

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.

1

Plans that illustrate potential future additions

1. Two Bedroom Ranch 25.4’x36’ = 948 Square Feet
2. Two bedroo Cape, (that offeres and unfiniced second floor that could have two more bedrooms & one additional bathroom) 1056 Square Feet
3. An a 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 book-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
	Enter Product Description	Turn Key House	
	Enter Product Description		
	Enter Product Description		
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.

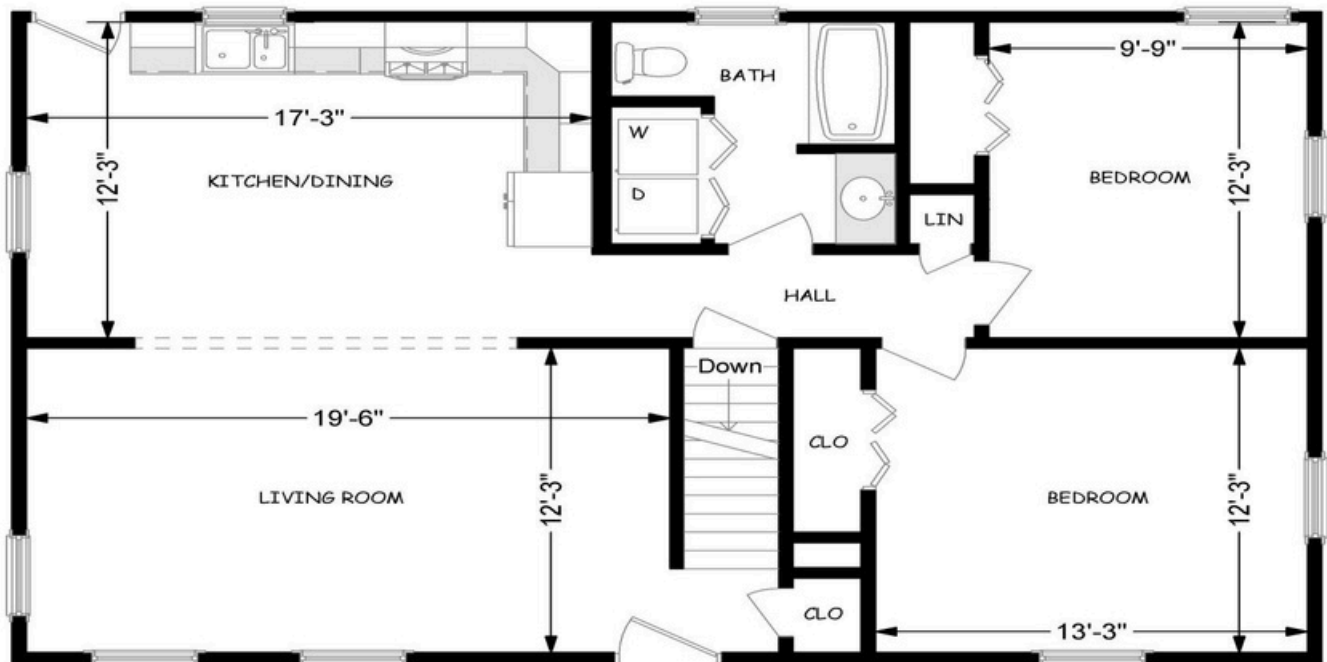


2 BEDROOM
CAPE



26.4' x 40'

1056 sq. ft.



1 Bedroom ADU/In-Law Attached to Existing House



 Millbrook Modular Homes "A Concept to Completion Builder"