OCA Broad Creek Apartments

Hilton Head Island, SC

CF EVANS CONSTRUCTION

60% Working Budget

August 31, 2026

		Working Budget Update		
		Working Budget	Units	Cost per GSF Units
DIV	**Description**		254	442,340
	Supplemental Sitework			
02	Dock Demo and Rebuild New	$ 383,231	$ 1,509/unit	$ 0.87/gsft
02	Existing Building Demolition	$ 281,711	$ 1,109/unit	$ 0.64/gsft
02	Primary Conduit, Term. Cabinets, Conc Pads	$ 129,630	$ 510/unit	$ 0.29/gsft
02	Site Lighting Conduit	$ 39,500	$ 156/unit	$ 0.09/gsft
02	Offsite DOT Lane Widening	$ 437,495	$ 1,722/unit	$ 0.99/gsft
02	Misc. Sitework - Existing Condos	$ 69,000	$ 272/unit	$ 0.16/gsft
02	Replace Pond Liner	NIC	NIC	NIC
	Supplemental Sitework Subtotal	**$ 1,340,567**	**$ 5,278/unit**	**$ 3.03/gsft**
	Main Construction Project			
01	General Conditions - 28 Mos	$ 4,201,671	$ 16,542/unit	$ 9.50/gsft
01	Construction Cameras	NIC	NIC	NIC
01	Cranes & Hoisting	$ 400,000	$ 1,575/unit	$ 0.90/gsft
01	Offsite Storage	NIC	NIC	NIC
02	Aggregate Piers and Foundation Adj Allowance	$ 819,000	$ 3,224/unit	$ 1.85/gsft
02	Sitework Incl Sidewalks	$ 8,600,076	$ 33,859/unit	$ 19.44/gsft
02	Landscape/Irrigation	$ 806,936	$ 3,177/unit	$ 1.82/gsft
02	Hardscape	$ 748,184	$ 2,946/unit	$ 1.69/gsft
02	Hardscape -Furnishings By Developer	NIC	NIC	NIC
03	Concrete	$ 8,767,650	$ 34,518/unit	$ 19.82/gsft
03	Gypcrete & Balcony Concrete	$ 1,749,040	$ 6,886/unit	$ 3.95/gsft
04	Masonry (per Revised VE for Triangle Brick)	$ 3,010,319	$ 11,852/unit	$ 6.81/gsft
05	Railing	$ 882,453	$ 3,474/unit	$ 1.99/gsft
05	Balcony Screening	$ 414,505	$ 1,632/unit	$ 0.94/gsft
05	Misc. Steel and Stairs	$ 805,903	$ 3,173/unit	$ 1.82/gsft
06	Rough Carpentry	$ 12,033,098	$ 47,374/unit	$ 27.20/gsft
06	Interior Trim	$ 713,160	$ 2,808/unit	$ 1.61/gsft
06	Cabinetry	$ 1,838,320	$ 7,237/unit	$ 4.16/gsft
06	Countertops	$ 711,150	$ 2,800/unit	$ 1.61/gsft
07	Insulation	$ 1,225,000	$ 4,823/unit	$ 2.77/gsft
07	Mold Treatment	$ 77,800	$ 306/unit	$ 0.18/gsft
07	Roofing	$ 1,742,000	$ 6,858/unit	$ 3.94/gsft
07	Bahama Shutters	$ 80,764	$ 318/unit	$ 0.18/gsft
07	Siding	$ 2,229,540	$ 8,778/unit	$ 5.04/gsft
07	Waterproofing & Sealants	$ 542,500	$ 2,136/unit	$ 1.23/gsft
08	Doors - Unit, Interior, Common,	$ 1,190,746	$ 4,688/unit	$ 2.69/gsft
08	Overhead Doors	$ 4,900	$ 19/unit	$ 0.01/gsft
08	Elevator Smoke Curtains	$ 126,000	$ 496/unit	$ 0.28/gsft
08	Windows & Patio Doors	$ 2,672,157	$ 10,520/unit	$ 6.04/gsft
08	Storefront	$ 860,606	$ 3,388/unit	$ 1.95/gsft
08	Door Hardware	$ 543,506	$ 2,140/unit	$ 1.23/gsft
09	Club-Amenity-Leasing Upfit Allowance @ $150/SF	$ 1,785,300	$ 7,029/unit	$ 4.04/gsft
09	Drywall/Metal Studs	$ 2,457,958	$ 9,677/unit	$ 5.56/gsft
09	Flooring Units	$ 1,596,613	$ 6,286/unit	$ 3.61/gsft
09	Corridors	$ 204,628	$ 806/unit	$ 0.46/gsft

