

Greenville County Square - Building B

Greenville, SC



September 15, 2026

Conceptual Budget Summary

Description	RFP		
	Budgeted Costs	Units	Gross Sqft
		185	246,192
General Conditions	\$ 2,294,295	\$ 12,402/unit	\$ 9.32/gsft
Cranes	\$ 576,000	\$ 3,114/unit	\$ 2.34/gsft
Demolition	NIC	NIC	NIC
Dewatering	NIC	NIC	NIC
Shoring	NIC	NIC	NIC
Soil Improvements	\$ 170,000	\$ 919/unit	\$ 0.69/gsft
Sitework	\$ 569,862	\$ 3,080/unit	\$ 2.31/gsft
Signalization	NIC	NIC	NIC
Utility Relocation	NIC	NIC	NIC
Hardscape/Landscape	\$ 719,361	\$ 3,888/unit	\$ 2.92/gsft
Concrete	\$ 5,061,850	\$ 27,361/unit	\$ 20.56/gsft
Lightweight/Gypcrete	\$ 599,000	\$ 3,238/unit	\$ 2.43/gsft
Masonry	\$ 1,075,849	\$ 5,815/unit	\$ 4.37/gsft
Railings	\$ 228,056	\$ 1,233/unit	\$ 0.93/gsft
Stairs & Railings	\$ 94,089	\$ 509/unit	\$ 0.38/gsft
Metals	\$ 451,326	\$ 2,440/unit	\$ 1.83/gsft
Rough Carpentry	\$ 3,881,561	\$ 20,981/unit	\$ 15.77/gsft
Cabinetry/Unit Millwork	\$ 848,273	\$ 4,585/unit	\$ 3.45/gsft
Interior Trim	\$ 396,000	\$ 2,141/unit	\$ 1.61/gsft
Insulation	\$ 567,000	\$ 3,065/unit	\$ 2.30/gsft
Roofing	\$ 324,000	\$ 1,751/unit	\$ 1.32/gsft
Siding	\$ 1,116,150	\$ 6,033/unit	\$ 4.53/gsft
Waterproofing & Sealants	\$ 573,840	\$ 3,102/unit	\$ 2.33/gsft
Doors	\$ 888,037	\$ 4,800/unit	\$ 3.61/gsft
Windows	\$ 454,779	\$ 2,458/unit	\$ 1.85/gsft
Storefront	\$ 1,355,776	\$ 7,329/unit	\$ 5.51/gsft
Door Hardware	\$ 418,440	\$ 2,262/unit	\$ 1.70/gsft
Amenity Upfit	\$ 1,304,681	\$ 7,052/unit	\$ 5.30/gsft
Drywall	\$ 3,225,195	\$ 17,433/unit	\$ 13.10/gsft
Flooring	\$ 942,315	\$ 5,094/unit	\$ 3.83/gsft
Painting	\$ 1,254,755	\$ 6,782/unit	\$ 5.10/gsft
Signage	\$ 10,000	\$ 54/unit	\$ 0.04/gsft
Specialties	\$ 782,136	\$ 4,228/unit	\$ 3.18/gsft
Blinds	\$ 65,213	\$ 353/unit	\$ 0.26/gsft
Appliances	\$ 768,912	\$ 4,156/unit	\$ 3.12/gsft
Swimming Pool	\$ 208,500	\$ 1,127/unit	\$ 0.85/gsft
Trash Chutes & Compactor	\$ 219,740	\$ 1,188/unit	\$ 0.89/gsft
Elevators	\$ 583,047	\$ 3,152/unit	\$ 2.37/gsft
Fire Sprinkler	\$ 1,580,750	\$ 8,545/unit	\$ 6.42/gsft
Plumbing	\$ 2,360,822	\$ 12,761/unit	\$ 9.59/gsft
Water Sub Meters	\$ 49,441	\$ 267/unit	\$ 0.20/gsft
HVAC	\$ 2,218,519	\$ 11,992/unit	\$ 9.01/gsft
Electrical	\$ 3,846,863	\$ 20,794/unit	\$ 15.63/gsft
Light Fixtures	\$ 558,000	\$ 3,016/unit	\$ 2.27/gsft
Access Control/LV - Allowance	\$ 400,000	\$ 2,162/unit	\$ 1.62/gsft
Subtotal	\$ 43,042,433	\$ 232,662/unit	\$ 174.83/gsft

