**Subject:** Preliminary Request for Information (RFI) regarding “Modular Residential Construction - Constructing Structures and Establishing Factories for the Manufacture of Modular Units”

**Appendix A** **- Responder’s Contact Details Form**

Date: \_\_\_\_\_\_\_\_\_

To

Ministry of Construction and Housing and the Israel Innovation Authority

## Via Email:modular\_construction@innovationisrael.org.il

I/We, the Undersigned, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ***[Respondent Name]***, Identifying Number: \_\_\_\_\_\_\_\_\_\_\_***[Authorized Dealer/Corporation Number]*** declare that I/we have read the Request for Information (RFI) Documents, and that I/we request that you send us any notification concerning the said RFI, according to the following details:

Contact person’s name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Contact person’s role: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Complete address (including postcode): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Telephone number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Mobile: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Sincerely,

## Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

If it is a corporation:

## Name of signatory: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Name of signatory: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

## Role: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Role: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Signature:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Corporation/Company Stamp \_\_\_\_\_\_\_\_\_\_\_**

**Appendix B -** **RFI Responder’s Profile**

Names of owners of the respondent: 1.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ID No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

2.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ID No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

3.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ID No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(If the owner of the corporation is a corporation, then the owners of that corporation shall be listed)

Business areas: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Main technologies on which the Respondent’s business is based: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Owners of a controlling interest in the Respondent (all entities owning a 25% stake or greater in the Respondent shall be listed):

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Key personnel - CEO, VP’s and development personnel: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Years the Respondent has been in business: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Business areas (infrastructure/residential/offices/hotels/student dormitories): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

If this is a Company dealing in the construction of structures made out of modular units:

\* State the average number of projects per year \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\* In which countries does the Company construct the structures?\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\* Please list 5 projects (type, size, year constructed and location) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\* Additional documents may be attached and also any relevant information.

## Appendix C - Construction of a residential structure using volumetric modular units

## Financial model and risks of a Pilot for the construction of a residential structure by means of modular units

* 1. Please provide a risk assessment for the construction of a residential structure in Israel by means of modular units, such as risks in terms of costs, returns, legal, engineering and design risks: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
  2. Please provide a financial model which will incentivize the Respondent to construct the Pilot - state the proposed mechanism, the amounts, percentages etc., as required in order to achieve support for the construction of the first structure in the Pilot, in order to enable financial viability of the project.

Detail the financial and entrepreneurial model on which the project is based, such as - the overall cost of constructing the structure (including the cost of the land), the profit expected once the structure has been constructed and a year-by-year forecast of the revenues and expenses involved in operating the structure and maintaining it in leased accommodation projects, protected accommodation and other scenarios, if any.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

* 1. Please state whether the Respondent has land available for constructing the Pilot, and if so - please state the type of land, its designation, area, ownerships, location, availability etc.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

## Design aspects for a structure made of volumetric modular units

**Licensing and adaptation to the spatial planning (urban planning scheme):**

* 1. Please provide details of the methods and ways of designing in order to match with the urban building scheme, the benefits of using these means for testing and matching to the spatial planning:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

* 1. Please provide details of the benefits of constructing a modular structure in terms of shortening the licensing processes:

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* 1. Please provide details regarding the soil selection considerations for the modular construction Pilot, the licensing stages and the challenges to be expected in matching the area for modular construction and for obtaining building permits:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Detailed design of the structure:**

**Please provide details of the existing possibilities, methods and means for designing a structure using a modular method. Refer to the following aspects:**

1. Design stages - preliminary design, for tender and final detailed, and according to the licensing stages and design information required for obtaining building permits and construction plans.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. The various design disciplines, including: Architecture, structural, water and drainage systems, electricity, plumbing, air conditioning down to the finishing level and the structural materials.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. reference to structural design in accordance with the construction stages.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. Please compare between designing the modular structure using two-dimensional methods and using three-dimensional methods, including benefits, required training etc.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. Please provide information regarding standards and regulations regarding the structure’s design (architecture, structural and other disciplines).

**Obtaining information regarding the existing options for building design, structural design and the gaps, which are required in order to approve the plans in Israel**

1. Please provide details regarding the existing options for building the multistorey structure. Emphasize the number of modules and their area, which are required for the construction of a housing unit with a floor area of 70-100 sq.m.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. Please provide details regarding the existing options for pricing a 9-storey structure, consisting of 32 housing units, and a 20-storey structure, consisting of 80 housing units (without pricing the land and development component). Refer to the overall technical specification of the building, including the following aspects: number of elevators, external cladding, solar panels on the building’s roof, residential secure spaces / floor secure spaces, other public areas, underground parking and storerooms.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

## Please provide details regarding advanced technologies which are expected to be used, name the potential technology companies which are candidates for collaboration and the impacts on the pricing:

* 1. In the modules’ production process (for example: using robots in the manufacturing process in the factory).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

* 1. In the construction processes at the site (for example: advanced systems for managing the construction processes at the site including purchasing, on-site safety etc.).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

* 1. Inclusion of technology in the modules themselves - refer to the apartment-level technical specification (for example: finishing level, including inclusion of smart sensors as part of the “smart home”).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

## Obtaining information on the environmental benefits in the structure built out of volumetric modular units

**Please provide details about:**

1. Benefits from reducing the waste created in the building processes through modular construction, compared with conventional and industrialized construction.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. The benefits of reducing the carbon footprint and the pollutant emissions, such as CO2, throughout the project’s construction chain, including transport.

