

**Broad Creek  
Hilton Head Island,  
SC**

-

**60% Set**

-

**Estimating Bid Book**



## **Division #2**





## **Division 02.100**

### **Demolition**



July 28, 2026

CF Evans

Attn: J Carl Byars, Jr [cbyars@cfevans.com](mailto:cbyars@cfevans.com)

REG: Demolition of Edgewater Apartments, Hilton Head Island, SC

Carl,

Thank you for allowing us an opportunity to quote this job. We are fully licensed and insured, 100% woman owned, and have over 40 years experience. Please find below our updated quote for only demo, hauling off, and disposal.

Mobilize all equipment

Release post tension cables

Equipment for building removal

Dust control equipment during building removal

Excavators:

1. Excavator with processor
2. Excavator with hammer
3. Excavator for loading material

Provide containers and trucks to haul off concrete, rubble, and debris

Provide disposal of materials generated from building removal

Excavate and remove elevator pit, and elevator shaft

Excavate down 3' on all pilings and cut off, remove and dispose

Cleanup disturbed areas from building removal

~~Labor and equipment to keep road entrance clean and free of debris~~

~~Notify Town of Hilton Head & schedule~~

~~Verify all utilities disconnected~~

~~Provide labor and matting for road protection (Note: road protection is not a guarantee)~~

~~Safety signage~~

~~Silt fence and necessary tree protection~~

~~Rock shaker pit~~

~~Clearing around building~~

~~Grade and compact site~~

**Total**

**\$457,735.00**

Again, we greatly appreciate this opportunity. If you have any questions at all, please do not hesitate to reach out!

Sincerely,

Chandler Lloyd

Cell 843-384-2519



GENERAL CONSTRUCTION COMPLETE SITE  
DEVELOPMENT

Grading – Clearing – Trucking  
Utilities – Paving  
Office 843-900-5325

1318 Highway 61 STE A, Ridgeville, SC

July 8, 2026

Bid #26-044

To: C.F. Evans  
125 Regional Parkway, Suite 200  
Orangeburg, SC 29118

Attn: Carl Byars

Project: OCA Broad Creek Apartments – DEMO BUDGET ONLY

**Scope of Work/Description of Services**

Carolina Site Logistics proposes to provide equipment, materials and labor for your project as follows:

|                                   |               |
|-----------------------------------|---------------|
| 1. Mobilization                   | \$ 22,135.00  |
| 2. Erosion Dust Controls          | \$ 29,357.00  |
| 3. Demo, Equipment & Labor        | \$ 189,366.00 |
| 4. Haul off & Dispose of Concrete | \$ 182,500.00 |
| 5. Haul off & Dispose of Trash    | \$ 14,387.00  |

**Total: \$437,745.00**

**Notes\***

\*This price is BUDGET only.

We thank you for the opportunity to bid your project and look forward to working with you. If there are any questions concerning this project, please feel free to call me at 843-729-8679 or email [rich@ccsolutionssc.com](mailto:rich@ccsolutionssc.com)

Sincerely,

*Rich Jeffers*

Richard Jeffers, President  
Carolina Site Logistics, LLC

Customer Acceptance Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_ Phone \_\_\_\_\_

Contractor's Signature \_\_\_\_\_ Date \_\_\_\_\_



Customer

Demolition and Environmental Companies LLC  
2520 Oscar Johnson Dr  
North Charleston, SC  
29405, US  
(843) 554-8408

Prepared By:  
Brian Hillen

bhillen@deco.us.com

**CF Evans**

**Carl Byars Jr**  
**803-513-2207**  
**cbyars@cfevans.com**

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**Project: 10 Verbena Lane, Hilton Head Island, SC**

### **Scope of Work**

Demolition of Abandoned Concrete Strcuture

Complete Demolition

Total Cost

\$248,862.90

### **Included (+)**

1. \* Provide equipment and labor required to complete scope of work.
  - \* Permitting as Required by State.
  - \* Disposal of all debris in accordance with State and EPA guidelines.
  - \* This Pricing is good for 60 days.

### **Excluded (-)**

1. \* Environmental testing and surveys that may be required by SCDES and EPA.
  - \* SWWP and tree protection install.
  - \* Import and backfill of fill dirt that may be required unless outlined above
  - \* Utility demolition outside of building footprint.
  - \* Utilities disconnects, cutting, capping or make safes. will assit in owner communciation
  - \* Removal and disposal of enviornmental concerns that may arise to include abandoned tires.
  - \* Drawings as may be required for permitting.
  - \* City or County land disturbance permits that may be required
  - \* Any items not specifically outlined above.

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### **2. Assumptions**

- All work to be done under a single mobilization.
- Additional mobilizations will be charged a cost of \$1,500.00.
- All work will be performed during normal working hours Monday - Friday unless otherwise listed above.
- Owner / GC will provide power, water and lighting as needed.
- All utility disconnects / makes safes will be handled by others unless listed above.
- DECO will retain the rights to all recycled materials.



**Excluded (-)**

- DECO will not be held liable utility disconnects that were not completed prior to demolition.
- GC to provide all layouts.

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**3. Insurance:**

DECO maintains a standard 2-million-dollar aggregate insurance coverage. With a five-million-dollar umbrella coverage for both comprehensive general liability and workman's comp. DECO also carries a 1 million dollar Pollution policy that is demolition and asbestos specific.

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**4. Company Background:**

DECO has become a unique provider of a full range of demolition, abatement, site development, and environmental site remediation service. Our skilled staff and specialized equipment deliver safe and efficient solutions for all demolition and environmental needs. Our management has over 20 years' experience in the demolition, construction, and equipment industries.

DECO has become a market leader in the demolition industry by successfully providing our services to a wide range of projects including large scale commercial developments, industrial facilities, and government/municipal facilities. We pride ourselves providing our customers professional, safe, and efficient execution of the designated work to meet their needs. The goal of DECO is to exceed the scheduling and cost performance goals of the customer while following all applicable safety and health regulations.

We sincerely appreciate the opportunity to quote this project. Should you have any questions or require additional information, please do not hesitate to contact me.

**Notes**

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**Summary**

|          |              |
|----------|--------------|
| Subtotal | \$248,862.90 |
|----------|--------------|

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|                  |
|------------------|
| <b>\$248,863</b> |
|------------------|

Accepted By

Date

.....

.....



## **Division 02.300**

### **Sitework**



**GENERAL CONSTRUCTION COMPLETE SITE  
DEVELOPMENT**

**Grading – Clearing – Trucking  
Utilities – Paving  
Office 843-900-5325**

1318 Highway 61 STE A, Ridgeville, SC

August 25, 2026

Bid #26-053.1

To: C.F. Evans  
125 Regional Parkway, Suite 200  
Orangeburg, SC 29118

Attn: Carl Byars

Project: OCA Broad Creek Apartments – Updated Budget & Pricing

**Scope of Work/Description of Services**

Carolina Site Logistics proposes to provide equipment, materials and labor for your project as follows:

|                                           |                 |
|-------------------------------------------|-----------------|
| 1. Mobilization                           | \$ 36,355.00    |
| 2. Construction Entrance                  | \$ 19,800.00    |
| 3. Tree Protection – 5,000 LF             | \$ 42,075.00    |
| 4. Silt Fence – 6,404 LF                  | \$ 49,631.00    |
| 5. Demo                                   | \$ 68,000.00    |
| 6. Clearing                               | \$ 204,680.00   |
| 7. Erosion Control                        | \$ 69,888.00    |
| 8. Surveying / Staking                    | \$ 92,373.00    |
| 9. Water                                  | \$ 1,163,503.00 |
| 10. Sewer                                 | \$ 375,450.00   |
| 11. Roof Drain                            | \$ 416,680.00   |
| 12. Storm Drain                           | \$ 845,732.00   |
| 13. Underground Retention                 | \$ 1,720,709.00 |
| 14. Grading                               | \$ 945,678.00   |
| a. Onsite Cut – 4,676 CY                  |                 |
| b. Strip Topsoil & Use Onsite – 13,276 CY |                 |
| c. Haul Out – 7,720 CY                    |                 |
| d. Import Fill – 6,545 CY                 |                 |
| e. Rough/Fine grade – 59,790 Sq. Yds.     |                 |
| 15. Ribbon Curb – 2,360 LF                | \$ 136,880.00   |
| 16. Standup Curb – 6,662 LF               | \$ 253,156.00   |
| 17. Base Stone – 4,409 Tons               | \$ 405,643.00   |
| 18. Paving – 10,044 Sq. Yds.              | \$ 387,076.00   |
| 19. Heavy Duty Concrete – 3,075 Sq. Ft.   | \$ 55,995.00    |
| 20. Sidewalks – 64,075 Sq. Ft.            | \$ 759,288.00   |
| 21. DOT Roadwork / Paving                 | \$ 437,495.00   |

**Total: \$8,486,087.00**

**Notes\***

\*This price is for Drawings dated 8/4/2026.

\*This price is at today's Tarriff Pricing.

\*This price does not include buildings, slabs, dumpster pads, dumpster enclosures, electrical, conduits, plumbing, site lighting, landscaping, permanent grassing, permits, tap fees, and fencing.

**Notes (continued)\***

\*Any utility conflicts, relocation, etc., will be extra to the contract.

\*Any demo/trash not in plain site or underground will be extra to contract.

\*Any muck or fill due to unsuitable subgrade Muck/Fill will be \$59.00/per yard.

\*All jobs are subject to fuel surcharge and price increase due to volatile material and fuel pricing.

\*Due to the volatility of asphalt pricing, asphalt price will have to be indexed based on the time of placement.

**Alternates:**

- Muck/Fill - \$59.00 yd.
- Select Fill - \$33.00 yd.
- Straight Haul Muck - \$32.00 yd.
- 57 Granite Delivered - \$92.00 ton
- FLBC Delivered - \$86.35 ton
- Remove/Replace 18" Curbing - \$42.50 LF
- Landfill Material - \$485/load + 15%
- Class 4 Landfill Material - \$585/load + 15%
- Tie existing parking to new paved driveway - \$64,000.00

**Sidewalk**

- Remove/Replace 5' section - \$14.80/sq. ft.
- Site Concrete Crew Mobilization - \$5,230.00
- Standard Grading Crew Daily Rate - \$7,650.00
- Utility Crew Daily Rate - \$7,500.00
- Compact Equipment Crew Daily Rate - \$6,150.00

We thank you for the opportunity to bid your project and look forward to working with you. If there are any questions concerning this project, please feel free to call me at 843-729-8679 or email [rich@ccsolutionssc.com](mailto:rich@ccsolutionssc.com)

Sincerely,

*Rich Jeffers*

Richard Jeffers, President  
Carolina Site Logistics, LLC

Customer Acceptance Signature\_\_\_\_\_ Date\_\_\_\_\_

Printed Name\_\_\_\_\_ Phone\_\_\_\_\_

Contractor's Signature\_\_\_\_\_ Date\_\_\_\_\_





## **Division 02.450**

# **Deep Foundations & Soil Conditions**

**To:** C.F. Evans  
**Attention:** Carl Byars  
**Subject:** Proposal for Ground Improvement Installation

Wurster Betterground (WBG) is pleased to submit this proposal for the installation of aggregate piers for the referenced project. We recommend a pre-award meeting to clarify scope, schedule, and contractual terms.

