



SYNERGY MODULAR, INC

Plans Estimate - Example opinion (redacted)

Parcel: **REDACTED CITY / COUNTY** · APN **REDACTED**

Drawing set: **REV / DATE REDACTED** (priced as EXAMPLE Rev C)

SAMPLE FEE CALLOUT · \$7,700

Example of the \$7,700 Plans Estimate. Licensed GC cost and duration on a drawing set. Not massing. Not a GMP. Usable drawings required.

Contents (proposal packet)

1. Engagement summary
2. Drawing-set basis
3. Executive cost + CSI Summary by division (Class 4 · EXAMPLE)
4. Duration opinion (Class 4 · EXAMPLE)
- 4b. Schedule opinion (milestone rollup · Class 4 · EXAMPLE)
5. Allowances / exclusions / Owner-furnished / RFIs
6. Next step (PF · construction engagement · better drawings)
- A/B. Optional alternates · modular vs site-built (GC only)

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

GSF: ~72,000 (cover sheet, EXAMPLE)

ENGAGEMENT

Date: 2026-09-20 (EXAMPLE)

SKU: Plans Estimate · fixed fee \$7,700

Drawing set: Rev C · 2026-08-15 (EXAMPLE)

Estimate class: AACE Class 4

Authors (roles only):

Licensed / registered GC

Estimator

Project / feasibility lead

AACE CLASS 4 · SCHEMATIC / EARLY DD

What this opinion is / is not

Plans Estimate only. Cost and duration follow drawing completeness (here Class 4).

Not a stamped architect chapter. Not First Look. Not Professional Feasibility.

Not massing. Not a GMP or construction contract. Usable drawings required.

No usable drawings: do not buy this SKU. PE fee does not credit to PF automatically.

1.1 Parcel, intended use, drawing-set pointer

EXAMPLE narrative: Buyer supplied an architect schematic / early DD set for mid-rise multifamily on a single urban-infill parcel. They need a licensed GC cost opinion and duration opinion on that set before board / bid-phase decisions. They do not need architect massing from Synergy on this engagement. Opinion priced to Rev C dated 2026-08-15 (EXAMPLE). Void for later revs until re-opened.

1.3 Authors (GC roles only)

Licensed or properly registered general contractor (cost and duration opinion, class label, basis / exclusions). Estimator under that registration. Project / feasibility lead (packet assembly, drawing inventory, routing). Licensed architect is not a PE author. No license or registration numbers on this sample.

SECTION 2

Drawing-set basis

2.1 Sheets / disciplines priced (EXAMPLE inventory)

Disc.	Sheets (EXAMPLE)	Notes
Architectural	18 sheets	Plans, elevations, typical units (titles redacted)
Structural	6 sheets	Foundation concept + framing diagrams
Civil	4 sheets	Site plan, utilities schematic
MEP	5 sheets	One-line / riser level only
Specs	Outline only	Not a full Project Manual

Sample sheet IDs (titles redacted):

A-101	SHEET TITLE REDACTED
A-201	SHEET TITLE REDACTED
S-001	SHEET TITLE REDACTED
C-100	SHEET TITLE REDACTED
M-001	SHEET TITLE REDACTED

Rev / date priced: Rev C · 2026-08-15 (EXAMPLE). Opinion void for later revs until re-opened.

2.2 Completeness and estimate class

CLASS 4 · FOLLOWS THIS SET

Set is schematic / early DD: typical units present; limited wall sections; MEP at riser depth; civil schematic. Class 4 is the honest label. Fuller DD (complete sections, schedules, coordinated MEP) could support Class 3 on a future engagement.

2.3 Gaps that widen the band

- Missing detailed wall / floor assemblies and finish schedules.
- Foundation system not finalized pending geotech.
- MEP equipment schedules incomplete.
- Site retaining / off-site work not detailed.

SECTION 3

Executive cost summary (AACE Class 4 · EXAMPLE)

AACE CLASS 4 · FOLLOWS THIS DRAWING SET · EXAMPLE

\$/SF RANGE (EXAMPLE)

\$310-\$385 / SF

CLASS 4

Fictional sample. Not from a live job.

TOTAL \$ RANGE (EXAMPLE)

\$22.3M-\$27.7M

CLASS 4

Assumes ~72,000 GSF (EXAMPLE).

Label rule

AACE Class 4 · follows this drawing set · EXAMPLE · Not from a live job ·
Not stamped as GMP · Not a bid. Class badge on every cost figure on this packet.