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1. Compliance with green construction standards and details of the specific standards/guidelines.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. Impact on the structure’s energy consumption, referring to the quality of the thermal insulation, thermal bridges and the materials comprising the structure, including the units.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

## Obtaining information regarding the advantages and disadvantages of constructing multistorey buildings employing the modular construction method. Fill in the data in the tables below. Following are several highlights for your specific response, free text can be added in the notes:

1. Please provide details regarding the added value of modular construction, referring to the processes of the design, construction, maintenance for all the stakeholders in the project - entrepreneurs, designers, construction companies and owners of the asset

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. The advantages and opportunities within this construction method, over conventional building, and over industrialized construction methods for the structural skeleton

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. The expected drawbacks and challenges in construction of buildings which will be erected using the modular construction method, relative to current construction: differences in direct and indirect construction costs - itemized - and in the other items comprising the final apartment cost, differences in the required construction time, between the modular and conventional method

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. The maintenance processes required in a residential structure built using the suggested methods - required maintenance costs, advantages and disadvantages relative to the processes prevailing in conventional construction

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. Estimate of the time necessary from the moment the agreement to build the Pilot through to the final handover of the building (Form 4)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. Conclusions and lessons learned from projects which have been built by them or which are still in progress in other countries, in which the modular construction method is applied (if relevant)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

## Details of the main features of constructing a residential structure - comparison between modular and conventional construction

**Table A: 9-storey structure and 36 apartments, 70-100 sq.m. floor space, including construction of an underground parking garage**

|  |  |  |  |
| --- | --- | --- | --- |
| **Item** | **Modular construction** | **Conventional construction** | **Notes** |
| Direct construction cost per sq.m. |  |  |  |
| Indirect construction cost per sq.m. |  |  |  |
| Final apartment cost per sq.m. |  |  |  |
| Transport costs |  |  |  |
| Transporting duration (from the fabrication of the modulars through to assembly in-situ - please refer to the various stages separately, for example duration of maritime shipping, overland shipping, etc.) |  |  |  |
| Estimated expenses due to repairing construction defects |  |  |  |
| Costs of investment in equipment and machinery |  |  |  |
| Special equipment required for constructing the structure (for example: lifting devices, etc.) |  |  |  |
| Structure design duration |  |  |  |
| Duration of the construction at the construction site  Refer to separate stages, including the time between contract signing to sinking foundations and time from sinking foundations to final handover (Form 4) |  |  |  |
| Maintenance costs |  |  |  |
| Time to final handover (Form 4) |  |  |  |
| Number of (non-skilled) workers for building the structure’s skeleton |  |  |  |
| Number of (skilled) workers for assembling the units at the construction site |  |  |  |
| Number of workers at heights at the construction site |  |  |  |

**Table B: 20-storey structure and 80 apartments, 70-100 sq.m. floor space, including construction of an underground parking garage**

|  |  |  |  |
| --- | --- | --- | --- |
| **Item** | **Modular construction** | **Conventional construction** | **Notes** |
| Direct construction cost per sq.m. |  |  |  |
| Indirect construction cost per sq.m. |  |  |  |
| Final apartment cost per sq.m. |  |  |  |
| Transport costs |  |  |  |
| Transporting duration (from the fabrication of the modulars through to assembly in-situ - please refer to the various stages separately, for example duration of maritime shipping, overland shipping, etc.) |  |  |  |
| Estimated expenses due to repairing construction defects |  |  |  |
| Costs of investment in equipment and machinery |  |  |  |
| Special equipment required for constructing the structure (for example: lifting devices, etc.) |  |  |  |
| Structure design duration |  |  |  |
| Duration of the construction at the construction site  Refer to separate stages, including the time between contract signing to sinking foundations and time from sinking foundations to final handover (Form 4) |  |  |  |
| Maintenance costs |  |  |  |
| Time to final handover (Form 4) |  |  |  |
| Number of (non-skilled) workers for building the structure’s skeleton |  |  |  |
| Number of (skilled) workers for assembling the units at the construction site |  |  |  |
| Number of workers at heights at the construction site |  |  |  |

## Obtaining information regarding optimal configurations in which the modular construction method will be integrated in Israel

Please provide details regarding the possible options for integrating the modular construction method as a means for rapid construction of multistorey structures, the advantages and disadvantages of each one of them, and which one brings the advantages of the method to bear optimally. These options may be, for example:

1. Structure skeleton - reinforced concrete or steel skeleton

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. Configuration of the modular unit- units made of light steel thin-walls or of reinforced concrete

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. Skeleton units or drawer/capsule units

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1. How generic are the units and are they adaptable to customer requirements/changes

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. Options for future enlargement of the unit floor areas

