Woodfield Farmington Phase II

Charlotte, NC

CF EVANS CONSTRUCTION

Conceptual Budget Summary

September 25, 2026

	Design Development		
	Budgeted Costs	Units	Gross Sqft
Description		325	478,858
General Conditions	$ 3,045,287	$ 9,370/unit	$ 6.36/gsft
Sitework	$ 4,481,377	$ 13,789/unit	$ 9.36/gsft
Existing Topsoil Hauloff (27000 cy)	$ 553,500	$ 1,703/unit	$ 1.16/gsft
Landscaping/Irrigation Allowance	$ 390,000	$ 1,200/unit	$ 0.81/gsft
Hardscape Allowance	$ 260,000	$ 800/unit	$ 0.54/gsft
Concrete - Slab on Grade	$ 3,218,800	$ 9,904/unit	$ 6.72/gsft
Lightweight/Gypcrete	$ 1,321,771	$ 4,067/unit	$ 2.76/gsft
Masonry	$ 1,990,671	$ 6,125/unit	$ 4.16/gsft
Steel Stairs	$ 288,000	$ 886/unit	$ 0.60/gsft
Railings & Decorative Metals	$ 670,000	$ 2,062/unit	$ 1.40/gsft
Rough Carpentry	$ 9,517,002	$ 29,283/unit	$ 19.87/gsft
Cabinetry / Counter Tops	$ 1,756,804	$ 5,406/unit	$ 3.67/gsft
Interior Trim	$ 581,615	$ 1,790/unit	$ 1.21/gsft
Insulation	$ 656,000	$ 2,018/unit	$ 1.37/gsft
Roofing	$ 904,600	$ 2,783/unit	$ 1.89/gsft
Siding	$ 1,324,628	$ 4,076/unit	$ 2.77/gsft
Gutters & Downspouts	$ 50,000	$ 154/unit	$ 0.10/gsft
Waterproofing & Sealants	$ 280,098	$ 862/unit	$ 0.58/gsft
Doors	$ 1,880,199	$ 5,785/unit	$ 3.93/gsft
Windows	$ 562,850	$ 1,732/unit	$ 1.18/gsft
Storefront	$ 342,000	$ 1,052/unit	$ 0.71/gsft
Door Hardware	$ 309,737	$ 953/unit	$ 0.65/gsft
Amenity Upfit Allowance @ $125/sqft	$ 1,287,500	$ 3,962/unit	$ 2.69/gsft
Drywall	$ 3,651,665	$ 11,236/unit	$ 7.63/gsft
Flooring	$ 1,130,470	$ 3,478/unit	$ 2.36/gsft
Painting	$ 1,670,500	$ 5,140/unit	$ 3.49/gsft
Signage	NIC	NIC	NIC
Specialties	$ 686,486	$ 2,112/unit	$ 1.43/gsft
Appliances	$ 1,373,125	$ 4,225/unit	$ 2.87/gsft
Blinds	$ 130,000	$ 400/unit	$ 0.27/gsft
Swimming Pool	$ 245,090	$ 754/unit	$ 0.51/gsft
Trash Compactor - Enclosure	Included	Included	Included
Elevators	$ 553,000	$ 1,702/unit	$ 1.15/gsft
Fire Sprinkler	$ 877,500	$ 2,700/unit	$ 1.83/gsft
Plumbing	$ 3,082,474	$ 9,485/unit	$ 6.44/gsft
Water Sub Meters	$ 105,625	$ 325/unit	$ 0.22/gsft
HVAC	$ 2,914,956	$ 8,969/unit	$ 6.09/gsft
Electrical	$ 4,060,372	$ 12,493/unit	$ 8.48/gsft
Light Fixture Allowance	$ 390,000	$ 1,200/unit	$ 0.81/gsft
Low Voltage	NIC	NIC	NIC
BDA System Conduit Allowance	$ 100,000	$ 308/unit	$ 0.21/gsft
Subtotal	**$ 56,643,702**	**$ 174,288/unit**	**$ 118.29/gsft**

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	Design Development		
	Budgeted Costs	Units	Gross Sqft
Description		325	478,858
Business License	Included	Included	Included
Insurance	$ 339,862	$ 1,046/unit	$ 0.71/gsft
Technology Fee	$ 130,764	$ 402/unit	$ 0.27/gsft
NAHB Certification	Excluded	Excluded	Excluded
Special Inspections	By Owner	By Owner	By Owner
Builder's Risk	By Owner	By Owner	By Owner
Bond On Subs	Excluded	Excluded	Excluded
GC Bond	Excluded	Excluded	Excluded
Subtotal	**$ 57,114,328**	**$ 175,736/unit**	**$ 119.27/gsft**
Contingency	$ 325,000	$ 1,000/unit	$ 0.68/gsft
Overhead & Fee	$ 1,999,002	$ 6,151/unit	$ 4.17/gsft
Project Total	**$ 59,438,330**	**$ 182,887/unit**	**$ 124.13/gsft**

Notes:

-Pricing Based on Internal Quantities and Historic Pricing from other Projects of Similar Scope.

-This Budget is based on 23 Month Uninterrupted Construction Schedule.

-Budget Based on "Design Development 8/21/2026".

-Budget includes 27000 cy of hauloff for existing topsoil stockpile.

-Budget includes Concrete Podium over Leasing Amenity Area.

-Budget includes Lightweight Concrete Balconies.

-Budget includes MIWD 3540 Single Hung White Exterior Window in lieu of Bronze.

-Budget includes Full View Balcony Doors (no grilles) in lieu of 10-lite.

-Budget includes Electronic Locks at Unit Entry Doors.

-Budget includes LVT w/soundmat throughout units.

-Budget Based NFPA 13R in all Buildings.