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		Working Budget	Units	Cost per GSF Units
DIV	Description		254	442,340
09	Painting	$ 1,195,300	$ 4,706/unit	$ 2.70/gsft
10	Building Sign Package	NIC	NIC	NIC
10	Specialties	$ 743,152	$ 2,926/unit	$ 1.68/gsft
11	Appliances	$ 991,757	$ 3,905/unit	$ 2.24/gsft
11	Bike Storage	$ 53,600	$ 211/unit	$ 0.12/gsft
11	Residence Storage Cages	$ 87,500	$ 344/unit	$ 0.20/gsft
11	Trash Chutes & Compactors	$ 206,850	$ 814/unit	$ 0.47/gsft
12	Faux Wood Blinds	$ 114,800	$ 452/unit	$ 0.26/gsft
13	Swimming Pool (Deck in Hardscapes)	$ 643,800	$ 2,535/unit	$ 1.46/gsft
14	Elevators	$ 867,000	$ 3,413/unit	$ 1.96/gsft
14	LULA Elevator - Clubhouse	$ 99,973	$ 394/unit	$ 0.23/gsft
15	Fire Sprinkler	$ 2,800,000	$ 11,024/unit	$ 6.33/gsft
15	Plumbing	$ 3,432,425	$ 13,513/unit	$ 7.76/gsft
15	Water Sub Meters	$ 38,100	$ 150/unit	$ 0.09/gsft
15	HVAC	$ 2,279,212	$ 8,973/unit	$ 5.15/gsft
16	Electrical	$ 4,520,166	$ 17,796/unit	$ 10.22/gsft
16	Lightning Protection System	NIC	NIC	NIC
16	Low Voltage Landscape Lighting	$ 266,560	$ 1,049/unit	$ 0.60/gsft
16	Light Fixture Allowance	$ 762,000	$ 3,000/unit	$ 1.72/gsft
16	Car Chargers - 30 each Single Head	$ 129,635	$ 510/unit	$ 0.29/gsft
17	Low Voltage Systems Allowance	$ 654,295	$ 2,576/unit	$ 1.48/gsft
17	Bulk WiFi	NIC	NIC	NIC
17	BDA Full System Allowance	$ 132,350	$ 521/unit	$ 0.30/gsft
	Subtotal Main Construction Project	**$ 83,859,958**	**$ 330,157/unit**	**$ 189.58/gsft**
	Project Subtotal	**$ 85,200,525**	**$ 335,435/unit**	**$ 192.61/gsft**
	Hilton Head Business License	$ 218,965	$ 862/unit	$ 0.50/gsft
	Building Permit	NIC	NIC	NIC
	Insurance	$ 383,402	$ 1,509/unit	$ 0.87/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	NIC	NIC	NIC
	GC Bond	NIC	NIC	NIC
	Subtotal	**$ 85,802,892**	**$ 337,807/unit**	**$ 193.97/gsft**
	Overhead & Fee	$ 3,861,130	$ 15,201/unit	$ 8.73/gsft
	Design & Construction Contingency @ 60% Status	$ 1,000,000	$ 3,937/unit	$ 2.26/gsft
	Project Total	**$ 90,664,022**	**$ 356,945/unit**	**$ 204.96/gsft**

Notes:

1) Pricing based on marketplace price guidance. All pricing should still be considered design allowances, until design is further along and product selections have been made. This budget is not to be considered an offer for contract.
2) In general, Pricing based on 60% Design Set, dated July 03, 2026, and Pricing Narrative provided with this 60% Budget Update. General Conditions based upon (28) Month uninterrupted Schedule.