## **PROJECT INFORMATION:**

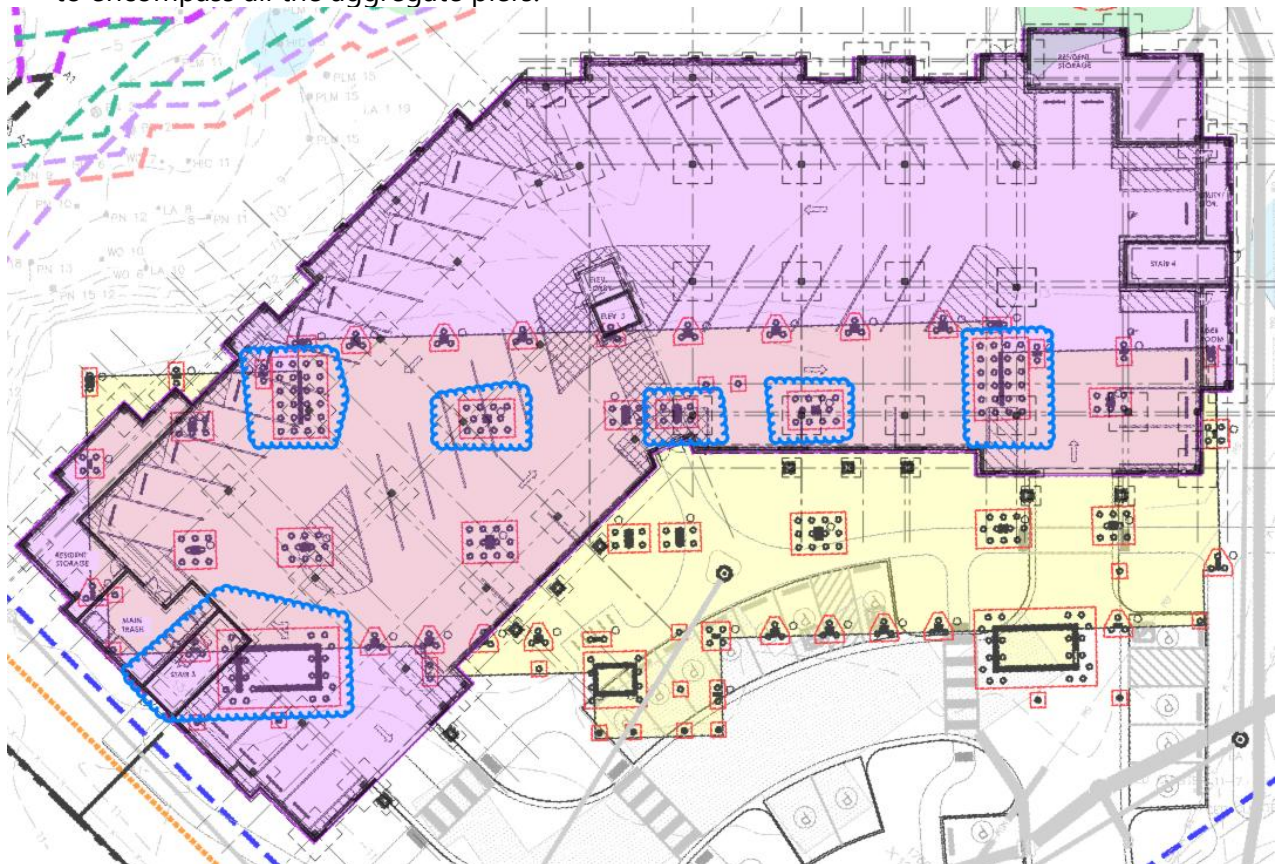
Our pricing is based on the following information:

- Geotechnical reports dated November 19, 2025, and February 17, 2026, both prepared by Whitaker.
- A Geotechnical report dated June 12, 2026, prepared by Certerra.
- Raw CPT data for the Whitaker and the Certerra geotechnical reports.
- A structural plan set dated July 2, 2026.
- Foundation loading information dated July 3, 2026.
- A civil plan set dated March 13, 2026.
- An overlay of existing foundations for Building 2.

## **SPECIAL CONSIDERATIONS:**

Based on our review of the project information, we wanted to bring special attention to the following considerations:

- WBG was notified that Building 2 will have existing pile foundations left in place from the current structure. The pile caps will need to be removed, and the piles themselves will need to be cut several feet from bottom of footing. WBG has identified the following foundations (clouded in blue) that will require aggregate piers to be shifted around the existing piles. With some aggregate piers being shifted, some resizing of the foundations will be required in order to encompass all the aggregate piers.



- There are multiple foundations with negative live loads shown. Clarification needs to be provided on if any uplift resistance will be needed.

## **SCOPE OF WORK:**

From our review of the above information, support of the following structures is included as specified below:

|                                  |                                                                                    |
|----------------------------------|------------------------------------------------------------------------------------|
| <b>Structure Name/Type</b>       | Buildings 1, 2, 3, F, and G                                                        |
| <b>Foundation Types Included</b> | Columns / Walls / Mats                                                             |
| <b>Bearing Capacity</b>          | 5,000 PSF (per structural notes)                                                   |
| <b>Settlement Criteria</b>       | 1-inch total / ½-inch differential over 50 feet, based on the provided loading.    |
| <b>Notes</b>                     | See "Special Considerations" section for information on existing pile foundations. |

WBG's pricing is based on the following items being included in any contractual Scope of Work. Should any modifications be requested, please notify WBG for an updated proposal/pricing.

## **Design:**

- WBG will furnish an aggregate pier design sealed by a geotechnical engineer licensed in the state of South Carolina who will commence design upon the receipt of finalized foundation loading information (dead + live loads for columns/walls, mat pressure diagrams for retaining walls/mats/slabs), Structural and Civil CAD files necessary to create shop drawings, and raw geotechnical data (if applicable).
- This design package will include calculations, shop drawings, and a 2D CAD file to facilitate layout by others. This design package does not include any 3D, BIM, or other modeling.
- WBG will provide foundation excavation and preparation instructions and limits of disturbance for subsequent excavations. WBG's aggregate pier performance is contingent on strict compliance with these requirements.
- WBG will provide reasonable support in the design review and approval process but is not responsible for submitting or receiving approval from Owner, Engineer(s) of Record, or any local, state, or federal authorities having jurisdiction.
- One modulus/load test will be performed to verify design assumptions. No additional testing or geotechnical exploration is included.
- WBG will coordinate with the project superintendent regarding scheduling of special inspections, which shall be retained, scheduled, and paid for by Owner or Others.
- WBG will provide the following items as part of its closeout:
  - Any WBG test results.
  - Digital AMPier® QC logs (supplemented with written logs as needed) detailing pier number, installation date, depth, amperage, and stone volume.
  - One (1) year warranty from substantial completion of the Work.

- Certified as-built markup from shop drawings. No surveyed as-built included.

### **Project Preparation:**

- WBG and C.F. Evans will perform a pre-mobilization site meeting after site grading has commenced and building corners have been laid out by Others to mitigate installation conflicts and coordinate the installation of the Work.
- WBG will perform an 811 call to locate public utilities. Utilities in conflict with aggregate pier installation shall be protected, relocated, removed, or demolished by Others prior to WBG's installation. WBG is not responsible for utility strikes when drilling and/or installing in accordance with its design.
- WBG will provide a CAD file to facilitate layout by Others. This survey shall include a pin/whisker and flag with pier number for each pier location and shall be laid out at a pace to not delay WBG's installation progress. WBG is not responsible for any delays or damages resulting from incorrect layout.

### **Access & Working Platform:**

- WBG will mobilize utilizing lowboy trailer(s) carrying heavy equipment and flatbed trailer(s). Site entrances shall be established such that these deliveries can enter site and unload on site. No lane closures or traffic control beyond that needed to pull into the jobsite is included.
- WBG shall be provided a dry, stable, suitable working platform approximately one foot below FFE with suitable site access for equipment and material deliveries. This working platform shall allow for continuous installation in light rain/weather conditions.
- Should working platforms deteriorate, remediation of the working platform will be performed by Others to allow WBG's installation to continue.

### **Installation of Aggregate Piers:**

- Aggregate piers (AMPiers®) will be installed using a Betterground B-27 electric vibratory probe ("vibroflot").
- WBG will install piers utilizing the dry bottomfeed method which entails:
  - Predrilling or pre-loosening pier locations if necessary to facilitate vibroflot penetration.
  - Pressure injection of stone into the soil via a tremie pipe attached to the vibroflot using air pressure to ensure no contamination of the aggregate pier via hole collapse/groundwater intrusion.
  - Compaction of aggregate in thin lifts from design elevation to working platform elevation by vibroflot.

- WBG will collect any drilling spoils and stockpile them at a mutually agreed upon central location for loading, haul-off, and disposal by Others.
- WBG has included back-blading of the working platform during installation but will not perform any fine/tolerance grading nor return the pad to its original condition.

**Exclusions:**

The following items are specifically excluded from the scope of services:

- Compliance with any specification sections related to other installers' proprietary systems.
- Dewatering and surface water management as required to provide a suitable working platform. WBG is responsible for means and methods of aggregate pier installation related to groundwater encountered below grade only if such conditions are found within the Geotechnical Report(s).
- Any vibration monitoring program, measures to mitigate vibration of adjacent structures, both above and below ground, or damages and delays resulting from vibrations.
- Foundation excavation, bottom of footing compaction, or foundation inspections. A rammer or vibratory type roller is required to compact the bottom of footing after excavation. **No sled tampers are allowed!**
- Timely removal and backfill related to obstructions, which cannot reasonably be penetrated using WBG's installation equipment, as to not delay aggregate pier installation.
- Night or weekend work, except as required to make up schedule delays caused solely by WBG.
- Obtaining grading, land disturbance, building, or other similar permits, and easements prior to commencement of aggregate pier installation.
- Any application or permitting for lane closures or special traffic control due to site access being insufficiently established to allow on-site unloading of equipment, materials, and tooling.
- Cleanup, containment, or remediation of any encountered contaminants, pollution, or hazardous material which WBG did not bring to site.
- Protection of WBG's installed work after demobilization from the project site.

## **SCHEDULE:**

The below table outlines schedule requirements for this Scope of Work in business days. These schedules do not include any delays not caused by WBG. Weather delays are included only as per historical averages for the location of the project.

| <b>Milestone</b>  | <b>Time</b> | <b>Notes</b>                                                                          |
|-------------------|-------------|---------------------------------------------------------------------------------------|
| Design Completion | 15 days     | Can commence after design files (e.g. CAD files, foundation loads, etc) are provided. |
| Mobilization      | 1 day       | Require suitable notice for heavy haul permits, 811 clearance, etc.                   |
| Installation      | ~20 days    | Assuming 1 crew(s), working regular daytime hours.                                    |

## **PRICE:**

**Preliminary Pricing:** The price to install the ground improvement system in accordance with this proposal is between **\$750,000 to \$800,000**. WBG can finalize our pricing as plans progress and further discussion is held regarding the existing pile foundations and any need for uplift resistance.

## **CONTRACTUAL TERMS & CONDITIONS:**

We have assumed that any contractual agreement for this project will be based on the revisions to Client standard subcontract as per prior executed subcontracts.

WBG has priced this work assuming the following contractual terms are included:

- Liquidated damages shall not exceed those listed in the Prime Contract or \$2,500 per day, whichever is lower, nor exceed a reasonable percentage of the Subcontract Value in aggregate.
- A full mutual waiver of consequential damages.
- Payment within 7 days of Owner payment or 90 days total regardless of Owner payment, whichever is sooner. No pay if paid terms. Lien rights and enforcement per respective state statutes.
- Indemnity limited to 3<sup>rd</sup> party claims, and to the extent of WBG's negligent errors or omissions.
- No payment of attorneys' fees where WBG is not found at fault.
- Initial schedule as well as modifications to the duration, phasing, or sequence of the Work will be by mutual agreement.



- No holds, liens, or other encumbrances to be placed on WBG's equipment and tooling.
- Delays or additional work required due to differences between the Geotechnical Report(s) and in-situ conditions encountered.

The pricing in this proposal has included any tariffs currently in place as of the date of this proposal. WBG reserves the right to increase pricing should tariffs materially increase after this proposal's date. WBG reserves the right to void this proposal at its sole discretion.

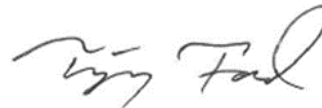
**CLOSING:**

Thank you for involving us in this pricing round. If you have any questions, please do not hesitate to contact us.

Respectfully submitted,



Nathan Kidd  
Estimator  
(864) 894-1794  
[nathan.kidd@wbgvibro.com](mailto:nathan.kidd@wbgvibro.com)



Tripp Ford, PE  
Senior Project Engineer  
(864) 867-3795  
[tripp.ford@wbgvibro.com](mailto:tripp.ford@wbgvibro.com)



**To:** C.F. Evans  
**Attention:** Carl Byars  
**Subject:** Proposal for Ground Improvement Installation

Wurster Betterground (WBG) is pleased to submit this proposal for the installation of aggregate piers for the referenced project. We recommend a pre-award meeting to clarify scope, schedule, and contractual terms.