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Conceptual Budget Summary

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Description
Business License
Insurance
Technology
NAHB Certification
Special Inspections
Builder's Risk
Bond On Subs
GC Bond
Subtotal
Contingency
Overhead & Fee
Project Total

RFP		
Budgeted Costs	Units	Gross Sqft
	185	246,192
\$ 44,148	\$ 239/unit	\$ 0.18/gsft
\$ 279,776	\$ 1,512/unit	\$ 1.14/gsft
\$ 99,450	\$ 538/unit	\$ 0.40/gsft
Excluded	Excluded	Excluded
By Owner	By Owner	By Owner
By Owner	By Owner	By Owner
Excluded	Excluded	Excluded
Excluded	Excluded	Excluded
\$ 43,465,807	\$ 234,950/unit	\$ 176.55/gsft
Excluded	Excluded	Excluded
\$ 1,738,632	\$ 9,398/unit	\$ 7.06/gsft
\$ 45,204,439	\$ 244,348/unit	\$ 183.61/gsft

See Clarifications and Qualifications for additional Notes.

Clarifications & Qualifications

September 15, 2026

General Information

1. The following information is provided as a clarification to the Budget Summary, dated September 15, 2026. In General, the Budget Pricing was based upon RFP Documents Provided, Email Directive, and Design Documents.
2. Where a conflict between other contract documents exists, these Clarifications and Qualifications shall prevail. These Clarifications and Qualifications are incorporated into 16 CSI Divisions.
3. In areas where conflicting details may still exist, the Contractor will be allowed to take advantage of the most economical detail following consultation and the consent of the Owner, such consent is not to be unreasonably withheld. The Contractor will coordinate with the Owner's designers to ensure value-engineered items are Code Compliant.
4. CF Evans Construction reserves the right to modify the Plumbing, HVAC, and Electrical Plans & Specifications with the Owners' Approval that such modifications meet the intent of the plans and or code minimum requirements.
5. The costs for the new building construction include:
 - a) (1) Levels of Retail on Ground Floor Below Podium
 - b) (185) Dwelling Units @ Levels 2-7 - (1)Level Metal Stud Under Podium/(5)Levels of Wood
6. All costs include material, tax, and labor.

General Conditions

1. General Conditions costs Include salaries of personnel stationed at the job site and at the home office to the extent they work on the project.
2. General Conditions costs Include costs for temporary facilities and utilities during construction. The cost of heaters for cold weather conditions are Excluded.
3. General Conditions are Included based upon an uninterrupted construction duration. Project delays are not the responsibility of the Contractor or its subcontractors if they result from a force majeure event. They are subject to reimbursable extended General Conditions.

Cranes

1. Cranes are Included from Start of Concrete for Majority of Project Duration. Tower Crane needed, must be Coordinated with other Parcels for Swing Radiuses and any other Conflicts. This will be worked through during Precon Stage for further Clarity.

Demolition - N/A

Dewatering - N/A

1. Dewatering is Excluded. Owner providing Pad Ready Site. No deep foundations included in scope.

Shoring - Excluded

Soil Improvements

1. Ground Improvements Based Upon Aggregate Piers below Footprint. Very shallow PWR present in Boring B-49, at or near bearing. This could cause auger refusal during pier installation. May require foundations to bear directly on PWR. If over excavation or rock required to provide stone layer, this could involve additional costs, not included in this contract value.

Sitework

1. Sitework Included from Back-of-Curb In, including Utility Connections, Sidewalks, Pavers, and improvements around Building. Includes Owner Directed Allowances for Site Drainage & Existing Curb/Sidewalk Repairs.
2. Cost Associated with permanent water meters, water taps, sewer taps, and usage fees directly to the city are Excluded; By Owner. Temporary service tap fees and utility fees included from mobilization to owner turnover.
3. Budget based on Classified Site. No value included for encountering any Rock/Unsuitable Soils. Developer's Site Contractor to handle all Spoils from Underground/Slab work. No export of dirt material included in Budget. No fine grading around buildings included in Proposal.
4. Termite Treatment is Included and comes with a 5-yr. bond; Yearly Renewals are the responsibility of the Owner

Signalization - Excluded

Utility Relocation/Offsite Work - Excluded

Hardscape/Landscape - Excluded

1. Landscaping based upon Landscape Addendum 1, dated 3/14/2025.
2. Hardscaping includes Waterproofing, Pedestals, Pavers, and All Fixed Improvements at Level 2 Courtyards and Rooftop Terrace. Attached Site Furnishings based on Schedule. No moveable Furnitishing, Accessories included.

