System	\$ 2,200
Water Distribution System	\$ 1,700
Storm Water System	\$ 1,900
Surveying and Earthwork, Erosion Control, ADA, Irr Slvs	\$ 2,000
Site Asphalt and Concrete (roads and sidewalks, driveways)	\$ 6,500
Stairs, Hand Rails, Lattice, Screen Door, rear posts	\$ 7,000
HVAC on site Install (ac unit in house at delivery)	\$ 1,200
Secondary Electric (from primary to homes)	\$ 4,500
Plumbing Installed	\$ 2,200
Gutter and Down Spouts	\$ 1,500
Electric Meter Fee	\$ 350
Water Meter and Fees	\$ 3,500
Sewer Fees	\$ 2,700
Irrigation and Landscaping	\$ 4,000
General Conditions (dumpsters, porta poties etc)	\$ 500
Site Lights, bike racks, ,mailboxes, misc...	\$ 300
HOA Docs	\$ 280
Exterior 4' green chainlink - Community Fencing (single unit fencing would be higher cost)	\$ 2,000
Unit Survey and Temporary and final Elevation Certs	\$ 1,000
Site Amenities (pool, dog park, playground etc)	\$ 2,800
Site Work County Permit Fees	\$ 200
Building Permit Fees (waived for Affordable)	\$ -
County CO' Fee	\$ 100
TOTAL (Excluding House Cost)	\$ 74,205
General Contractor (P/O) on Subs (not house) 15%	\$ 11,131
Contingency (5%)	\$ 10,460
Total Overhead and Contingency	\$ 21,591

TOTAL Per House

\$ 230,796

Please Note: Pricing does not include land, carrying costs (interest, taxes etc), developer profit or any losses due to developer profit or any losses due to delays; economic factors, downturns, hurricaines etc.