## **PROJECT INFORMATION:**

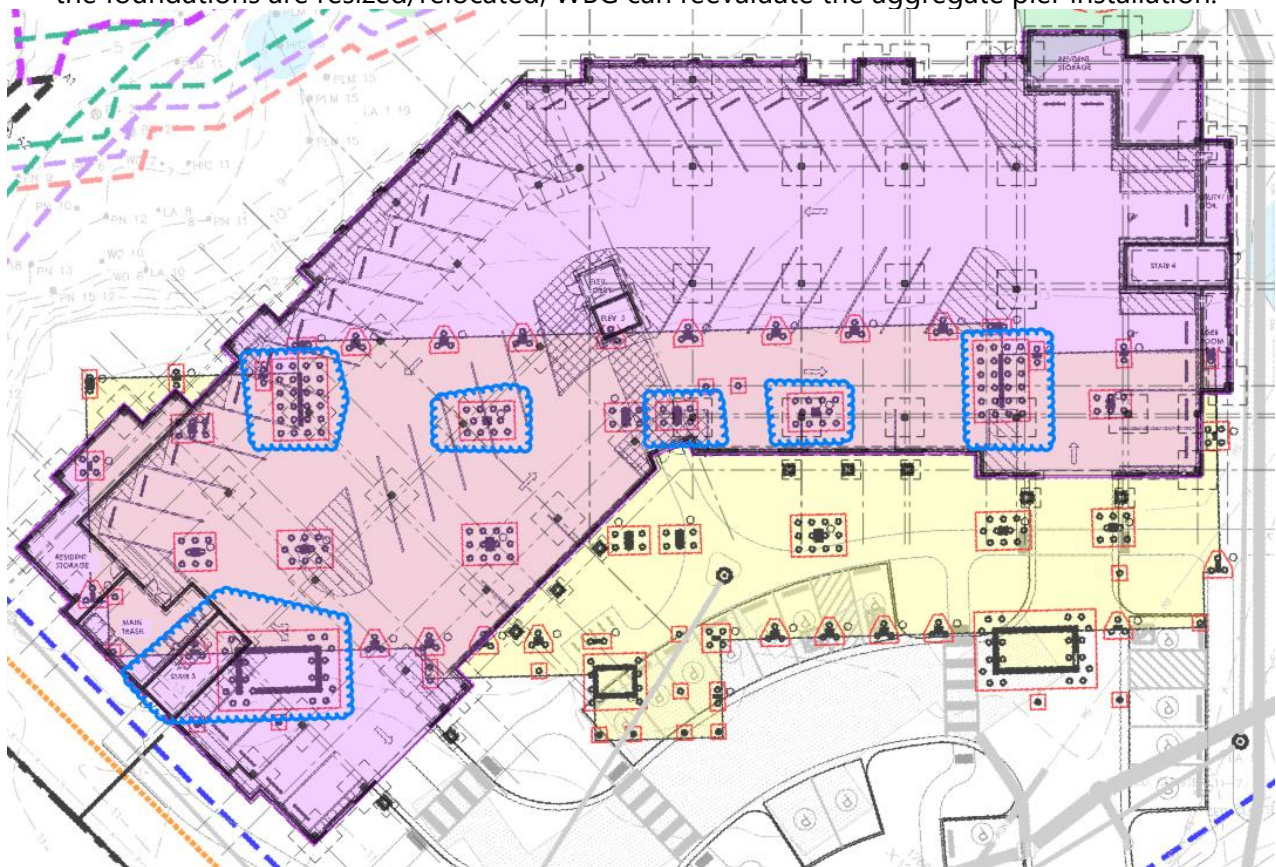
Our pricing is based on the following information:

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- A Geotechnical report dated June 12, 2026, prepared by Certerra.
- Raw CPT data for the Whitaker and the Certerra geotechnical reports.
- A structural plan set dated May 18, 2026.
- A civil plan set dated March 13, 2026.
- An overlay of existing foundations for Building 2.

## **SPECIAL CONSIDERATIONS:**

Based on our review of the project information, we wanted to bring special attention to the following considerations:

- WBG was notified that Building 2 will have existing pile foundations left in place from the current structure. The pile caps will need to be removed, and the piles themselves will need to be cut several feet from bottom of footing. WBG has identified the following foundations (clouded in blue) as problematic for aggregate pier installation in the current configuration. If the foundations are resized/relocated, WBG can reevaluate the aggregate pier installation.



## **SCOPE OF WORK:**

From our review of the above information, support of the following structures is included as specified below:

|                                  |                                                                                    |
|----------------------------------|------------------------------------------------------------------------------------|
| <b>Structure Name/Type</b>       | Buildings 1, 2, and 3                                                              |
| <b>Foundation Types Included</b> | Columns / Walls / Mats                                                             |
| <b>Bearing Capacity</b>          | 2,000 PSF (per structural notes)                                                   |
| <b>Settlement Criteria</b>       | 1-inch total / ½-inch differential over 50 feet                                    |
| <b>Notes</b>                     | See "Special Considerations" section for information on existing pile foundations. |

WBG's pricing is based on the following items being included in any contractual Scope of Work. Should any modifications be requested, please notify WBG for an updated proposal/pricing.

### **Design:**

- WBG will furnish an aggregate pier design sealed by a geotechnical engineer licensed in the state of South Carolina who will commence design upon the receipt of foundation loading information (dead + live loads for columns/walls, mat pressure diagrams for retaining walls/mats/slabs), Structural and Civil CAD files necessary to create shop drawings, and raw geotechnical data (if applicable).
- This design package will include calculations, shop drawings, and a 2D CAD file to facilitate layout by others. This design package does not include any 3D, BIM, or other modeling.
- WBG will provide foundation excavation and preparation instructions and limits of disturbance for subsequent excavations. WBG's aggregate pier performance is contingent on strict compliance with these requirements.
- WBG will provide reasonable support in the design review and approval process but is not responsible for submitting or receiving approval from Owner, Engineer(s) of Record, or any local, state, or federal authorities having jurisdiction.
- One modulus/load test will be performed to verify design assumptions. No additional testing or geotechnical exploration is included.
- WBG will coordinate with the project superintendent regarding scheduling of special inspections, which shall be retained, scheduled, and paid for by Owner or Others.
- WBG will provide the following items as part of its closeout:
  - Any WBG test results.
  - Digital AMPier® QC logs (supplemented with written logs as needed) detailing pier number, installation date, depth, amperage, and stone volume.
  - One (1) year warranty from substantial completion of the Work.
  - Certified as-built markup from shop drawings. No surveyed as-built included.

### **Project Preparation:**

- WBG and C.F. Evans will perform a pre-mobilization site meeting after site grading has commenced and building corners have been laid out by Others to mitigate installation conflicts and coordinate the installation of the Work.
- WBG will perform an 811 call to locate public utilities. Utilities in conflict with aggregate pier installation shall be protected, relocated, removed, or demolished by Others prior to WBG's installation. WBG is not responsible for utility strikes when drilling and/or installing in accordance with its design.
- WBG will provide a CAD file to facilitate layout by Others. This survey shall include a pin/whisker and flag with pier number for each pier location and shall be laid out at a pace to not delay WBG's installation progress. WBG is not responsible for any delays or damages resulting from incorrect layout.

### **Access & Working Platform:**

- WBG will mobilize utilizing lowboy trailer(s) carrying heavy equipment and flatbed trailer(s). Site entrances shall be established such that these deliveries can enter site and unload on site. No lane closures or traffic control beyond that needed to pull into the jobsite is included.
- WBG shall be provided a dry, stable, suitable working platform approximately one foot below FFE with suitable site access for equipment and material deliveries. This working platform shall allow for continuous installation in light rain/weather conditions.
- Should working platforms deteriorate, remediation of the working platform will be performed by Others to allow WBG's installation to continue.

### **Installation of Aggregate Piers:**

- Aggregate piers (AMPiers®) will be installed using a Betterground B-27 electric vibratory probe ("vibroflot").
- WBG will install piers utilizing the dry bottomfeed method which entails:
  - Predrilling or pre-loosening pier locations if necessary to facilitate vibroflot penetration.
  - Pressure injection of stone into the soil via a tremie pipe attached to the vibroflot using air pressure to ensure no contamination of the aggregate pier via hole collapse/groundwater intrusion.
  - Compaction of aggregate in thin lifts from design elevation to working platform elevation by vibroflot.
- WBG will collect any drilling spoils and stockpile them at a mutually agreed upon central location for loading, haul-off, and disposal by Others.

- WBG has included back-blading of the working platform during installation but will not perform any fine/tolerance grading nor return the pad to its original condition.

**Exclusions:**

The following items are specifically excluded from the scope of services:

- Compliance with any specification sections related to other installers' proprietary systems.
- Dewatering and surface water management as required to provide a suitable working platform. WBG is responsible for means and methods of aggregate pier installation related to groundwater encountered below grade only if such conditions are found within the Geotechnical Report(s).
- Any vibration monitoring program, measures to mitigate vibration of adjacent structures, both above and below ground, or damages and delays resulting from vibrations.
- Foundation excavation, bottom of footing compaction, or foundation inspections. A rammer or vibratory type roller is required to compact the bottom of footing after excavation. **No sled tampers are allowed!**
- Timely removal and backfill related to obstructions, which cannot reasonably be penetrated using WBG's installation equipment, as to not delay aggregate pier installation.
- Night or weekend work, except as required to make up schedule delays caused solely by WBG.
- Obtaining grading, land disturbance, building, or other similar permits, and easements prior to commencement of aggregate pier installation.
- Any application or permitting for lane closures or special traffic control due to site access being insufficiently established to allow on-site unloading of equipment, materials, and tooling.
- Cleanup, containment, or remediation of any encountered contaminants, pollution, or hazardous material which WBG did not bring to site.
- Protection of WBG's installed work after demobilization from the project site.

## **SCHEDULE:**

The below table outlines schedule requirements for this Scope of Work in business days. These schedules do not include any delays not caused by WBG. Weather delays are included only as per historical averages for the location of the project.

| <b>Milestone</b>  | <b>Time</b> | <b>Notes</b>                                                                          |
|-------------------|-------------|---------------------------------------------------------------------------------------|
| Design Completion | 15 days     | Can commence after design files (e.g. CAD files, foundation loads, etc) are provided. |
| Mobilization      | 1 day       | Require suitable notice for heavy haul permits, 811 clearance, etc.                   |
| Installation      | ~15 days    | Assuming 1 crew(s), working regular daytime hours.                                    |

## **PRICE:**

**Preliminary Pricing:** The price to install the ground improvement system in accordance with this proposal is between **\$550,000 to \$700,000**. WBG can finalize our pricing as plans progress and further discussion is held regarding the existing pile foundations.

## **CONTRACTUAL TERMS & CONDITIONS:**

We have assumed that any contractual agreement for this project will be based on the revisions to Client standard subcontract as per prior executed subcontracts.

WBG has priced this work assuming the following contractual terms are included:

- Liquidated damages shall not exceed those listed in the Prime Contract or \$2,500 per day, whichever is lower, nor exceed a reasonable percentage of the Subcontract Value in aggregate.
- A full mutual waiver of consequential damages.
- Payment within 7 days of Owner payment or 90 days total regardless of Owner payment, whichever is sooner. No pay if paid terms. Lien rights and enforcement per respective state statutes.
- Indemnity limited to 3<sup>rd</sup> party claims, and to the extent of WBG's negligent errors or omissions.
- No payment of attorneys' fees where WBG is not found at fault.
- Initial schedule as well as modifications to the duration, phasing, or sequence of the Work will be by mutual agreement.
- No holds, liens, or other encumbrances to be placed on WBG's equipment and tooling.



- Delays or additional work required due to differences between the Geotechnical Report(s) and in-situ conditions encountered.

The pricing in this proposal has included any tariffs currently in place as of the date of this proposal. WBG reserves the right to increase pricing should tariffs materially increase after this proposal's date. WBG reserves the right to void this proposal at its sole discretion.

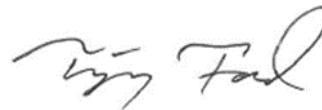
**CLOSING:**

Thank you for involving us in this pricing round. If you have any questions, please do not hesitate to contact us.

Respectfully submitted,



Nathan Kidd  
Estimator  
(864) 894-1794  
[nathan.kidd@wbgvibro.com](mailto:nathan.kidd@wbgvibro.com)



Tripp Ford, PE  
Senior Project Engineer  
(864) 867-3795  
[tripp.ford@wbgvibro.com](mailto:tripp.ford@wbgvibro.com)



## **Division 02.900**

# **Landscape & Hardscape**



OCA Broad Creek Apartments Hilton Head Island SC

10 Verben Lane, Hilton Head Island, SC 29926, United States of America

Sent proposal: \$839,057.49

Submitted Aug 7, 2026 at 10:56 AM EDT

BrightView Landscapes LLC. (Maintenance and Installation)