Concrete

1. Concrete Package based structural documents. Concrete Strength not indicated on Drawings. Foundation Concrete assumed at 4,000 PSI.

Lightweight/Gypcrete

1. Gypcrete Based Upon:
 - a) 2500 PSI Gypcrete
 - b) Units
 - i. Hard Surfaces - 1" Gyp w/1/4" Sound Mat
 - ii. Carpet - None Included
 - c) Corridors - 1" Gyp w/out Sound Mat
2. Elevated Concrete - N/A - Balcony Toppings included w/Aluminum Prefab Decking

Clarifications & Qualifications

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- a) 2" 3000 PSI Normal Weight Concrete w/Broom Finish @ Wood Framed Balconies
- b) All Waterproofing per Manufacturer's Details, and Specifically not per Plans.

Masonry

- 1. CMU(Internal to Building)
 - a) Stair & Elevator Shafts Above Podiums
 - b) Fire Rated Shafts(Trash, Ventilation, etc.)
 - c) Infill Masonry Below Podium
- 2. Brick Veneer(Main Building)
 - a) Veneer Based on Queen Brick @ \$650/m Material Allowance
 - b) Mortar to be Colored in Allowance value fo \$24/Bag
 - c) Thin Cast Stone Banding at Lower Elevations where Shown.

Railings & Decorative Metals

- 1. Balcony Railings
 - a) Standard Aluminum 3-Line Balcony Railings
 - b) Color chosen from Manufacturers Standard Color Selections.

Steel Stairs & Rails

- 1. Steel Stairs
 - a) Steel Stringers, Risers, Guard Rails, Wall Rails, & Cane Rails
 - b) Grab Rails are Round, all other Rails to be made of Square Tubing.
 - c) Landings are Metal Pan w/Concrete Topping.
 - d) 44" Precast Concrete Treads with Riser Closures.

Metals

- 1. Structural Steel(Brick Relief Angles, Anchors, Elevator Support, Storefront Supports, Steel Flitches, etc.)
- 2. Decorative Metal @ Exterior (Canopies)

Rough Carpentry

- 1. Rough Carpentry - Included based on Type III - Cost per Sqft until Design Further Developed.
- 2. Level 02 Framing included as Metal Stud Under Podiums
- 3. Housewrap - Includes Tyvek Commercial Wrap and Associated Flashings at Exterior Walls.

Cabinetry / Counter Tops / Unit Millwork

- 1. Cabinetry
 - a) Cabinets - Based on Republic(Thermofoil Thinline Shaker Door, Frameless, Standard Finish Colors, and Standard Particle Board Cabinet Construction.)
 - b) Countertops - Quartz in Kitchens and Baths. We have included Tile Backsplashes in all unit Kitchens. 4" Back/Side Splashes Matching Quartz @ Baths. Sinks included in Countertops for Coordination.

Interior Trim

- 1. Unit Interior Trim - Paint Grade(Finger Joint or Solid Wood. No MDF.), Base, Door Casing, Window Stool, Shoe Moulding.
- 2. MDF Open Shelving.
- 3. Any Standard Trim items around Mudrooms, Shelving, Etc.
- 4. No Crown Moulding or Window Casings included in Base.

Insulation

- 1. Typical Unit Insulation Includes:
 - a) Exterior Walls - R19
 - i. Wood - R20
 - ii. Metal - R-19
 - b) Demising & Interior Walls - R11
 - c) Sound Walls - R11 - None Included
 - d) Floor Cavity - Full Fill w/Batt Insulation(Meet NFPA13 Requirement)
 - e) Roof Cavity - Full Fill w/Batt Insulation(Meet NFPA13 Requirement)
- 2. Spray Foam Insulation on Ceilings above Retail Excluded. Included at Cantilevered Ceck over Non Conditioned Space & Underside of Podium Slab Below Unconditioned Spaces.

Roofing

- 1. 20 Year Carlisle TPO Roofing System
- 2. Mechanically Fastened
- 3. 1/2" Coverboard - Class A Rating
- 4. R-5 Rigid ISO Board on Sloped Deck

Clarifications & Qualifications

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Siding

1. Siding Based upon James Hardie Primed Siding. Materials Schedule calls for Equitone. Details do not match Equitone Manufacturers. If Equitone is desired, Plans need to be Updated for Product to be Priced.
2. Note: CFE does not install any Stucco on Wood Framing. Should that be desired on any upper level Floors.