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

## Obtaining information about the data which can be collected and analyzed as part of running the pilot

**Details regarding the types of data which can be collected and analyzed as part of a pilot as described above, such as:**

* + 1. Process of approving the method for construction

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

* + 1. The timetables from breaking sod through to final handover

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* + 1. Electricity consumption data (post-handover) and other relative to an equivalent conventional structure

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* + 1. Relevant malfunctions in the construction process, if any

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* + 1. Safety incidents while carrying out the construction
* Malfunctions and defects in factory-built modules
* Malfunctions and defects when carrying out the construction process in-situ
* Documentation of tenant malfunctions and time to repair
* Ability to obtain continuous information regarding malfunctions post-handover, through the appropriate sensors installed within the modules

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## Obtaining technical information regarding the capabilities, characteristics and limitations of the modules manufacturer

**Obtaining infrastructure regarding companies which have the infrastructure for fabrication of modules in Israel and abroad, with which it is possible to make contact for erecting the structure as part of the said pilot, addressing the following data:**

1. Construction method - the standards (including environmental) with which it is compliant

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1. Manufacturing capacity per annum

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1. Manufacturing volume per annum

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1. Manufacturer’s ability to make adjustments to the Israeli construction requirements

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1. Training and certification programs, which the manufacturer will carry out at the manufacturing site and at the construction site, for the crews which are going to engage in erecting the pilot

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. Module transporting capacity, if fabricated abroad, to Israel - including costs and durations, regulatory barriers, customs barriers and others, throughout all of the stages of the process, from the modules fabrication through to their shipping for installation at the construction site. Please comment on potential delays which might arise upon entering the country at the ports

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. Technical specifications the Company currently incorporates in the construction processes, and its ability to improve and upgrade the specification according to the requirements of the Israeli entity ordering the units

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. Capabilities and tools for managing the construction process at the site

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1. Description of projects in which high-rises have been built, using modules made by the Company and a history of the malfunctions and incidents which occurred in the course of the construction and following the construction

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. International standards

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## Estimate of the time necessary from the moment the agreement to build the Pilot through to the final handover of the project

**In this context, please provide details regarding the total time required for preparations for erecting a Pilot which will put the abovementioned to the test, if budgetary assistance will be provided by the Ministry for its execution. Please provide the total time needed from the day the agreement is signed through to Pilot kickoff and until it starts operation, with reference to the following durations:**

1. Estimated time to signing the agreement between the developer/contracting company and the company which will be building the modules

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1. Time required for specification of the modules, their technical specification and their quality for the Pilot

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. Estimated time needed for preparing for the fabrication of all the modules needed for the building as described above in Israel

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1. Time required to erect the multistorey building at the chosen site through to its final handover as a significant part of the pilot

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## Timetables and milestones for executing the Pilot

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| --- | --- | --- | --- | --- |
| Milestone / stage | Task details | Task duration | Required resources | Key factors |
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# Appendix D - Setting up a local factory in Israel to manufacture modular units

* + - 1. **Financial model and risk assessment for the construction of a local factory in Israel for the fabrication of modular units**

a. Please provide a risk assessment and obstructions assessment for the setting up of a factory for the fabrication of modular units, such as risks in terms of set-up costs, required manpower, customs restrictions, business licenses, local authorities, permits and any other relevant information: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

* 1. Please provide a financial model which will incentivize the Respondent to setting up the factory - state the proposed mechanism, the amounts, percentages etc. - in order to achieve support for the setting up of the factory, in order to enable financial viability of the construction.

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* 1. Additional information regarding obstructions and ways of incentivizing the set-up of the factory: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

## Module factory set-up - Stages

The responder shall detail all the stages required for setting up a factory in Israel for the fabrication of residential modular units, including set-up cost, equipment purchasing cost, manpower cost, knowledge transfer, licensing aspects, training aspects etc.

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| --- | --- | --- | --- | --- | --- |
| **Milestone / stage** | **Task details** | **Task duration** | **Required resources** | **Key factors** | **Costs (NIS)** |
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## Characteristics of the modular fabrication factory

**The responder shall detail the following characteristics regarding the factory output, construction costs and the required infrastructure (built-up floor space, maintenance, accessibility to traffic arteries etc.)**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | **Year** | | | | |
| **Item** | **1** | **2** | **3** | **4** | **5** |
| Percentage of penetration into the domestic market |  |  |  |  |  |
| Factory manufacturing capacity (units per year) |  |  |  |  |  |
| Revenue forecast NIS (per year) |  |  |  |  |  |
| Expected profitability NIS (per year) |  |  |  |  |  |

Total area required for the factory \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Required production area \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Required storage area \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Other area (details) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Specify roofed factory areas and non-roofed areas \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Maximum production output per day \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Number of trucks per day (according to the previous period): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Units loading capacity on each individual truck \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Requirements for accessibility to transport infrastructures (highways, trains): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Minimum production sq.m. required to achieve economic viability for the factory \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

## Details of the equipment required

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| --- | --- |
| **Details of the equipment required for setting up the factory - equipment and materials** | **Costs (NIS)** |
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