184 Simmonsville Road, Bluffton, SC 29910, United States of America



Ryan Maffei | Branch Manager | +1 843-757-5040 | ryan.maffei@brightview.com

Line Items

| Description                                                                | Quantity | Unit Cost          | Total Cost   |
|----------------------------------------------------------------------------|----------|--------------------|--------------|
| Irrigation (Including Sleeving)                                            |          |                    | \$142,426.80 |
| Landscape:                                                                 |          |                    |              |
| - Canopy Trees                                                             |          |                    | \$203,090.66 |
| - Ornamental Trees                                                         |          |                    | \$94,271.20  |
| - Palm Trees                                                               |          |                    | \$32,265.63  |
| - Shrubs                                                                   |          |                    | \$9,657.13   |
| - Accent Palms                                                             |          |                    | \$0          |
| - Ferns                                                                    |          |                    | \$0          |
| - Groundcovers                                                             |          |                    | \$118,142.77 |
| - Ornamental Grasses                                                       |          |                    | \$91,328.67  |
| - Perennials                                                               |          |                    | \$0          |
| - Shrub Areas                                                              |          |                    | \$48,916.20  |
| - Sod/Seed                                                                 |          |                    | \$17,559.15  |
| Hardscape:                                                                 |          |                    |              |
| - 5' Artificial Turf Berm                                                  |          |                    | \$0          |
| - 10' Artificial Turf Berm w/ Tunnel                                       |          |                    | \$0          |
| - 12' Artificial Turf Berm                                                 |          |                    | \$0          |
| - Berm w/ Built In Seat                                                    |          |                    | \$0          |
| - Built In Planters/Curb                                                   |          |                    | \$0          |
| - Metal Edger                                                              | 0        | × \$0 /linear foot | \$0          |
| - Paving Type 1: Standard Concrete Sidewalks (Including Bike Rack Pads)    | 0        | × \$0 /square foot | \$0          |
| - Paving Type 2: Colored Concrete Pool Deck (Scored 8'x8' Diamond Pattern) | 0        | × \$0 /square foot | \$0          |
| - Paving Type 3: Vehicular Stamped Colored Concrete                        | 0        | × \$0 /square foot | \$0          |
| - Paving Type 4: Vehicular Pavers (Road)                                   | 0        | × \$0 /square foot | \$0          |
| - Paving Type 5: Vehicular Pavers (Emergency Vehicles)                     | 0        | × \$0 /square foot | \$0          |
| - Paving Type 6: Decomposed Granite                                        | 0        | × \$0 /square foot | \$0          |
| - Paving Type 7: Artificial Turf (w/ Sand & Gravel Base and Drainage)      | 0        | × \$0 /square foot | \$0          |
| - Paving Type 8: Multi-Modal Path (Pervious Concrete)                      | 0        | × \$0 /square foot | \$0          |
| - Paving Type 9: Vehicular Standard Concrete (Heavy Duty)                  | 0        | × \$0 /square foot | \$0          |
| Site Furnishings:                                                          |          |                    |              |
| - 10' x 20' Trellis'                                                       | 0        | × \$0 /each        | \$0          |
| - Aqua Planters                                                            | 0        | × \$0 /each        | \$0          |
| - Benches                                                                  | 0        | × \$0 /each        | \$0          |

## OCA Broad Creek Apartments Hilton Head Island SC

10 Verbena Lane, Hilton Head Island, SC 29926, United States of America

|                                                                                   |   |             |     |
|-----------------------------------------------------------------------------------|---|-------------|-----|
| - Bike Racks                                                                      |   |             | \$0 |
| - Community Garden Beds (4'x8' Raised Beds)                                       | 0 | x \$0 /each | \$0 |
| - Concrete Fountain (5' Diameter w/ Precast Coping & Bubbler Jets In Raised Bowl) | 0 | x \$0 /each | \$0 |
| - Dog Fountain                                                                    | 0 | x \$0 /each | \$0 |
| - Dog Waste Stations                                                              | 0 | x \$0 /each | \$0 |
| - Monument Signage (6'x15')                                                       | 0 | x \$0 /each | \$0 |
| - Outdoor Grills                                                                  | 0 | x \$0 /each | \$0 |
| - Picnic Tables                                                                   | 0 | x \$0 /each | \$0 |
| - Planter Pots                                                                    | 0 | x \$0 /each | \$0 |
| - Trash + Recycling Bins                                                          | 0 | x \$0 /each | \$0 |
| Mobilizations, Deliveries, Misc. Expenses, and O&P                                |   |             | \$0 |

### Additional Items:

|                                                                                      |             |
|--------------------------------------------------------------------------------------|-------------|
| 3 Months Landscape Maintenance and Agronomics (Fertilization) Until final completion | \$7,525.92  |
| 3" Mulch Application (Double hammered Brown)                                         | \$63,750    |
| Fine Grading (126,542 sf)                                                            | \$10,123.36 |

**Base Bid** **\$839,057.49**

### Alternates

|                                                            |     |
|------------------------------------------------------------|-----|
| Landscape/Hardscape Lighting (Path Lights & Tree Uplights) | \$0 |
| Secondary Drainage                                         | \$0 |

### Inclusions

|                                                         |     |
|---------------------------------------------------------|-----|
| Backfilling                                             | Yes |
| Deck Drains                                             | No  |
| Detailed Irrigation Drawings (Including Design)         | Yes |
| Delivery                                                | Yes |
| Fertilizing                                             | Yes |
| Fine Grading                                            | Yes |
| Harley Rake Areas To Receive Sod or Seed                | Yes |
| Installation                                            | Yes |
| Irrigation Sleeving (Furnish & Install)                 | Yes |
| Irrigation Meter & Backflow Preventer(s)                | No  |
| Maintenance Through End Of Project                      | Yes |
| Metal Edging                                            | No  |
| Multi-Zone Irrigation System w/ Programmable Controller | Yes |
| Prep                                                    | Yes |
| Rolling Of Sod                                          | Yes |

OCA Broad Creek Apartments Hilton Head Island SC

10 Verben Lane, Hilton Head Island, SC 29926, United States of America

|                       |     |
|-----------------------|-----|
| Tree Staking & Guying | Yes |
| Trench Drains         | No  |

Additional Information

**Notes** We have proposed the landscaping and irrigation. Additional installation services or subcontractor coordination is available per specifications if our initial bid is acceptable and of interest. We have vast network contractors and amenity vendors to fulfill all the specifications

Attachments

 BrightView\_CF Evans\_Broad ... (1.0 MB)

# OCA Broad Creek Apartments



**Location:** 10 Verbena Lane, Hilton Head Island, SC 29926

**Proposal Date:** 8/7/2026  
**Proposal #:** 93607  
**Submitted By:** LEE WHITE

## HHI- OCA Broad Creek Apartments

| DESCRIPTION                                 | QTY        | SIZE     | UNIT PRICE  | EXT PRICE    | TOTAL PRICE         | NOTES                              |
|---------------------------------------------|------------|----------|-------------|--------------|---------------------|------------------------------------|
| <b>Landscape Site Preparation</b>           |            |          |             |              | <b>\$21,118.11</b>  |                                    |
| Landscape Site Prep                         | 163,432.00 | SF       | \$0.07      | \$10,796.32  |                     | General Landscape Site Preparation |
| Fine Grading                                | 163,432.00 | SF       | \$0.03      | \$5,012.46   |                     |                                    |
| Pre-emergent Herbicide Application          | 146,704.00 | SF       | \$0.02      | \$3,346.32   |                     |                                    |
| Transitional Maintenance                    | 1.00       | LS       | \$1,963.01  | \$1,963.01   |                     |                                    |
| <b>Hardscaping</b>                          |            |          |             |              | <b>\$402,999.34</b> |                                    |
| S-103 - Pedestrian Paver (Non-Permeable)    | 1,120.00   | SF       | \$24.00     | \$26,880.00  |                     |                                    |
| S-104 - Pedestrian Paver (Permeable) Type 1 | 2,027.00   | SF       | \$27.60     | \$55,945.20  |                     |                                    |
| S-105 - Pedestrian Paver (Permeable) Type 2 | 342.00     | SF       | \$27.60     | \$9,439.20   |                     |                                    |
| S-109 - Decorative Gravel with Steel Edging | 1,783.00   | SF       | \$9.40      | \$16,760.20  |                     |                                    |
| S-110 - Artificial Turf - Dog Park          | 3,356.00   | SF       | \$18.00     | \$60,408.00  |                     |                                    |
| S-114 - Water Fountain at Dog Park          | 1.00       | EA       | \$8,674.25  | \$8,674.25   |                     |                                    |
| S-123 - Summer Kitchen                      | 1.00       | EA       | \$23,185.84 | \$23,185.84  |                     |                                    |
| S-127 - Trellis at Fire Pit                 | 1.00       | EA       | \$36,000.00 | \$36,000.00  |                     |                                    |
| S-128 - Fire Pit                            | 1.00       | EA       | \$10,311.50 | \$10,311.50  |                     |                                    |
| S-129 - Swing Trellis                       | 1.00       | EA       | \$18,000.00 | \$18,000.00  |                     |                                    |
| S-130 - Backed Bench                        | 5.00       | EA       | \$3,742.58  | \$18,712.92  |                     |                                    |
| S-133 - Bike Rack                           | 4.00       | EA       | \$1,103.17  | \$4,412.67   |                     |                                    |
| S-139 - Pool Entry Trellis                  | 1.00       | EA       | \$22,200.00 | \$22,200.00  |                     |                                    |
| S-140 - Artificial Turf - Pool              | 892.00     | SF       | \$19.20     | \$17,126.40  |                     |                                    |
| S-145 - Dog Waste Station                   | 1.00       | EA       | \$1,586.58  | \$1,586.58   |                     |                                    |
| S-146 - Trash Receptacle                    | 1.00       | EA       | \$3,156.58  | \$3,156.58   |                     |                                    |
| S-148 - Amenity Fence - Column              | 9.00       | EA       | \$7,800.00  | \$70,200.00  |                     |                                    |
| <b>Irrigation</b>                           |            |          |             |              | <b>\$117,671.04</b> |                                    |
| Irrigation System ALLOWANCE                 | 163,432.00 | SF       | \$0.72      | \$117,671.04 |                     |                                    |
| <b>Trees</b>                                |            |          |             |              | <b>\$315,718.44</b> |                                    |
| Lagnippe White Fringe Tree - 10-12'         | 19.00      | 10-12 FT | \$1,380.96  | \$26,238.24  |                     |                                    |
| Ilex 'Dahoon' - 10-12'                      | 25.00      | 10-12 FT | \$582.96    | \$14,574.00  |                     |                                    |
| Ilex 'Eagleston' - 12-14'                   | 15.00      | 12-14 FT | \$816.62    | \$12,249.30  |                     |                                    |
| Magnolia 'DD Blanchard' - 12-14'            | 1.00       | 12-14 FT | \$683.62    | \$683.62     |                     |                                    |
| Sweetbay Magnolia - 10-12'                  | 17.00      | 10-12 FT | \$498.96    | \$8,482.32   |                     |                                    |
| Ornamental Tree - 8'-10'                    | 35.00      | 8-10 FT  | \$372.05    | \$13,021.75  |                     |                                    |
| Nuttall Oak - 2" cal                        | 8.00       | 2 IN     | \$302.89    | \$2,423.12   |                     |                                    |
| Nuttall Oak - 4" cal                        | 10.00      | 4 IN     | \$848.96    | \$8,489.60   |                     |                                    |

|                                 |       |            |            |              |
|---------------------------------|-------|------------|------------|--------------|
| Nuttall Oak - 6" cal            | 8.00  | 6 IN       | \$1,480.92 | \$11,847.36  |
| Live Oak 'Cathedral' - 4" cal   | 8.00  | 4 IN       | \$1,156.96 | \$9,255.68   |
| Live Oak 'Cathedral' - 6" cal   | 57.00 | 6 IN       | \$2,285.92 | \$130,297.44 |
| Live Oak 'Cathedral' - 8" cal   | 3.00  | 8 IN       | \$4,871.34 | \$14,614.02  |
| Sabal Palm Refoliated - 10'-16' | 70.00 | 10 - 16 FT | \$760.24   | \$53,216.94  |
| Bald Cypress - 4" cal           | 6.00  | 4 IN       | \$778.96   | \$4,673.76   |
| Tree Staking >4"cal             | 92.00 | EA         | \$58.35    | \$5,368.38   |
| Tree Staking <4"cal             | 8.00  | EA         | \$35.36    | \$282.91     |

|               |                    |
|---------------|--------------------|
| <b>Shrubs</b> | <b>\$49,191.17</b> |
|---------------|--------------------|

|                              |        |          |         |             |
|------------------------------|--------|----------|---------|-------------|
| Beautyberry - 3 Gal          | 9.00   | 3 Gallon | \$15.50 | \$139.48    |
| Ilex Inkberry - 7 Gal        | 14.00  | 7 Gallon | \$53.68 | \$751.46    |
| Ilex Dwarf Yaupon - 7 Gal    | 15.00  | 7 Gallon | \$49.48 | \$742.14    |
| Large Specimen Shrub - 7 Gal | 5.00   | 7 Gallon | \$60.68 | \$303.38    |
| Wax Myrtle - 7 Gal           | 14.00  | 7 Gallon | \$44.58 | \$624.06    |
| Podocarpus 'Maki' - 7 Gal    | 12.00  | 7 Gallon | \$44.58 | \$534.91    |
| Large Shrub - 7 Gal          | 707.00 | 7 Gallon | \$46.68 | \$32,999.93 |
| Small Shrub - 3 Gal          | 845.00 | 3 Gallon | \$15.50 | \$13,095.81 |

|                                 |                     |
|---------------------------------|---------------------|
| <b>Grasses and Groundcovers</b> | <b>\$131,947.82</b> |
|---------------------------------|---------------------|

|                                   |           |          |        |             |                  |
|-----------------------------------|-----------|----------|--------|-------------|------------------|
| Groundcovers - 1 Gal              | 11,286.00 | 1 Gallon | \$8.01 | \$90,378.29 | 18" O.C. spacing |
| Ornamental/Native Grasses - 1 Gal | 5,191.00  | 1 Gallon | \$8.01 | \$41,569.53 | 30" O.C. spacing |

|                |                    |
|----------------|--------------------|
| <b>Sodding</b> | <b>\$13,510.20</b> |
|----------------|--------------------|

|                               |           |    |        |             |
|-------------------------------|-----------|----|--------|-------------|
| Bermuda 'Celebration' Sodding | 16,728.00 | SF | \$0.81 | \$13,510.20 |
|-------------------------------|-----------|----|--------|-------------|

|                 |                    |
|-----------------|--------------------|
| <b>Mulching</b> | <b>\$98,431.05</b> |
|-----------------|--------------------|

|                   |            |    |        |             |
|-------------------|------------|----|--------|-------------|
| Hardwood Mulching | 146,704.00 | SF | \$0.67 | \$98,431.05 |
|-------------------|------------|----|--------|-------------|

|              |                       |
|--------------|-----------------------|
| <b>Total</b> | <b>\$1,150,587.17</b> |
|--------------|-----------------------|

Proposal is based on Plan Sets dated 05.27.2026

**ALTERNATES:**

Soil Amendments are provided as an ALLOWANCE Item and provided in case Top Soil present unsuitable soil conditions.

