



November 7, 2025

From: Cary and Thomas Orlandi: Millbrook Modular Homes

To: The Rhode Island Executive Office of Housing

I have attached the factory-built housing for new housing and their price point for first-time homebuyers per your request for the “Housing 2030: Your Way Home” program”.

Included in the attached.

House picture for the following: Exterior elevations and floor plans.

Plans that illustrate potential future additions

1. Two Bedroom Ranch 25.4'x36' = 948 Square Feet
2. Two bedroom Cape, (that offers an unfiniced second floor that could have two more bedrooms & one additional bathroom) 1056 Square Feet
3. An ADU attachment

For Your “Housing 2030 Your Way Home program”.

4. Cost Estimates:

| | Price |
|---|---------------------------------|
| a. Square foot cost of such product(s), excluding delivery | Ranch 1 |
| | \$ 282.00 PSF x 948 = \$267,336 |
| b. Estimated delivery costs to sites located in Rhode Island | \$20,000 |
| c. Site work estimates, including: | \$20,000 |
| d. Electrical hook-ups and internal connections | \$10,000 |
| e. Plumbing hook-ups and internal connections | \$15,000 |
| d. General carpentry for unit integration and final finish work | \$ 56,200 |
| TOTAL HOUSE as Shown in Picture, Turn Key | \$388,536 |
| (Above is for the 948 sq. ft. Ranch attached) | |

3. Payment Schedule

a. Please outline your standard payment SGhedUle from initial deposit through:

- i. On-site payment \$258,500
- ii. Inspections \$ 105,000
- iii. Completion of punch list items \$ 25,036

4. Production Requirements

a. Is there a minimum order required to initiate production?

Yes **\$129,250**.

Would a guaranteed minimum order reduce pricing? **Yes**

5. Code Compliance

a. Please describe how your products are designed or adapted to meet:

i. Rhode Island building code requirements **Yes**

ii. Coastal-specific requirements that differ from inland building standards **No, Same**

Cost Estimates Chart

| Category | Description | Estimated Cost (\$) | Notes |
|-----------------------------|--|---------------------|-----------|
| Product Cost | Square foot cost of product(s), excluding delivery | \$282 PSF | \$267,336 |
| | <i>Enter Product Description</i> | Turn Key House | |
| | <i>Enter Product Description</i> | | |
| | <i>Enter Product Description</i> | | |
| Delivery | Estimated delivery costs to sites in Rhode Island | \$20,000 | |
| Electrical Site Work | Electrical hook-ups & internal connections | \$10,000 | |
| Plumbing Site Work | Plumbing hook-ups & internal connections | \$15,000 | |
| General Carpentry Site Work | General carpentry for unit integration & final finish work | \$56,200 | |