3.1 Summary

Licensed / registered GC cost opinion on the buyer Rev C set. Figures above are EXAMPLE fictional Class 4 ranges for this schematic / early DD completeness. They are not a GMP, not a construction bid, and not stamped as a contract price. CSI Summary by division is the next section (board bridge, not a line book).

3.2 Basis (Class 4 depth, EXAMPLE)

- Prices the buyer Rev C set as modular-capable multifamily delivery (factory modules + site install) unless the set clearly forces site-built. Delivery assumption stated: volumetric modular path.
- GSF from cover sheet (~72,000 GSF EXAMPLE).
- Allowances held wide for incomplete assemblies, foundation, and MEP.
- Escalation held at Class 4 conceptual allowance for an EXAMPLE mid-horizon start.

SECTION 3 (CONTINUED) · CSI SUMMARY

CSI Summary by division (EXAMPLE · Class 4)

AACE CLASS 4 · EXAMPLE · NOT A FULL LINE BOOK

Division rollup only. Full qty / labor / material / sub line listing stays in the working file (optional appendix on request). Amounts are EXAMPLE fictional and do not match any confidential live job. Mid-case column reconciles toward the Class 4 opinion band.

CSI	Description	EXAMPLE mid (\$000)	Share
00 / 01	Supervision / General Requirements	1,850	7%
03	Concrete	2,100	8%
05	Metals	1,400	5%
06	Wood and plastics	3,200	12%
07	Thermal and moisture	980	4%
08	Doors and windows	1,150	4%
09	Finishes	2,400	9%
10-12	Specialties / equipment / furnishings	420	2%
13	Special construction (incl. modular mfr allowance)	4,800	19%
14	Vertical transportation	620	2%
21-23	Fire / plumbing / HVAC	2,900	11%
26-28	Electrical / communications / security	2,100	8%
31-33	Earthwork / exterior / utilities	1,750	7%
Subtotal (EXAMPLE mid)		25,670	100%

Metrics (EXAMPLE): GSF ~72,000 · ~\$341 / SF at mid · units as on cover sheet · duration see §4.

OH&P and contingency (client notes · not GMP lines)

CLASS 4

Contractor OH&P (EXAMPLE note, e.g. ~6%): reflected inside the Class 4 opinion band (\$22.3M to \$27.7M). Shown here as transparency, not as a separate contract price.
 Estimating and design contingency (EXAMPLE note, e.g. ~5%): for design development and estimating uncertainty at this class. Not owner soft-cost contingency. Not GMP contingency.
 Opinion total band (EXAMPLE · Class 4): \$22.3M to \$27.7M. Band already expresses uncertainty.

Notes

1. Division totals are EXAMPLE only; not from a live job; not a GMP.
2. Modular manufacturing sits in Special Construction (Div 13) as an allowance consistent with the set.
3. Full CSI line listing is the working file; not part of this client packet.
4. Every \$ figure on this page is Class 4 · EXAMPLE.

SECTION 4

Duration opinion (Class 4 · EXAMPLE)

CLASS 4 DURATION · EXAMPLE · NOT A FULL CPM

MONTH BAND (EXAMPLE)

16-22 months

CLASS 4

Notice to proceed through substantial completion, conceptual. Not a build-to schedule.

4.1 Summary

Licensed / registered GC duration opinion on the same Rev C set priced in §3. Band is Class 4 conceptual. Not a full CPM. Not a bar chart you would build to.

4.2 Basis

Factory lead + transport + site install read from typology and set completeness. Soft site constraints from civil schematic only. Modular-capable delivery assumed unless the set clearly forces site-built (see optional appendix B for GC comparison on same drawings).

4.3 What would shorten / lengthen

WOULD SHORTEN

- Earlier freeze of assemblies.
- Complete MEP schedules.
- Geotech confirming conventional foundation.

WOULD LENGTHEN

- Major structural redesign.
- Deep foundation.
- AHJ delays.
- Incomplete civil / off-site scope discovered later.

Every month figure on this page is Class 4 duration opinion and marked EXAMPLE.
Not a GMP schedule. Not stamped as a contract milestone.

SECTION 4 (CONTINUED) · SCHEDULE OPINION

Schedule opinion (milestone rollup)

AACE CLASS 4 · FOLLOWS THIS DRAWING SET · EXAMPLE

This schedule is a Class 4 opinion of major activities on the buyer's drawing set. It is rolled up for principals the way a large GC presents Microsoft Project at proposal stage: milestones and major bands, not every task. Production schedules for live jobs are built in branded Microsoft Project. This page is not a GMP, not a contract schedule, and not a CPM you would build to without a construction engagement.

