SYNERGY MODULAR, INC

First Look - Example screen

(redacted)

Parcel: REDACTED CITY / COUNTY · APN REDACTED

SAMPLE FEE CALLOUT

Example of the $2,495 First Look screen.
Fee credits to Professional Feasibility on the same APN.
AACE Class 5 conceptual only. Not stamped. Not a GMP.

Contents

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EXAMPLE ONLY
Not a real parcel opinion

EXAMPLE ONLY · Synergy Modular sample · Not for reliance

SECTION 1

Engagement summary

PARCEL

City / county: REDACTED

APN: REDACTED

Intended use: Multifamily (EXAMPLE)

Client: Example Sponsor

ENGAGEMENT

Date: 2026-09-20 (EXAMPLE)

SKU: First Look · fixed fee $2,495

Estimate class: AACE Class 5

Authors (roles only):

Estimator / delivery lead
Project / feasibility lead

AACE CLASS 5 · CONCEPTUAL

What this screen is / is not

This is a paid kill / go screen for one named parcel. It is not detailed design, not a stamped architect chapter, and not a GMP. Cost and duration figures are AACE Class 5 conceptual only. Fee credits in full to Professional Feasibility on the same APN when that engagement is opened in writing.

1.1 Parcel and intended use

EXAMPLE narrative: Mid-rise multifamily on a single urban-infill parcel. Buyer asked whether volumetric modular is a fit before earnest money and before a $14,900 packet.

1.2 Credit language

The $2,495 First Look fee credits in full to Professional Feasibility on the same APN when that engagement is opened in writing. EXAMPLE sample only.

EXAMPLE ONLY · Not a real party

SECTION 2

Delivery-method call

RECOMMENDATION (EXAMPLE)

Volumetric modular is the preferred delivery method for this site.

2.1 Why this site (EXAMPLE)

- Access and staging appear compatible with factory modules at first-look depth (crane / street geometry not ruled out).
- Typology fit: repetitive multifamily floor plates favor volumetric modules over stick-built framing for schedule risk.
- Local delivery reality at FL depth: regional factory capacity and transport corridors do not appear to kill modular.
- Schedule risk screen: conceptual month band for modular is shorter than a comparable site-built path on this typology.
- Hybrid remains a fallback if later geotech or height limits force a podium / modular split (see changers in §6).

2.2 Scorecard strip (one row, EXAMPLE)

Factor	Modular	Site-built	Hybrid
Typology fit	Strong	OK	OK
Schedule risk	Lower	Higher	Mid
FL access read	Pass	Pass	Pass

Strip only. Not a full appendix. Not stamped. Not a build schedule.

EXAMPLE ONLY
Not a real p… opinion

SECTION 3

Zoning envelope at first-look depth

Not a stamped architect chapter

Published zoning / overlay read only. Limits of First Look depth. No ordinance cite numbers that finger a real parcel.

3.1 Published zoning / overlays (as available, EXAMPLE)

Item	FL-depth read (EXAMPLE)
Base zone	Multifamily residential (region-level; ordinance cite redacted)
Apparent height	Appears to allow mid-rise band for intended use
Density / FAR	Appears compatible with target density at screen depth
Overlays	No overlay kill signal at published map depth
Setbacks / lot	Apparent envelope supports modular module grid
Parking	Published minimums appear workable; confirm at PF

3.2 Apparent envelope vs intended use

At first-look depth, published zoning appears to allow the intended multifamily use within an envelope that does not obviously kill volumetric modular. This is not an allowable-use opinion you would stake a permit on. Stamped architect chapters wait for Professional Feasibility.

3.3 Limits of this section

- Detailed design drawings and stamped architect chapters are out of scope for First Look.
- Credentials and stamp blocks are omitted on this sample.
- Zone ordinance cite numbers redacted so they cannot finger a real parcel.
- Schematic only. Confirm title, survey, and overlays in later engagement.

EXAMPLE ONLY
Not a real parcel opinion

SECTION 4

Conceptual cost (AACE Class 5)

AACE CLASS 5 - CONCEPTUAL · EXAMPLE

$/SF RANGE (EXAMPLE)

$280-$340 / SF

AACE Class 5 · conceptual · EXAMPLE
Fictional sample range. Not from a live job.

TOTAL $ RANGE (EXAMPLE)

$18.2M-$22.1M

AACE Class 5 · conceptual · EXAMPLE
Assumes ~65,000 GSF (EXAMPLE).

4.1 Basis (conceptual, EXAMPLE)

- Regional multifamily volumetric modular Class 5 screen, factory + site install bundled at conceptual depth.
- Assumes mid-rise wood or light-gauge module stack within apparent zoning height band.
- Contingency and escalation held at Class 5 conceptual allowances (wide band by definition).
- GSF assumption is EXAMPLE only and will be replaced with measured takeoff at Professional Feasibility.

4.2 Exclusions (not in this Class 5 screen)

- Land cost, finance costs, marketing, FF&E.
- Off-site infrastructure beyond typical utility stubs at FL depth.
- Geotech-driven foundation premiums (unknown until tested).
- GMP / construction bid. Detailed estimate classes beyond Class 5. Stamped drawings pricing.

Label rule
Every cost figure on this page is AACE Class 5 conceptual and marked EXAMPLE. Not stamped. Not a GMP.

EXAMPLE ONLY
Not a professional opinion

SECTION 5

Conceptual duration

AACE CLASS 5 - CONCEPTUAL · EXAMPLE

MONTH BAND (EXAMPLE)

14-20 months

AACE Class 5 conceptual duration · EXAMPLE · not a build schedule · not CPM

This band is a conceptual screen of factory lead, transport, and site install for volumetric modular multifamily at first-look depth. It is not a bar chart you would build to. Phase gates, trade logic, and CPM live in later engagements if the parcel survives this screen.

SECTION 6 (START)

Go / restructure / stop

CALL (EXAMPLE)

GO (with conditions) - proceed toward Professional Feasibility

EXAMPLE narrative only. Not a real parcel opinion. Not for reliance.

At Class 5 depth, volumetric modular appears viable and the zoning envelope does not kill the intended use. The three changers on the next page would move this call to restructure or stop.

EXAMPLE ONLY
parcel opinion

SECTION 6 (FINISH)

Three things that would change the call

1 Access / crane kill

If a measured street section or utility conflict rules out module delivery or crane set at PF depth, restructure to hybrid or site-built.

2 Height / envelope conflict

If a confirmed overlay or height limit truncates the mid-rise band below a workable module stack, restructure density or stop modular path.

3 Geotech / foundation premium

If geotech reveals foundation premiums that erase the Class 5 modular schedule / cost advantage, re-run the delivery-method call before PF spend.

SECTION 7

Next step

CREDIT TO PROFESSIONAL FEASIBILITY

Same APN · First Look fee credits in full when PF is opened in writing

Or stop here and gather inputs: confirmed APN / address, intended use, known easements, height rumors, HOA constraints, and whether drawings already exist (Yes / No / Partial).
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