Sleeving is included as an Alternate Option

**EXCLUSIONS:**

Top Soil and Rough Grading assumed by others

Excavated Spoils, Stone and Unforeseen Boulders are not included in the base pricing

Seeding (temporary and permanent) is assumed by others

.

Alternates

| DESCRIPTION                       | QTY        | SIZE | UNIT PRICE | EXT PRICE   | TOTAL PRICE | NOTES                                                        |
|-----------------------------------|------------|------|------------|-------------|-------------|--------------------------------------------------------------|
| Site Prep                         |            |      |            |             | \$39,247.00 |                                                              |
| Planting Soil Amendment ALLOWANCE | 100,000.00 | SF   | \$0.39     | \$39,247.00 |             | 1.5" Soil Amendment/Organic Planting Mix Planting Areas only |

## GENERAL BID NOTES and CONDITIONS

This proposal/budgetary pricing is based on our best estimate from the plan and documents provided.

Additional pricing may be available for items outside the base scope of work, see ALTERNATES.

Pricing is subject to change if letter of intent, contract or executed contract is not received within 30 days of the date of this proposal.

Pricing is based on a single mobilization unless otherwise noted. Phasing or multiple mobilizations on this project may have additional cost implications.

The Greenery Inc. will be responsible for all public utility locations. Any private utility line locates outside normal location services is EXCLUDED and the responsibility of the owner.

Any necessary Bonding and Permitting is EXCLUDED from the proposal unless otherwise noted in the above cost schedule.

An initial mobilization fee, as itemized on the Schedule of Values and will be included in the initial billing or in the deposit schedule if applicable.

Unit pricing disclosed above shall not apply to Field Change Orders unless otherwise agreed upon.

The Greenery Inc reserves the right to file mechanics liens on all unpaid invoices over 60 days past due.

## ESCALATION CLAUSE

The contract price for this construction project has been calculated based on the current prices for material, equipment, energy and existing scale of wages.

However, the market for these items specified is volatile, and sudden price increases could occur.

The Greenery, Inc. agrees to use its best effort to obtain the lowest possible prices from execution of this contract. A change in price of an item of material, equipment, energy and existing scale of wages will be adjusted by Change Order at time of applicable work.

## LANDSCAPE NOTES and EXCLUSIONS

Top Soil and Rough Grading +/- 1"/10' is EXCLUDED from this proposal unless otherwise noted in the above cost schedule.

Landscape Site Preparation, Clearing, Pruning and Tree Work is EXCLUDED from this proposal unless otherwise noted in the above cost schedule.

Due to volatility in tree pricing and availability, pricing is subject to change outside the valid bid date.

Tree and Plant Specifications are seasonally dependent and subject to ASNS (American Standards for Nursery Stock) ANSI Z60.1-2014 Standards and may differ from Plan Schedule Specifications.

A Planting Guarantee shall apply to plantings under a contiguous maintenance agreement with The Greenery Inc. under a contiguous maintenance agreement.

A Planting Guarantee shall apply to plantings for the period of 1 Year from the date of owner acceptance for a 1-Time replacement of like material.

Plantings not under automated irrigation or transplanted plantings are not covered under the Planting Guarantee.

The Planting Guarantee shall not apply to plants the loss of which is due to abuse, vandalism, animal. fire, lightning, hail, vehicular, freeze, owner neglect, or acts of God.

Plantings not under automated irrigation or transplanted plantings are not covered under the Planting Guarantee.

Staking of Trees and Palms is to be done as needed or as field directed unless otherwise noted in the above cost schedule.

A Transitional Maintenance Period as described in the above cost schedule.

Maintenance for trees, shrubs, groundcovers and grassing beyond the Transitional Maintenance Period shall be proposed under separate contract agreement and is EXCLUDED from this scope of work.

A full range Maintenance Management proposal is available upon request.

## IRRIGATION and LIGHTING NOTES and EXCLUSIONS

The required power supply for associated controllers and components are EXCLUDED from this scope of and are to be provided by others unless otherwise noted.

The required water source and RPZ is EXCLUDED from this proposal unless otherwise note. A standard Backflow Prevention Device is included unless otherwise noted.

Sleeving, Boring and Jetting is EXCLUDED unless otherwise noted. Alternate sleeving, if selected, assumes installation prior to road-base being laid and limits clarified by others.



# LandscapeOne

## PARTNERS

Formerly The Landscape Guys of Georgia

790 Glendale Road  
Scottsdale, GA 30079

Proposal Name:

Location:

Plans by:

Proposal Date:

Proposal For:

Sales Manager:

Estimator:

**OCA Broad Creek**

**Hilton Head Island, SC**

**Wood Partners 5/27/2026**

**8/7/2026**

**CF EVANS**

**Chance Sanders / 404-488-6287 /**

**Chance@landscapeone.com**

**Mark Bramblett / 470-562-8433 /**

**Mark@landscapeone.com**

*Price Valid 30 Days*

| QTY.                                   | WORK ITEM / COMMENT                                                                                                                                                                                        | SIZE            | UNIT                 | EXTENDED      |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------|---------------|
| <b>TREES</b>                           |                                                                                                                                                                                                            |                 |                      |               |
| 19                                     | White Fringetree (Std. Trunk)                                                                                                                                                                              | 2"              | \$ 440.00            | \$ 8,360.00   |
| 25                                     | Dahoon Holly                                                                                                                                                                                               | 12'             | \$ 660.00            | \$ 16,500.00  |
| 15                                     | Eagleston Holly                                                                                                                                                                                            | 12'             | \$ 660.00            | \$ 9,900.00   |
| 1                                      | D.D Blanchard Magnolia                                                                                                                                                                                     | 12'             | \$ 550.00            | \$ 550.00     |
| 17                                     | Sweetbay Magnolia (Multi-trunk)                                                                                                                                                                            | 12'             | \$ 770.00            | \$ 13,090.00  |
| 35                                     | Ornamental Tree-Included as Muskogee Crape Myrtle (multi-trunk)                                                                                                                                            | 10'             | \$ 264.00            | \$ 9,240.00   |
| 8                                      | Nuttall Oak                                                                                                                                                                                                | 2"              | \$ 253.00            | \$ 2,024.00   |
| 10                                     | Nuttall Oak                                                                                                                                                                                                | 4"              | \$ 550.00            | \$ 5,500.00   |
| 8                                      | Nuttall Oak                                                                                                                                                                                                | 6"              | \$ 990.00            | \$ 7,920.00   |
| 8                                      | Cathedral Live Oak-N/A at size-Sub Standard Live Oak                                                                                                                                                       | 4"              | \$ 1,089.00          | \$ 8,712.00   |
| 57                                     | Cathedral Live Oak-N/A at size-Sub Standard Live Oak                                                                                                                                                       | 6"              | \$ 2,189.00          | \$ 124,773.00 |
| 3                                      | Cathedral Live Oak-N/A at size-Sub Standard Live Oak                                                                                                                                                       | 8"              | \$ 5,170.00          | \$ 15,510.00  |
| 70                                     | Cabbage Palm-No detail-Included as 10ft CT Hurricane Cut                                                                                                                                                   | 10'CT           | \$ 440.00            | \$ 30,800.00  |
| 6                                      | Bald Cypress                                                                                                                                                                                               | 4"              | \$ 440.00            | \$ 2,640.00   |
| <b>282</b>                             |                                                                                                                                                                                                            | <b>SUBTOTAL</b> | <b>\$ 255,519.00</b> |               |
| <b>SHRUBS</b>                          |                                                                                                                                                                                                            |                 |                      |               |
| 9                                      | American Beautyberry                                                                                                                                                                                       | 3G              | \$ 18.70             | \$ 168.30     |
| 14                                     | Inkberry Holly                                                                                                                                                                                             | 7G              | \$ 55.00             | \$ 770.00     |
| 15                                     | Dwarf Yaupon Holly                                                                                                                                                                                         | 7G              | \$ 55.00             | \$ 825.00     |
| 5                                      | Large Specimen Shrub-Species TBD                                                                                                                                                                           | 7G              | \$ 88.00             | \$ 440.00     |
| 14                                     | Wax Myrtle                                                                                                                                                                                                 | 7G              | \$ 60.50             | \$ 847.00     |
| 12                                     | Maki Podocarpus                                                                                                                                                                                            | 7G              | \$ 60.50             | \$ 726.00     |
| <b>69</b>                              |                                                                                                                                                                                                            | <b>SUBTOTAL</b> | <b>\$ 3,776.30</b>   |               |
| <b>CONCEPTUAL PLANTINGS</b>            |                                                                                                                                                                                                            |                 |                      |               |
|                                        | <i>*Varieties/sizing not provided, below pricing is based on common or standard shrub species*</i>                                                                                                         |                 |                      |               |
| 707                                    | Large Shrub-Included as standard varieties of holly, loropetalum, azalea, illicium, etc.                                                                                                                   | 7G              | \$ 60.50             | \$ 42,773.50  |
| 845                                    | Small Shrub-Included as standard varieties of holly, loropetalum, azalea, illicium, etc.                                                                                                                   | 3G              | \$ 20.90             | \$ 17,660.50  |
| <b>1552</b>                            |                                                                                                                                                                                                            | <b>SUBTOTAL</b> | <b>\$ 60,434.00</b>  |               |
| <b>CONCEPTUAL GROUNDCOVERS/GRASSES</b> |                                                                                                                                                                                                            |                 |                      |               |
|                                        | <i>*Varieties/sizing not provided, below pricing is based on common or standard species-Symbol areas shown on plan are assumed to be filled with 1G plantings 24" OC, revision available upon request*</i> |                 |                      |               |
| 7126                                   | Groundcovers-Included as Big Blue Liriope, Mondo Grass, Asiatic Jasmine, etc.                                                                                                                              | 1G              | \$ 6.00              | \$ 42,756.00  |
| 9657                                   | Ornamental/Native Grasses-Included as Pink Muhly Grass, Sea Oats, Little Bluestem, etc.                                                                                                                    | 1G              | \$ 8.00              | \$ 77,256.00  |
|                                        |                                                                                                                                                                                                            | <b>SUBTOTAL</b> | <b>\$ 120,012.00</b> |               |
| <b>TURF, MULCHES, ETC...</b>           |                                                                                                                                                                                                            |                 |                      |               |
| 17,640                                 | Tif 419 Bermuda Sod                                                                                                                                                                                        | SF              | \$ 0.78              | \$ 13,759.20  |
| 187,307                                | Permanent seed (hydroseed)-Species TBD                                                                                                                                                                     | SF              | \$ 0.20              | \$ 37,461.40  |
| 109,519                                | Shredded Hardwood Mulch                                                                                                                                                                                    | SF              | \$ 0.68              | \$ 74,472.92  |
|                                        |                                                                                                                                                                                                            | <b>SUBTOTAL</b> | <b>\$ 125,693.52</b> |               |
| <b>IRRIGATION</b>                      |                                                                                                                                                                                                            |                 |                      |               |



|      |                                                                                                                                                                                                            |                 |                      |               |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------|---------------|
|      | <i>*Design/Build Irrigation providing General Coverage (spray/rotor) to all trees, plantings, turf, and seeded areas are required per plan specifications. 2" Meter, backflow, power source by others*</i> |                 |                      |               |
| 1    | Time Clock (LXD-2 WIRE), Rain Sensor                                                                                                                                                                       | EA              | \$ 1,500.00          | \$ 1,500.00   |
| 4875 | 2" Mainline (CL 200 PVC)                                                                                                                                                                                   | LF              | \$ 3.50              | \$ 17,062.50  |
| 68   | Irrigation Zones - Spray or Rotor General Coverage                                                                                                                                                         | EA              | \$ 1,600.00          | \$ 108,800.00 |
|      |                                                                                                                                                                                                            | <b>SUBTOTAL</b> | <b>\$ 127,362.50</b> |               |

