



# STCBT Pilot Test: Greensmith Builders Multi-Family



## Prairie Lofts

Leverne, MN

- Built 2022
- 2 Bldgs./54 Units
- 1BR/2BR Plans
- HERS 45 w/o Solar
- 1.35 ACH50
- SIPs Walls:
  - Exterior
  - Hall
  - Demising

### SIP-Optimized:

- 1 Hour from Plant
- Simple Design

Prairie Lofts Apartments, Luverne, MN

# Sam Rashkin's True Cost Analysis



# STCBT Pilot Test: Prairie Lofts



retooling SIPS True-Cost Bidding Tool  
Developed by Retooling the U.S. Housing Industry, Version 3.6 - 3/17/23

## Baseline SIPs vs. Framing Bid Comparison

### Summary: SIPs Savings/Value vs. Conventional Framing

Cost Savings	Added Value	Total
\$ (51,485)	\$ -	\$ (51,485)

This cost comparison is based on an actual bid for SIPs and estimated costs for conventional framing based on standard cost data available. Work with your SIPs sales rep to integrate actual bids for conventional framing to get a more precise comparison for your project.

<small>SIPs - Material and Labor for exterior, hallway, demising walls</small>	<small>455,712</small>	<small>455,712</small>	<small>0</small>	<small>0</small>	<small>0</small>	<small>0</small>
<small>Framing - Material and Labor for exterior, hallway, demising walls</small>	<small>455,712</small>	<small>455,712</small>	<small>0</small>	<small>0</small>	<small>0</small>	<small>0</small>
<small>Floor Framing - Material and Labor</small>	<small>0</small>	<small>0</small>	<small>0</small>	<small>0</small>	<small>0</small>	<small>0</small>
<small>Roof Framing - Material and Labor</small>	<small>0</small>	<small>0</small>	<small>0</small>	<small>0</small>	<small>0</small>	<small>0</small>

## True Cost SIPs vs. Framing Bid Comparison

### Summary: SIPs Savings/Value vs. Conventional Framing

Cost Savings	Added Value	Total
\$ 108,424	\$ 124,800	\$ 233,224

This cost comparison is based on an actual bid for SIPs and estimated costs for conventional framing based on standard cost data available. Work with your SIPs sales rep to integrate actual bids for conventional framing to get a more precise comparison for your project.

<small>Risk (Reserves for Call-Backs)</small>	<small>45,200</small>	<small>42,600</small>	<small>0</small>	<small>0</small>	<small>0</small>	<small>0</small>
<small>Waste Removal (Dumpsters for framing vs. 4 for SIPs)</small>	<small>40</small>	<small>40</small>	<small>0</small>	<small>0</small>	<small>0</small>	<small>0</small>
<small>Value of Construction Time Saved vs. Framing</small>	<small>0</small>	<small>-34,800</small>	<small>0.0</small>	<small>0.0</small>	<small>-85.0</small>	<small>0</small>

**Prairie Lofts**  
Leverne, MN

**SIPs vs. Framing Cost:**

**Bid Package Comparison**

**+ 11%**

**True Cost Comparison:**

**- 31%**

PrairieE Lofts Apartments, Luverne, MN

# Sam Rashkin's True Cost Analysis



## True Cost Case Studies: Key Findings



- True cost comparison reveals 15% to 100+% cost advantage missing with comparing bid packages
- SIPs is lowest true cost with SIPs-optimized single- and multi-family homes

Optimized enclosure decisions are not being made in absence of true cost bid assessments