OVERALL DURATION (EXAMPLE · CLASS 4)

16 to 22 months

CLASS 4 · EXAMPLE · NOT CPM

Envelope M0 to M22 from notice-to-proceed assumption. Matches §4 Duration. Not a build-to schedule.

4.4 Major activities / milestones (EXAMPLE)

Six rollout rows plus overall. Labels are modular-aware EXAMPLE defaults. Not a full WBS.

#	Milestone / major activity	Band (M)	What it covers
1	Permitting / entitlement gate	M0-M4	Permit readiness assumption; not a legal o
2	Factory slot / manufacturing	M3-M12	Module fabrication window
3	Transport / logistics	M11-M13	Factory to site movement
4	Set / crane / stacking	M12-M15	On-site set and stack
5	Site finish / MEP tie-in	M14-M20	Site work and MEP connection after set
6	Punch / CO / closeout	M19-M22	Punch, certificate of occupancy path, clos
-	Overall duration	M0-M22	16 to 22 months · Class 4 · EXAMPLE · not

Boundary

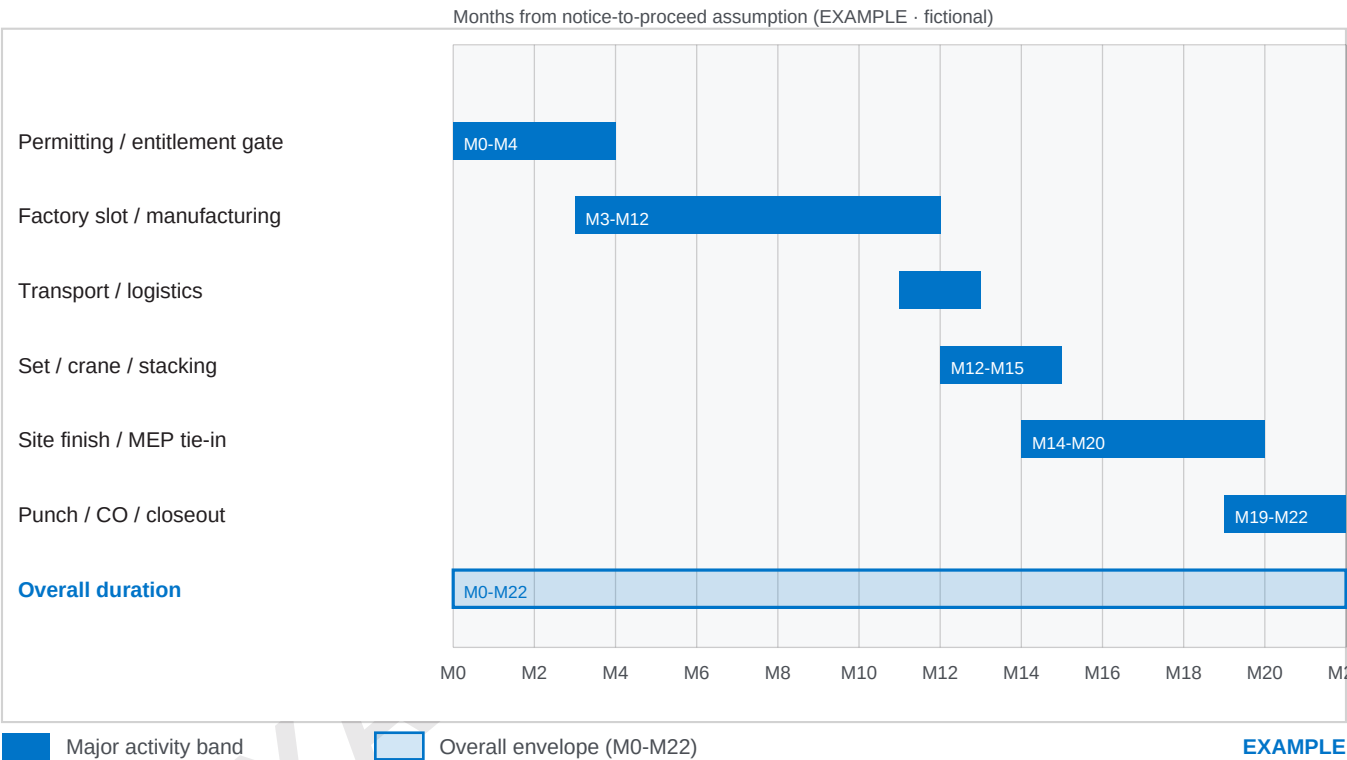
Not a GMP · Not a build-to schedule · Full task lists stay in Project / working file

Month offsets are EXAMPLE fictional Class 4 bands. No street calendar dates. Not from a live job.