Waterproofing & Sealants

1. Fluid Applied Vapor Barrier on Exterior Walls Excluded. Tyvek Commercial Wrap included in Rough Carpentry.
2. Caulking and Control Joints
3. Traffic Coating Included @ Balconies over Occupied Spaces
4. Mold Prevention Program on Wood Frame Portion of Building Only(CFE Standard)

Doors

1. Patio Doors - Fiberglass - Painted - Non-Impact
2. Entry Doors - Jeld-Wen Monroe 2-Panel Flat Solid Core Doors - Wood Jamb - 3/0x7/0
3. Interior Doors - Jeldwen - Hollow Core - Monroe Style - 2-Panel Flat - 6/8
4. Stair & High Traffic Doors - Included as Hollow Metal
5. Storage/Utility Doors - Included as Steel w/Metal Knock Down Jambs

Windows

1. Based on Standard Vinyl MI Windows, Bronze Exterior/White Interior, Per Elevations.
2. Non-Impact
3. Schedule states Vertical Mulls not Allowed. All Configurations show Windows Mulls Vertically. Bid windows as Vertically Mulls.

Storefront

1. Based on Kawneer Storefront, and 500 Wide Style Entrances. Standard Color and Finishes.
2. Non-Impact

Door Hardware

1. Unit Hardware
 - a) Unit Entry - Schlage BE467F Keyless Electric Deadbolt
 - b) Schlage Broadway Levers - Included Matte Black(Some Elevations Showed Black and some Showed Gold.)
2. Common Area Hardware - Standard Hardware - Any Access Control Hardware to be Included in Low Voltage Allowance.

Amenity Upfit - None Included

1. Amenity Area Finishes and Specifications included based upon ID Drawings.

Drywall

1. Metal Stud Framing Below Podiums. Furr Down Ceilings where Shown.
2. 5/8" Sheetrock is provided on all Ceilings and Walls.
3. Drywall finishes, walls, and ceilings are Included as Smooth Level #4 Finish.
4. Moisture Resistant Sheetrock @ Unit Wet Walls.
5. QuietRock Excluded.
6. RC Deluxe Included on Wood Frame Floor Systems. No Genie Clips or other Sound Mitigation Included.

Flooring - Units and Corridors

1. Corridors - Included at \$25/sqyd Material Allowance
2. LVT - Tilebar Katone 2.5MM/28Mil. Sound mat under Gypcrete.
3. Tile
 - a) Showers - SOHO 8x24 - No Benches and no Full Shelves Included.
 - b) Kitchen Backsplash - Teramoda 3x12

Painting

1. Exteriors - Sherwin Williams Super Paint
2. Interiors - Promar 200. 3-Color Scheme(Walls, Ceilings, Trim)

Signage - Excluded

1. Minimal Allowance included for Code Required Building Signage.

Specialties

1. General Items(Fire Extinguishers w/Cabinets, Unit Fire Extinguishers, Mailboxes)
2. Glass Shower Doors - Frameless - Included in all Showers.
3. Toilet/Bath Accessories
4. Mirrors - Frameless, No lighting.

Blinds

1. Includes 2" Faux Wood.

Appliances

Clarifications & Qualifications

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1. Unit Kitchen Appliances - Based on Whirlpool Stainless Package.
2. Unit Laundry - Based on Whirlpool White Package.

Swimming Pool

1. Elevated Pool per Architectural/Structural Drawings. Does not appear to align with Hardscape Drawings.

Trash Compactor & Equipment

1. Chutes - (2)7-Story Included.
2. Compactors - (2)Wilkinson 600/400/350-C5

Elevators

1. Kone - MonoSpace 500 DX
2. 3500 lb
3. 150 fpm
4. Elevator 1 - (6)Front, (1)Rear; Elevator 2 - (7)Front, (1)Rear

Fire Sprinkler

1. NFPA13 System and all Requirements
2. Floor & Roof Interstitials Excluded. Included in Insulation.
3. Includes Booster Pump

Plumbing

1. Fixtures per A3-00C
2. Electric Water Heaters(Non-Commercial)
3. Roof Drainage Included
4. Booster Pump Included
5. PRV's Included where Required.

Water Sub Meters - Included

HVAC

1. Split Systems in Units.
2. Equipment Mounted on Roof Rack.
3. Standard Thermostats.
4. Bath Fans in Ceiling w/Dampers.