### **Terms And Conditions**

|    |                                                                                                                                                                                                                                                               |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | We do NOT accept LOI to price lock, a contract is required. VE items NEED to be noted as accepted in contract.                                                                                                                                                |
| 2  | Irrigation meter, backflow, time clock power by others. Irrigation to be general coverage on 2" meter. Schedule 200 pipe and no thrust                                                                                                                        |
| 3  | All Irrigation Sleeving is by others unless pricing has been provided, if outside Atlanta metro all sleeving by others ADS 4" double wall for sidewalks                                                                                                       |
| 4  | Site to be accepted at +/- .1' final grade all LS areas to be stripped of vegetation by others. ALL soil testing by others. Supply and spread of topsoil is NOT included unless a line item is provided. 4-6" topsoil required for sod, 8-10" for plant beds. |
| 5  | We supply fine grading which is shovel and rake work, backfill and grading after sidewalks poured by others or \$2700 per building by us.                                                                                                                     |
| 6  | Shrubs are sold by container size, trees by caliper or HT as specified in the proposal, not either or per architectural plan.                                                                                                                                 |
| 7  | 1yr warranty is subject to Acts of God, freeze below 20 deg, vandalism, and maintenance by a professional maint company, no warranty to non irrigated areas.                                                                                                  |
| 8  | All maintenance of Sod by others 30 days after install.                                                                                                                                                                                                       |
| 9  | All pricing is based on full machine access into all areas, any hoisting required for materials is by others. Cut off areas may require extra labor by change order.                                                                                          |
| 10 | If your firm uses Textura that is an add of .0022%                                                                                                                                                                                                            |
| 11 | If Applicable: ALL Water to elevated areas and / or cut off courtyards provided by others.                                                                                                                                                                    |
| 12 | We REQUIRE 1 week notice to mobilize and gather materials after area is ready, not anticipated ready.                                                                                                                                                         |
| 13 | All private utilities to be marked by GC prior to us digging. Soil testing by others. No backcharges for hitting unmarked utilities or not installed to NEC code depth. We call in 811 for all digging and planting.                                          |
| 14 | Irrigation & Stabilization of engineered slopes/buffer areas by HydroSeed by others.                                                                                                                                                                          |
| 15 | Landscape Plan/Sheets will have plant/tree callouts in localized groups identifying symbols & qtys throughout sheet not just plant schedule                                                                                                                   |
| 16 | Items should NOT be assumed included in the bid unless a line item has been provided or communicated in writing otherwise                                                                                                                                     |
| 17 | All seed is included as ONE application, additional applications may be provided upon request                                                                                                                                                                 |

|                             |                   |
|-----------------------------|-------------------|
| <b>Project Value</b>        | <b>692,797.32</b> |
| <b>Mobilization/Freight</b> | <b>14,138.72</b>  |
| <b>Project Total</b>        | <b>706,936.04</b> |

**Contact Sales Manager Regarding Contracts: Chance Sanders - 404-488-6287 - Chance@landscapeone.com**  
**Contact Estimator Regarding Revisions: Mark Bramblett - 470-562-8433 - Mark@landscapeone.com**

|   |                            |                 |                    |             |
|---|----------------------------|-----------------|--------------------|-------------|
|   | <b>Adds/Alts</b>           |                 |                    |             |
|   | <b>Misc</b>                |                 |                    |             |
| 1 | Wage Reporting Davis bacon | EA              | \$ 3,000.00        | \$ 3,000.00 |
| 1 | CCIP Requirement           | EA              | \$ 2,000.00        | \$ 2,000.00 |
|   |                            | <b>SUBTOTAL</b> | <b>\$ 5,000.00</b> |             |

## The Landscape Guys, LLC Multifamily

|                                     |                                                                            |
|-------------------------------------|----------------------------------------------------------------------------|
| <b>Project Name</b>                 | Broad Creek Apartments                                                     |
| <b>Project Location</b>             | Hilton Head Island, SC                                                     |
| <b>Prepared For</b>                 | C.F. Evans                                                                 |
| <b>Plans By &amp; Set/Plan Date</b> | Wood + Partners 5/27/26                                                    |
| <b>Estimated Install</b>            | TBD                                                                        |
| <b>Submission Date</b>              | 8/13/2026                                                                  |
| <b>Prepared By</b>                  | Devin Hayden                                                               |
| <b>Contact Info</b>                 | <a href="mailto:devin@thelandscapeguys.com">devin@thelandscapeguys.com</a> |
| <b>Revisions</b>                    | 0                                                                          |



### Scope Summary

| Scope Component               | Notes                                                           | Value         |
|-------------------------------|-----------------------------------------------------------------|---------------|
| Plantings                     | <input checked="" type="checkbox"/> See Itemized Breakout Below | \$ 528,408.00 |
| Turfs, Mulches, & Soils       | <input checked="" type="checkbox"/> See Itemized Breakout Below | \$ 170,405.00 |
| Irrigation                    | <input checked="" type="checkbox"/> See Itemized Breakout Below | \$ 274,240.00 |
| Pavers                        | <input checked="" type="checkbox"/> See Itemized Breakout Below | \$ 601,521.84 |
| Decorative Concrete Flatwork  | <input checked="" type="checkbox"/> See Itemized Breakout Below | \$ 177,704.81 |
| Synthetic Turfs               | <input checked="" type="checkbox"/> See Itemized Breakout Below | \$ 144,476.92 |
| Masonry                       | <input checked="" type="checkbox"/> See Itemized Breakout Below | \$ 23,116.15  |
| Secondary Drainage            | <input type="checkbox"/> Not Included at this Time              | \$ -          |
| Site Amenity Furnishings      | <input type="checkbox"/> Not Included at this Time              | \$ -          |
| Decorative Stone              | <input checked="" type="checkbox"/> See Itemized Breakout Below | \$ 29,486.15  |
| Other/Misc.                   | <input checked="" type="checkbox"/> See Itemized Breakout Below | \$ 41,215.38  |
| Landscape Lighting            | <input type="checkbox"/> Not Included at this Time              | \$ -          |
| Travel                        | <input checked="" type="checkbox"/> Additon of                  | \$ 99,529.00  |
| **Select General Conditions** | <input type="checkbox"/> Delete this line Prior to Sendings     | \$ -          |
| OCIP/CCIP Requirements        | <input type="checkbox"/> Not Included at this Time              | \$ -          |
| Textura/Oracle Requirements   | <input type="checkbox"/> Not Included at this Time              | \$ -          |

### Project Scope & Notes

The Landscape Guys are pleased to submit this bid proposal to C.F. Evans for the landscaping and irrigation scope of work at Broad Creek Apartments, located in Hilton Head Island, SC. This proposal includes the complete installation of all trees and shrubs as outlined in the project's plant schedule in the plan set listed above. Please see all deviations from the planting schedule as listed in the itemization below. Our Irrigation scope covers running the mainline as necessary to support all rotor, spray, and drip zones across the site. In addition to the landscape and irrigation we can provide hardscapes, low voltage landscape lighting & secondary drainage upon request. For a landscape warranty, irrigation is required due to the product being the only living material on site. This itemization is for budgetary purposes only.

*We look forward to the opportunity to bring our expertise and attention to detail to this project.*

### Key Clarifications

1. Irrigation meter & power by others. Power and water to all elevated or cut off courtyards is by others. Irrigation general coverage design is based on minimum 1.5" meter.
2. Unless specifically noted above, supply and spreading of topsoil, and perminant pond stabilization are NOT included in price and assumed by others.
3. Shrubs are sold by container size, we include all shrubs as containers as listed above above. Actual plant sizes vary throughout the year.
4. One year warranty is subject to acts of God, vandalism, damages by others and owner/contractor provided maintenance by a professional full service landscape maintenance
5. All pricing is based on full machine access into all areas.
6. We include one mobilization per scope per area/building and do not include partial mobilizations in our cost at this time.
7. All items are included per a typical construction sequence, such as all items in our scope are to be completed prior to the final asphalt scope.
8. All plantings, unless specifically noted in the itemized breakout, are included as a generic cultivar based on availability and subject to change based on availability.

Full list of standard clarifications are listed beneath the itemized breakouts of each scope included. It is assumed that all clarifications and notes have been read and understood by the General Contractor.

| QTY                                                                                                    | ABRV  | Plant & Size                                                                             | REMARKS                                                                  | UNIT                                      | EXTENDED          |
|--------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------|-------------------|
| <b>Required &amp; Conceptual Plantings</b>                                                             |       |                                                                                          |                                                                          |                                           |                   |
| <b>Trees</b>                                                                                           |       |                                                                                          |                                                                          |                                           |                   |
| 19                                                                                                     | CHVI  | Chionanthus virginicus / Fringe Tree - 10' HT                                            |                                                                          | \$ 280.00                                 | \$ 5,320.00       |
| 25                                                                                                     | ILCA  | Ilex cassine / Dahoon Holly - 12' HT                                                     |                                                                          | \$ 525.00                                 | \$ 13,125.00      |
| 15                                                                                                     | ILEA  | Ilex x attenuata 'Eagleston' Eagleston Holly- 12' HT                                     |                                                                          | \$ 525.00                                 | \$ 7,875.00       |
| 1                                                                                                      | MAGR  | Magnolia grandiflora 'Bracken's Brown Beauty' / Bracken's Brown Beauty Magnolia - 12' HT |                                                                          | \$ 525.00                                 | \$ 525.00         |
| 17                                                                                                     | MAGI  | Magnolia virginiana / Sweetbay Magnolia - 12' HT                                         |                                                                          | \$ 525.00                                 | \$ 8,925.00       |
| 35                                                                                                     | ORNT  | Prunus x 'Yoshino' / Yoshino Cherry (White) -08'HT                                       | No spec included as listed                                               | \$ 255.00                                 | \$ 8,925.00       |
| 8                                                                                                      | QUNU2 | Quercus nuttallii / Nuttall Oak - 2" Cal                                                 |                                                                          | \$ 255.00                                 | \$ 2,040.00       |
| 10                                                                                                     | QUNU4 | Quercus nuttallii / Nuttall Oak - 4" Cal                                                 |                                                                          | \$ 685.00                                 | \$ 6,850.00       |
| 8                                                                                                      | QUNU6 | Quercus nuttallii / Nuttall Oak - 6" Cal                                                 | Limited availability at size, substitution is recommended. - No Warranty | \$ 1,290.00                               | \$ 10,320.00      |
| 8                                                                                                      | QUVI4 | Quercus virginiana / Southern Live Oak -4" Cal                                           | No Warranty                                                              | \$ 1,280.00                               | \$ 10,240.00      |
| 57                                                                                                     | QUVI6 | Quercus virginiana / Southern Live Oak -6" Cal                                           | Limited availability at size, substitution is recommended. - No Warranty | \$ 2,780.00                               | \$ 158,460.00     |
| 3                                                                                                      | QUVI8 | Quercus virginiana / Southern Live Oak -8" Cal                                           | Limited availability at size, substitution is recommended. - No Warranty | \$ 5,250.00                               | \$ 15,750.00      |
| 70                                                                                                     | SAPA  | Sabal palmetto / Cabbage Palm -18 -20'CT                                                 |                                                                          | \$ 510.00                                 | \$ 35,700.00      |
| 6                                                                                                      | TADI  | Taxodium distichum / Bald Cypress - 12' HT                                               |                                                                          | \$ 525.00                                 | \$ 3,150.00       |
| <b>Shrubs, Grasses, Groundcovers, &amp; Perennials</b>                                                 |       |                                                                                          |                                                                          |                                           |                   |
| 9                                                                                                      | CAAM  | Callicarpa americana / Beautyberry 'American' -3 Gal                                     |                                                                          | \$ 18.00                                  | \$ 162.00         |
| 14                                                                                                     | ILGA  | Ilex glabra / Inkberry (Galberry) -7 Gal                                                 |                                                                          | \$ 69.50                                  | \$ 973.00         |
| 15                                                                                                     | ILVO  | Ilex vomitoria 'Stokes' / Stokes Dwarf Yaupon Holly -7 Gal                               |                                                                          | \$ 49.00                                  | \$ 735.00         |
| 5                                                                                                      | LASH  | Distylium x PIIIDST-I / Emerald Heights Distylium -7 Gal                                 |                                                                          | \$ 73.50                                  | \$ 367.50         |
| 14                                                                                                     | MYCA  | Myrica cerifera / Wax Myrtle -7 Gal                                                      |                                                                          | \$ 52.50                                  | \$ 735.00         |
| 12                                                                                                     | POMA  | Podocarpus macrophyllus 'Maki' / Maki Podocarpus (Japanese Yew) -7 Gal                   |                                                                          | \$ 48.00                                  | \$ 576.00         |
| <b>Conceptual Plantings</b>                                                                            |       |                                                                                          |                                                                          |                                           |                   |
| 707                                                                                                    | LGSB  | Large Shrub - No spec - 7 Gal                                                            |                                                                          | \$ 82.50                                  | \$ 58,327.50      |
| 845                                                                                                    | SSHR  | Small Shrub - No spec - 3 Gal                                                            |                                                                          | \$ 22.00                                  | \$ 18,590.00      |
| 14493                                                                                                  | GRCV  | Groundcover - No spec - 4" Pot                                                           | 18" Triangular spacing                                                   | \$ 4.00                                   | \$ 57,972.00      |
| 15810                                                                                                  | ONGR  | Ornamental Grass - No spec - 4" Pot                                                      | 18" Square spacing                                                       | \$ 6.50                                   | \$ 102,765.00     |
| <b>Subtotal</b>                                                                                        |       |                                                                                          |                                                                          | <b>\$ 528,408.00</b>                      |                   |
| <b>Scope Specific Clarifications</b>                                                                   |       |                                                                                          |                                                                          |                                           |                   |
| 1. No warranty on sod or plantings outside irrigation coverage.                                        |       |                                                                                          |                                                                          |                                           |                   |
|                                                                                                        |       |                                                                                          |                                                                          |                                           |                   |
|                                                                                                        |       |                                                                                          |                                                                          |                                           |                   |
|                                                                                                        |       |                                                                                          |                                                                          | <b>Plantings Value \$</b>                 | <b>528,408.00</b> |
|                                                                                                        |       |                                                                                          |                                                                          |                                           |                   |
| <b>Sod, Mulch, Etc.</b>                                                                                |       |                                                                                          |                                                                          |                                           |                   |
| 19000                                                                                                  |       | Bermuda Sod -SF                                                                          | Green area on PDF                                                        | \$ 0.82                                   | \$ 15,580.00      |
| 1460                                                                                                   |       | Hardwood Mulch -CUYD                                                                     | Brown area on PDF                                                        | \$ 71.00                                  | \$ 103,660.00     |
| 171500                                                                                                 |       | Bermuda Seed Mix & Wheat Straw -SF                                                       | Orange area on PDF                                                       | \$ 0.16                                   | \$ 27,440.00      |
| 365                                                                                                    |       | Soil Amendments -CUYD                                                                    |                                                                          | \$ 65.00                                  | \$ 23,725.00      |
| <b>Subtotal</b>                                                                                        |       |                                                                                          |                                                                          | <b>\$ 170,405.00</b>                      |                   |
| <b>Scope Specific Clarifications</b>                                                                   |       |                                                                                          |                                                                          |                                           |                   |
| 1. No warranty on sod or plantings outside irrigation coverage.                                        |       |                                                                                          |                                                                          |                                           |                   |
|                                                                                                        |       |                                                                                          |                                                                          |                                           |                   |
|                                                                                                        |       |                                                                                          |                                                                          |                                           |                   |
|                                                                                                        |       |                                                                                          |                                                                          | <b>Turfs, Mulches &amp; Soil Value \$</b> | <b>170,405.00</b> |
|                                                                                                        |       |                                                                                          |                                                                          |                                           |                   |
| <b>Irrigation</b>                                                                                      |       |                                                                                          |                                                                          |                                           |                   |
| 1                                                                                                      |       | Time Clock & Rain Sensor -EA                                                             |                                                                          | \$ 3,970.00                               | \$ 3,970.00       |
| 5000                                                                                                   |       | 1.5in - 2in Mainline -LF                                                                 |                                                                          | \$ 3.50                                   | \$ 17,500.00      |
| 106                                                                                                    |       | Zones -EA (2 wire)                                                                       |                                                                          | \$ 2,384.62                               | \$ 252,770.00     |
| <b>Subtotal</b>                                                                                        |       |                                                                                          |                                                                          | <b>\$ 274,240.00</b>                      |                   |
| <b>Scope Specific Clarifications</b>                                                                   |       |                                                                                          |                                                                          |                                           |                   |
| 1. Based on a 1.5" Irrigation meter and access to permanent power and irrigation meter prior to start. |       |                                                                                          |                                                                          |                                           |                   |
| 2. No warranty on sod or plantings outside irrigation coverage.                                        |       |                                                                                          |                                                                          |                                           |                   |
|                                                                                                        |       |                                                                                          |                                                                          |                                           |                   |
|                                                                                                        |       |                                                                                          |                                                                          | <b>Irrigation Value \$</b>                | <b>274,240.00</b> |