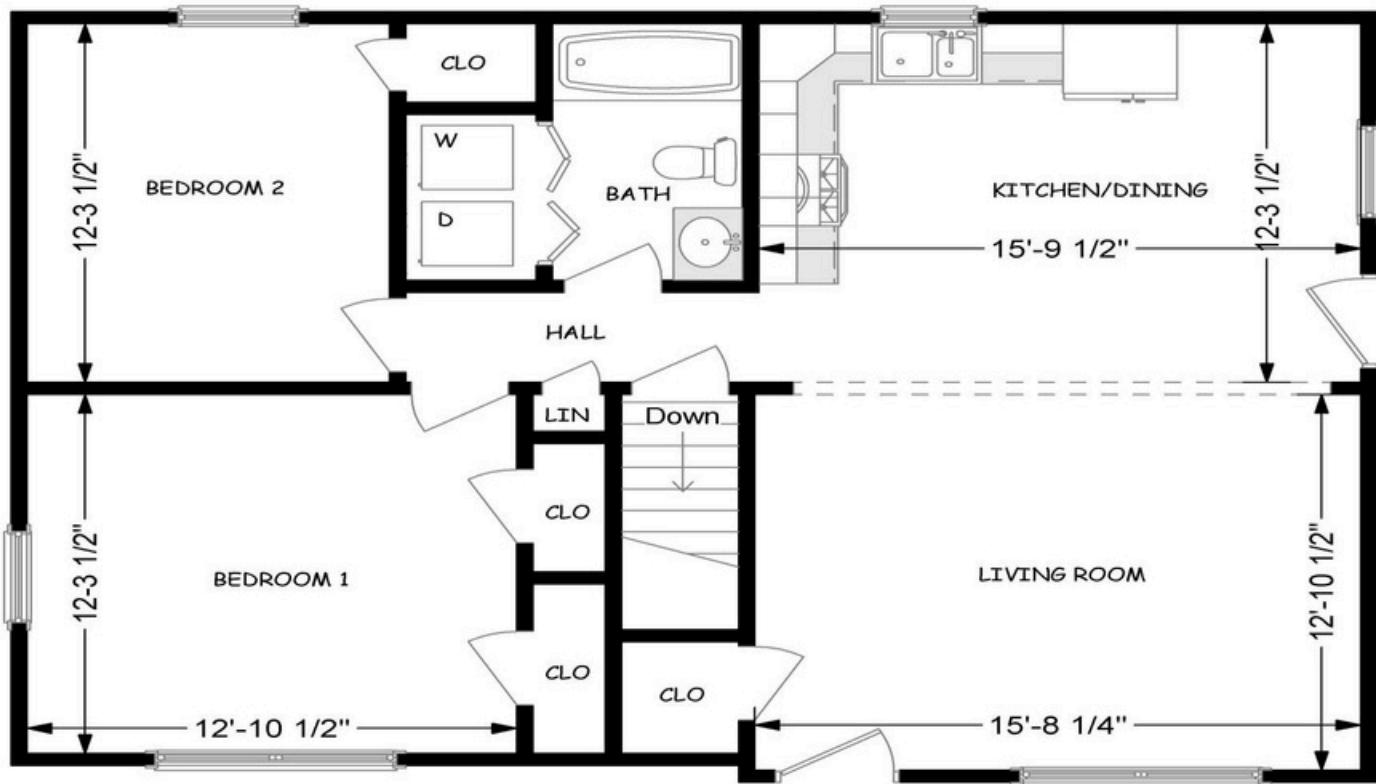


2 BEDROOM
RANCH



26.4 x 36

948 sq. ft.

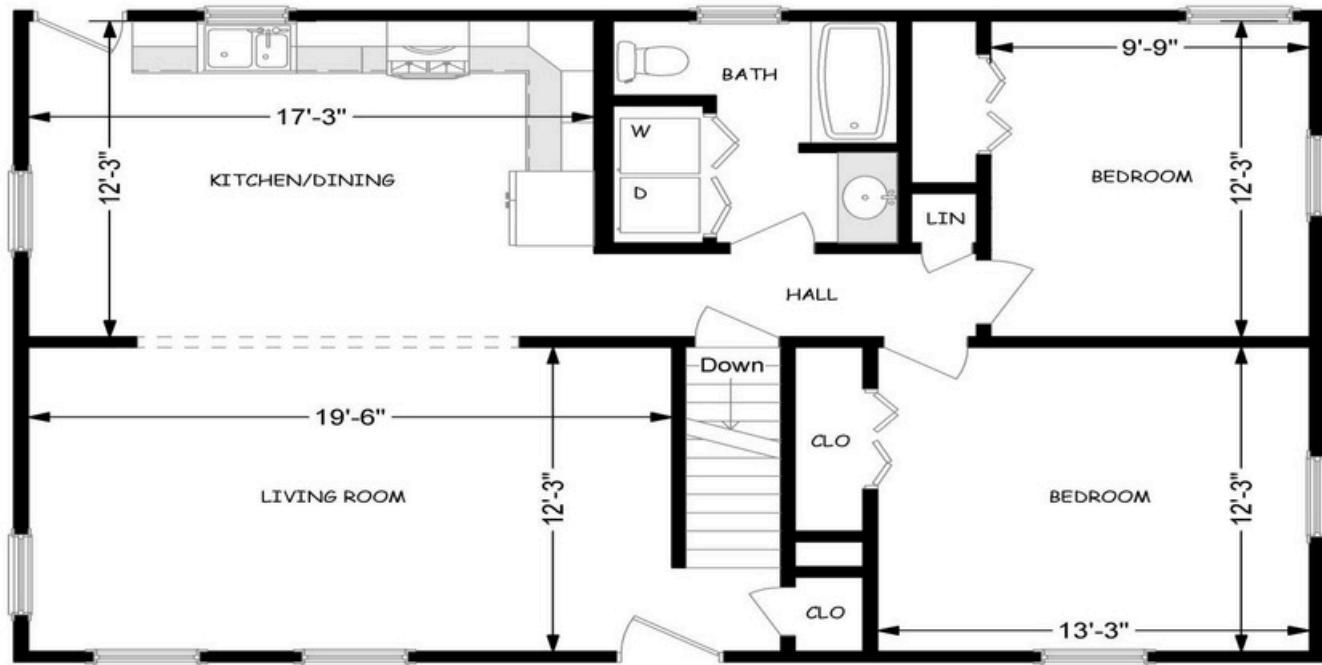


2 BEDROOM
CAPE



26.4' x 40'

1056 sq. ft.



1 Bedroom ADU/In-Law Attached to Existing House



Millbrook Modular Homes

"A Concept to Completion Builder"