Electrical

1. 3-Phase Equipment
2. Wiring in MC in Metal Stud Sections of Building.
3. Romex Cabling per Applicable Building Code in Wood Frame Sections of Building.
4. Addressable Fire Alarm
5. Unit Wiring(Low Voltage):
 - a) Standard TV
 - b) Standard Phone
 - c) Structured Media Panel(Non-Terminated. Termination to be made by Low Voltage Provider.
 - d) Homerun Cabling to Closet for Utility Provider Connection(Excludes any Conduits for Future Systems.)
6. Conduits & Wiring
 - a) Primaries - Conduits and Wiring Excluded.
 - b) Secondaries - Conduit and Wiring Included.
7. Lighting Control Systems Excluded.
8. Car Chargers - Excluded
9. Site Lighting - Excluded

Light Fixture Allowance

1. Light Fixtures will be Included as Owner Allowance. Allowance will include all Material Costs, Assembly, Delivery, and Handling Onsite to ensure Proper Distribution, and any Storage Costs.
2. Light Fixture Package Generally Includes:
 - a) Unit Fixtures, including Entry Lighting, Patio Lighting
 - b) Specialty Unit Lighting(Under Cabinet Lighting, Toe Kick Lighting, Lighting at Shelving, etc.)
 - c) Corridor Lighting
 - d) General Building Lighting
 - e) WayFinding Light Fixtures, Smoke Detectors, Safety Fixtures

Low Voltage

Clarifications & Qualifications

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1. BDA Prewire Included. Full System can be provided at later date.
2. Low Voltage Items included in Owner Directed Allowance. General Low Voltage Items included:
 - a) Access Control - Pedestrian - Ground Floor Elevators and Apartment Access Only
 - b) Access Control - Vehicular - Excluded
 - c) WAP's
 - d) Bulk Wifi Systems
 - e) Low Voltage Amenity - Excluded
 - i. Security Systems
 - ii. CCTV
 - iii. Audio

General Inclusions/Exclusion

1. Business Licenses - Included
2. Building Permits - Excluded
3. General Liability Insurance for Contractor - Included
4. Costs of Consultants(ADA, Sound, Water Intrusion, etc.) - Excluded
5. Special Inspections Costs - Excluded
6. Site Testing Costs - Excluded
7. Costs Associated with Re-Testing - Included
8. Costs Associated with Green Certifications(Currently no additional scope included to Achieve any Green Certification.)

Greenville County Square - Building B

Greenville, SC



Value Engineering, Alternates, & Allowances Log

September 15, 2026

Value Engineering/Add Alternates

	Value	Accepted
1. 1/8" Soundmat at Unit LVT ilo 1/4" Soundmat	\$ (56,800)	
2. Fully Adhere TPO Roofing in lieu of Mechanically Fastened	\$ 20,000	
3. Add R-25 Insulation Below TPO @ Roof Deck. Currently, Roof Truss Full Pack w/Insulation.	\$ 50,000	
4. RC-1 ilo of RC Deluxe @ Wood Frame Floor Systems	\$ (39,000)	
5. Exterior Paint - A100 ilo of Super Paint	\$ (134,125)	
6. Interior Paint - Painter's Edge ilo Promar 200	\$ (130,250)	
7. Carpet in Bedrooms & Closets ilo of LVT	\$ (56,800)	
8. Unit LVT: Use Kings Tide Avian 2MM/12Mil ilo Tilebar Katone 2.5MM/28Mil	\$ (207,724)	
9. Reduce if Rated Lineset Chases not Required	\$ (28,506)	
10. Rooftop Mechanical Equipment on 4x4's ilo Mechanical Racks	\$ (124,373)	
11. Add if Fire Wrap req'd at Dryer Vent Pipes	\$ 69,003	
12. Add if Fire Wrap req'd at Range Hood Vent Pipes	\$ 9,007	

Allowances

	Value
1. Site Drainage	\$ 25,000
2. Curb/Sidewalk Repairs	\$ 30,000
3. Pool/Grill Deck Drainage	\$ 30,000
4. Paseo Drainage	\$ 25,000
5. Brick Material Allowance - Queen Sized	\$650/m
6. Mortar Color	\$24/Bag
7. Fully Adhere TPO Roofing in lieu of Mechanically Fastened	\$ 20,000
8. Low Voltage	\$ 400,000