SECTION 4 (CONTINUED) · MILESTONE CHART Milestone rollup chart (MSP-style · EXAMPLE)

AACE CLASS 4 · FOLLOWS THIS DRAWING SET · EXAMPLE

Horizontal bands match the milestone table. Branded Project rollup look for principals. Not Excel junk. Not a full CPM. EXAMPLE only.



Not a GMP · Not a build-to schedule · Full task lists stay in Project / working file
 Bars use BD month offsets M0-M22 exactly. Class 4 opinion only. Not stamped as contract milestones.

SECTION 5

Allowances / exclusions / Owner-furnished / RFIs

AACE CLASS 4 · EXAMPLE

ALLOWANCES (HELD WIDE · EXAMPLE)

- Incomplete wall / floor assemblies and finish schedules.
- Foundation system pending geotech.
- MEP equipment schedules at riser depth only.
- Site retaining / off-site stubs beyond civil schematic.
- Class 4 escalation for EXAMPLE mid-horizon start.

EXCLUSIONS (NOT IN THIS OPINION)

- Land; finance; marketing; FF&E.
- Off-site infrastructure beyond stubs shown.
- Geotech-driven foundation premiums (unknown until tested).
- Design fees; permit fees unless noted on the set.
- GMP / construction contract pricing.
- Architect redesign / massing (PF if needed).
- Market study; rents; appraisal; Phase I; title; survey.

5.1 Owner-furnished / Owner-directed (EXAMPLE)

- Items marked Owner / TBD on the takeoff are excluded until confirmed.
- Owner-furnished equipment or FF&E beyond what the drawings show: not in this opinion.
- Owner-directed changes after Rev C: reopen required.

5.2 Assumptions (EXAMPLE)

1. Rev C is the only set priced; later revs need a reopen.
2. Modular factory path remains available in the project region at PE depth.
3. No known hazardous materials or title defects (not verified in Plans Estimate).
4. Utility capacity shown schematically is adequate pending confirmation.

5.3 Open RFIs (EXAMPLE)

#	Open RFI
1	Confirm foundation system after geotech.
2	Issue finish / assembly schedules for Class 3 path.
3	Coordinate MEP equipment list with architectural load assumptions.
4	Clarify off-site / ROW scope not on civil sheets.

Class discipline

These RFIs widen the Class 4 band. Closing them may support a Class 3 re-price on a future engagement. Do not stretch incomplete drawings into a fake tighter class.

SECTION 6

Next step

Three routes from this Plans Estimate.

1 Professional Feasibility (\$14,900)

If Investment Committee needs licensed architect allowable uses / massing plus GC chapters on a named parcel. PE fee does not credit to PF automatically.

2 Construction engagement letter

If the buyer wants a bid or GMP (ultimate customer; route to engage). Plans Estimate is not a GMP. Never pretend this opinion is a contract price.

3 Stop / better drawings

If the set is too thin, stop. Do not stretch Class 4 into a fake Class 3. Gather a more complete set, then reopen PE or route to Free brief / First Look if drawings are absent.

Contact (public): info@synmod.com

Synergy Modular, Inc · Plans Estimate sample · EXAMPLE ONLY · Synergy Modular sample · Not for reliance

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APPENDIX A / B (OPTIONAL · EXAMPLE)

Alternates · modular vs site-built (GC only)

A. Alternates table (EXAMPLE)

Alternate	Cost delta (EXAMPLE)	Duration delta
A1 - Facade Alt-1	+\$0.8M to +\$1.4M	+0 to +1 month
A2 - Parking Alt-B	+\$0.4M to +\$0.9M	neutral

Drawing-driven alternates already in the set. Class 4 · EXAMPLE. Not a GMP.

B. Modular vs site-built on same drawings (GC opinion only)

Path	Cost (Class 4 EXAMPLE)	Duration (EXAMPLE)
Volumetric modular	\$310 to \$385 / SF	16 to 22 months
Site-built (same set)	\$335 to \$410 / SF	20 to 28 months

Appendix boundary

GC cost / duration opinion on the same Rev C drawings only. Not architect massing.
Not a GMP. Class 4 on every figure. EXAMPLE fictional ranges.

End of Plans Estimate EXAMPLE proposal packet. EXAMPLE ONLY · Synergy Modular sample · Not for reliance