| QTY                                                                | Work Description                     | Measurement | Unit Cost           | Extended Cost |
|--------------------------------------------------------------------|--------------------------------------|-------------|---------------------|---------------|
| <b>Pavers</b>                                                      |                                      |             |                     |               |
| <b>S-103 Standard Paver on Sheet L-103 - 4/L300</b>                |                                      |             |                     |               |
| 820                                                                | Base Material 4"                     | SF          | \$ 2.58             | \$ 2,119.38   |
| 820                                                                | Base Material 2"                     | SF          | \$ 1.64             | \$ 1,343.54   |
| 820                                                                | Setting Bed: 1" Sand                 | SF          | \$ 1.62             | \$ 1,324.62   |
| 820                                                                | Belgard 4x8 Hollandstone             | SF          | \$ 10.85            | \$ 8,893.85   |
| 810                                                                | Concrete: Band                       | LFT         | \$ 53.85            | \$ 43,615.38  |
| 810                                                                | Setting Bed: 1" Mortar               | SF          | \$ 1.75             | \$ 1,420.62   |
| 810                                                                | Belgard 4x8 Hollandstone             | SF          | \$ 10.85            | \$ 8,785.38   |
| 20                                                                 | Polymeric Sand                       | BAGS        | \$ 73.85            | \$ 1,476.92   |
|                                                                    | <b>SUBTOTAL</b>                      |             | <b>\$ 68,979.69</b> |               |
| <b>S-103 Standard Paver on Sheet L-103 - 4/L300</b>                |                                      |             |                     |               |
| 448                                                                | Base Material 4"                     | SF          | \$ 2.58             | \$ 1,157.91   |
| 448                                                                | Base Material 2"                     | SF          | \$ 1.64             | \$ 734.03     |
| 448                                                                | Setting Bed: 1" Sand                 | SF          | \$ 1.62             | \$ 723.69     |
| 448                                                                | Belgard 4x8 Hollandstone             | SF          | \$ 10.85            | \$ 4,859.08   |
| 200                                                                | Concrete: Band                       | LFT         | \$ 53.85            | \$ 10,769.23  |
| 200                                                                | Setting Bed: 1" Mortar               | SF          | \$ 1.75             | \$ 350.77     |
| 200                                                                | Belgard 4x8 Hollandstone             | SF          | \$ 10.85            | \$ 2,169.23   |
| 8                                                                  | Polymeric Sand                       | BAGS        | \$ 73.85            | \$ 590.77     |
|                                                                    | <b>SUBTOTAL</b>                      |             | <b>\$ 21,354.71</b> |               |
| <b>S-103 Standard Paver on Sheet L-104 - 4/L300</b>                |                                      |             |                     |               |
| 2                                                                  | Base Material 4"                     | SF          | \$ 2.58             | \$ 5.17       |
| 200                                                                | Base Material 2"                     | SF          | \$ 1.64             | \$ 327.69     |
| 200                                                                | Setting Bed: 1" Sand                 | SF          | \$ 1.62             | \$ 323.08     |
| 200                                                                | Belgard 4x8 Hollandstone             | SF          | \$ 10.85            | \$ 2,169.23   |
| 415                                                                | Concrete: Band                       | LFT         | \$ 53.85            | \$ 22,346.15  |
| 415                                                                | Setting Bed: 1" Mortar               | SF          | \$ 1.75             | \$ 727.85     |
| 415                                                                | Belgard 4x8 Hollandstone             | SF          | \$ 10.85            | \$ 4,501.15   |
| 8                                                                  | Polymeric Sand                       | BAGS        | \$ 73.85            | \$ 590.77     |
|                                                                    | <b>SUBTOTAL</b>                      |             | <b>\$ 30,991.09</b> |               |
| <b>S-104 Pedestrian Permeable Paver 1 on Sheet L-103 - 5/L-300</b> |                                      |             |                     |               |
| 2173                                                               | Filter Fabric                        | SF          | \$ 0.31             | \$ 668.62     |
| 2173                                                               | Base Material 4"                     | SF          | \$ 2.58             | \$ 5,616.37   |
| 2173                                                               | Base Material 2"                     | SF          | \$ 1.64             | \$ 3,560.38   |
| 2173                                                               | 4 x 8 Permeable Belgard Hollandstone | SF          | \$ 13.43            | \$ 29,185.06  |
| 405                                                                | Setting Bed: 4" Mortar               | SF          | \$ 9.26             | \$ 3,750.92   |
| 405                                                                | 4 x 8 Permeable Belgard Hollandstone | SF          | \$ 13.43            | \$ 5,439.46   |
|                                                                    | <b>SUBTOTAL</b>                      |             | <b>\$ 48,220.81</b> |               |
| <b>S-105 Pedestrian Permeable Paver 2 on Sheet L-102 - 6/L-300</b> |                                      |             |                     |               |
| 90                                                                 | Filter Fabric                        | SF          | \$ 0.31             | \$ 27.69      |
| 90                                                                 | Base Material 4"                     | SF          | \$ 2.58             | \$ 232.62     |
| 90                                                                 | Base Material 2"                     | SF          | \$ 1.64             | \$ 147.46     |
| 90                                                                 | 4 x 8 Permeable Belgard Hollandstone | SF          | \$ 13.43            | \$ 1,208.77   |
| 35                                                                 | Setting Bed: 4" Mortar               | SF          | \$ 9.26             | \$ 324.15     |
| 35                                                                 | 4 x 8 Permeable Belgard Hollandstone | SF          | \$ 13.43            | \$ 470.08     |
|                                                                    | <b>SUBTOTAL</b>                      |             | <b>\$ 2,410.77</b>  |               |
| <b>S-105 Pedestrian Permeable Paver 2 on Sheet L-104 - 6/L-300</b> |                                      |             |                     |               |
| 1002                                                               | Filter Fabric                        | SF          | \$ 0.31             | \$ 308.31     |
| 1002                                                               | Base Material 4"                     | SF          | \$ 2.58             | \$ 2,589.78   |
| 1002                                                               | Base Material 2"                     | SF          | \$ 1.64             | \$ 1,641.74   |
| 1002                                                               | 4 x 8 Permeable Belgard Hollandstone | SF          | \$ 13.43            | \$ 13,457.63  |
| 286                                                                | Setting Bed: 4" Mortar               | SF          | \$ 9.26             | \$ 2,648.80   |
| 286                                                                | 4 x 8 Permeable Belgard Hollandstone | SF          | \$ 13.43            | \$ 3,841.20   |
|                                                                    | <b>SUBTOTAL</b>                      |             | <b>\$ 24,487.46</b> |               |
| <b>S-105 Pedestrian Permeable Paver 2 on Sheet L-106 - 6/L-300</b> |                                      |             |                     |               |
| 120                                                                | Filter Fabric                        | SF          | \$ 0.31             | \$ 36.92      |
| 120                                                                | Base Material 4"                     | SF          | \$ 2.58             | \$ 310.15     |
| 120                                                                | Base Material 2"                     | SF          | \$ 1.64             | \$ 196.62     |
| 120                                                                | 4 x 8 Permeable Belgard Hollandstone | SF          | \$ 13.43            | \$ 1,611.69   |
| 60                                                                 | Setting Bed: 4" Mortar               | SF          | \$ 9.26             | \$ 555.69     |
| 60                                                                 | 4 x 8 Permeable Belgard Hollandstone | SF          | \$ 13.43            | \$ 805.85     |
|                                                                    | <b>SUBTOTAL</b>                      |             | <b>\$ 3,516.92</b>  |               |
| <b>S-106 Vehicular Permeable Paver on Sheet L-102 - 7/L-300</b>    |                                      |             |                     |               |
| 282                                                                | Filter Fabric                        | SF          | \$ 0.31             | \$ 86.77      |
| 282                                                                | Base Material: 8"                    | SF          | \$ 4.71             | \$ 1,327.57   |
| 282                                                                | Base Material 2"                     | SF          | \$ 1.64             | \$ 462.05     |
| 282                                                                | 4 x 8 Permeable Belgard Hollandstone | SF          | \$ 13.43            | \$ 3,787.48   |
| 70                                                                 | Concrete: Band                       | LFT         | \$ 53.85            | \$ 3,769.23   |
| 70                                                                 | Setting Bed: 1" Mortar               | SF          | \$ 1.75             | \$ 122.77     |
| 70                                                                 | 4 x 8 Permeable Belgard Hollandstone | SF          | \$ 13.43            | \$ 940.15     |
|                                                                    | <b>SUBTOTAL</b>                      |             | <b>\$ 10,496.02</b> |               |
| <b>S-106 Vehicular Permeable Paver on Sheet L-102 - 7/L-300</b>    |                                      |             |                     |               |
| 10374                                                              | Filter Fabric                        | SF          | \$ 0.31             | \$ 3,192.00   |
| 10374                                                              | Base Material: 8"                    | SF          | \$ 4.71             | \$ 48,837.60  |
| 10374                                                              | Base Material 2"                     | SF          | \$ 1.64             | \$ 16,997.40  |

|       |                                                                                                                                                                    |                 |           |                   |    |            |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------|-------------------|----|------------|
| 10374 | 4 x 8 Permeable Belgard Hollandstone                                                                                                                               | SF              | \$        | 13.43             | \$ | 139,330.80 |
| 1556  | Concrete: Band                                                                                                                                                     | LFT             | \$        | 53.85             | \$ | 83,784.62  |
| 1556  | Setting Bed: 1" Mortar                                                                                                                                             | SF              | \$        | 1.75              | \$ | 2,728.98   |
| 1556  | 4 x 8 Permeable Belgard Hollandstone                                                                                                                               | SF              | \$        | 13.43             | \$ | 20,898.28  |
|       |                                                                                                                                                                    | <b>SUBTOTAL</b> | <b>\$</b> | <b>315,769.68</b> |    |            |
|       | <b>S-106 Vehicular Permeable Paver on Sheet L-102 - 7/L-300</b>                                                                                                    |                 |           |                   |    |            |
| 2460  | Filter Fabric                                                                                                                                                      | SF              | \$        | 0.31              | \$ | 756.92     |
| 2460  | Base Material: 8"                                                                                                                                                  | SF              | \$        | 4.71              | \$ | 11,580.92  |
| 2460  | Base Material 2"                                                                                                                                                   | SF              | \$        | 1.64              | \$ | 4,030.62   |
| 2460  | 4 x 8 Permeable Belgard Hollandstone                                                                                                                               | SF              | \$        | 13.43             | \$ | 33,039.69  |
| 375   | Concrete: Band                                                                                                                                                     | LFT             | \$        | 53.85             | \$ | 20,192.31  |
| 375   | Setting Bed: 1" Mortar                                                                                                                                             | SF              | \$        | 1.75              | \$ | 657.69     |
| 375   | 4 x 8 Permeable Belgard Hollandstone                                                                                                                               | SF              | \$        | 13.43             | \$ | 5,036.54   |
|       |                                                                                                                                                                    | <b>SUBTOTAL</b> | <b>\$</b> | <b>75,294.69</b>  |    |            |
|       | Scope Specific Clarifications                                                                                                                                      |                 |           |                   |    |            |
| 1     |                                                                                                                                                                    |                 |           |                   |    |            |
| 2     |                                                                                                                                                                    |                 |           |                   |    |            |
| 3     |                                                                                                                                                                    |                 |           |                   |    |            |
|       | <b>Decorative Concrete Flatwork</b>                                                                                                                                |                 |           |                   |    |            |
|       | <b>S-115 Concrete Pool Deck on Sheet L-103 - 1/L-301</b>                                                                                                           |                 |           |                   |    |            |
| 8250  | Welded Wire Mesh                                                                                                                                                   | SF              | \$        | 0.46              | \$ | 3,807.69   |
| 8250  | Concrete: 4" Standard Mix                                                                                                                                          | SF              | \$        | 17.50             | \$ | 144,375.00 |
| 4     | Concrete: Pump Truck                                                                                                                                               | EA              | \$        | 1,846.15          | \$ | 7,384.62   |
|       |                                                                                                                                                                    | <b>SUBTOTAL</b> | <b>\$</b> | <b>155,567.31</b> |    |            |
|       | <b>S-107 Decorative Concrete Type 1 on Sheet L-104 - 9/L300</b>                                                                                                    |                 |           |                   |    |            |
| 400   | Concrete: 4" Standard Mix                                                                                                                                          | SF              | \$        | 17.50             | \$ | 7,000.00   |
|       |                                                                                                                                                                    | <b>SUBTOTAL</b> | <b>\$</b> | <b>7,000.00</b>   |    |            |
|       | <b>S-107 Decorative Concrete Type 2 on Sheet L-104 - 10/L300</b>                                                                                                   |                 |           |                   |    |            |
| 865   | Concrete: 4" Standard Mix                                                                                                                                          | SF              | \$        | 17.50             | \$ | 15,137.50  |
|       |                                                                                                                                                                    | <b>SUBTOTAL</b> | <b>\$</b> | <b>15,137.50</b>  |    |            |
|       | Scope Specific Clarifications                                                                                                                                      |                 |           |                   |    |            |
| 1     | Detail does not call for wire mesh at pool deck, however based on our professional opinion all pool decks require one for grounding and long term stability.       |                 |           |                   |    |            |
| 2     |                                                                                                                                                                    |                 |           |                   |    |            |
| 3     |                                                                                                                                                                    |                 |           |                   |    |            |
|       | <b>Synthetic Turf</b>                                                                                                                                              |                 |           |                   |    |            |
|       | <b>S-110 Dog Park Synthetic Turf on Sheet L-101 - 5/L-304</b>                                                                                                      |                 |           |                   |    |            |
| 4170  | Synthetic Turf (PST "Or Equal to Spec")                                                                                                                            | SF              | \$        | 20.57             | \$ | 85,769.23  |
| 294   | Concrete: Band                                                                                                                                                     | LFT             | \$        | 53.85             | \$ | 15,830.77  |
| 1     | Concrete: Pump Truck                                                                                                                                               | EA              | \$        | 1,846.15          | \$ | 1,846.15   |
|       |                                                                                                                                                                    | <b>SUBTOTAL</b> | <b>\$</b> | <b>103,446.15</b> |    |            |
|       | <b>Fitness Synthetic Turf on Sheet L-101 - 6/L-304</b>                                                                                                             |                 |           |                   |    |            |
| 1140  | Synthetic Turf (PST "Or Equal to Spec")                                                                                                                            | SF              | \$        | 23.98             | \$ | 27,338.46  |
| 220   | Concrete: Band                                                                                                                                                     | LFT             | \$        | 53.85             | \$ | 11,846.15  |
| 1     | Concrete: Pump Truck                                                                                                                                               | EA              | \$        | 1,846.15          | \$ | 1,846.15   |
|       |                                                                                                                                                                    | <b>SUBTOTAL</b> | <b>\$</b> | <b>41,030.77</b>  |    |            |
|       | Scope Specific Clarifications                                                                                                                                      |                 |           |                   |    |            |
| 1     |                                                                                                                                                                    |                 |           |                   |    |            |
| 2     |                                                                                                                                                                    |                 |           |                   |    |            |
| 3     |                                                                                                                                                                    |                 |           |                   |    |            |
|       | <b>Masonry</b>                                                                                                                                                     |                 |           |                   |    |            |
|       | <b>S-128 Masonry Fire Pit on Sheet L-101 - 1/L-306</b>                                                                                                             |                 |           |                   |    |            |
| 21    | Excavate and Footer for Masonry Fire Pit                                                                                                                           | LFT             | \$        | 178.46            | \$ | 3,747.69   |
| 21    | Construction of Fire Feature (Excludes burner, gas and electrical connection, and burner fill media)                                                               | LFT             | \$        | 326.92            | \$ | 6,865.38   |
|       |                                                                                                                                                                    | <b>SUBTOTAL</b> | <b>\$</b> | <b>10,613.08</b>  |    |            |
|       | <b>S-124 Summer Kitchen</b>                                                                                                                                        |                 |           |                   |    |            |
| 15    | Grillstation Footer                                                                                                                                                | LFT             | \$        | 179.69            | \$ | 2,695.38   |
| 15    | Grill Station Construction of Feature (Excludes Countertops & Furnishings)                                                                                         | LFT             | \$        | 653.85            | \$ | 9,807.69   |
|       |                                                                                                                                                                    | <b>SUBTOTAL</b> | <b>\$</b> | <b>12,503.08</b>  |    |            |
|       | Scope Specific Clarifications                                                                                                                                      |                 |           |                   |    |            |
| 1     | Burners, timers, estops, grills, access doors and other furnishing portions of this scope are assumed by others. We include only the construction of the features. |                 |           |                   |    |            |
| 2     |                                                                                                                                                                    |                 |           |                   |    |            |
| 3     |                                                                                                                                                                    |                 |           |                   |    |            |
|       | <b>Decorative Stone</b>                                                                                                                                            |                 |           |                   |    |            |
|       | <b>S-109 Decorative Aggregate on Sheet L-101 - 7/L-304</b>                                                                                                         |                 |           |                   |    |            |
| 1890  | Filter Fabric                                                                                                                                                      | SF              | \$        | 0.31              | \$ | 581.54     |
| 1890  | Base Material 2"                                                                                                                                                   | SF              | \$        | 1.64              | \$ | 3,096.69   |
| 1890  | Savannah Surfaces Small Mixed Shell -2" Depth                                                                                                                      | SF              | \$        | 4.20              | \$ | 7,946.45   |
| 290   | Metal Edging                                                                                                                                                       | LFT             | \$        | 13.62             | \$ | 3,948.46   |
|       |                                                                                                                                                                    | <b>SUBTOTAL</b> | <b>\$</b> | <b>15,573.14</b>  |    |            |
|       | <b>S-109 Decorative Aggregate on Sheet L-103 - 7/L-304</b>                                                                                                         |                 |           |                   |    |            |
| 1930  | Filter Fabric                                                                                                                                                      | SF              | \$        | 0.31              | \$ | 593.85     |
| 1930  | Base Material 2"                                                                                                                                                   | SF              | \$        | 1.64              | \$ | 3,162.23   |

|                               |                                               |                 |           |                  |    |          |
|-------------------------------|-----------------------------------------------|-----------------|-----------|------------------|----|----------|
| 1930                          | Savannah Surfaces Small Mixed Shell -2" Depth | LFT             | \$        | 4.20             | \$ | 8,114.63 |
| 150                           | Metal Edging                                  | LFT             | \$        | 13.62            | \$ | 2,042.31 |
|                               |                                               | <b>SUBTOTAL</b> | <b>\$</b> | <b>13,913.01</b> |    |          |
| Scope Specific Clarifications |                                               |                 |           |                  |    |          |
| 1                             |                                               |                 |           |                  |    |          |
| 2                             |                                               |                 |           |                  |    |          |
| 3                             |                                               |                 |           |                  |    |          |

| Misc Hardscapes               |                                                                    |                 |           |                  |    |           |
|-------------------------------|--------------------------------------------------------------------|-----------------|-----------|------------------|----|-----------|
|                               | <b>S-129 Trellis on Sheet L-101 - 2/L-302</b>                      |                 |           |                  |    |           |
| 8                             | Post: 8x8 Cedar                                                    | EA              | \$        | 1,846.15         | \$ | 14,769.23 |
| 350                           | Overhead Woodwork (Rough Cut Cedar)                                | SF              | \$        | 52.31            | \$ | 18,307.69 |
|                               |                                                                    | <b>SUBTOTAL</b> | <b>\$</b> | <b>33,076.92</b> |    |           |
|                               | <b>S-117 Swing Trellis on Sheet L-101 - 1/L-302</b>                |                 |           |                  |    |           |
| 2                             | Post: 8x8 Cedar                                                    | EA              | \$        | 1,846.15         | \$ | 3,692.31  |
| 85                            | Overhead Woodwork (Rough Cut Cedar)                                | SF              | \$        | 52.31            | \$ | 4,446.15  |
|                               |                                                                    | <b>SUBTOTAL</b> | <b>\$</b> | <b>8,138.46</b>  |    |           |
| Scope Specific Clarifications |                                                                    |                 |           |                  |    |           |
| 1.                            | Painting and Staining is by others.                                |                 |           |                  |    |           |
| 2.                            | Swing Bench and mounting hardware (chains) by others at this time. |                 |           |                  |    |           |
| 3                             |                                                                    |                 |           |                  |    |           |

## General Items

Acceptance of this proposal and/or authorization to proceed constitutes acceptance of all pricing, scope items, exclusions, qualifications, assumptions, and terms & conditions contained herein.

This proposal, including all scope items, exclusions, qualifications, assumptions, clarifications, and terms & conditions stated herein, is expressly incorporated into any acceptance, subcontract, purchase order, or authorization to proceed.

In the event of conflict between this proposal and any subcontract, purchase order, or project documents, this proposal shall govern unless specifically modified in writing and mutually agreed upon.

Payment is due NET 15 of completion of work.

1. All pricing is based on full machine access into all areas.
2. We do not include overtime or acceleration due to delays caused by other trades.
3. Extra work performed without an executed change order is subject to premium 0  
to schedule and production, not contract rates. 0
4. Delays caused by others after mobilization may result in standby, remobilization, and lost production costs.
5. Craning, pumping, hoisting, and conveyance of materials to elevated or cut off courtyards/areas is by others.
6. We include one mobilization per area/building and do not include partial mobilizations in our cost at this time.
7. If your firm uses Textura, these fees will be added to our proposal at cost (.0022 of contract value / \$5,000 max fee).
8. Site is to be accepted at +/- 0.10' final grade and free and clear of vegetation, trash, and debris.
9. All tree protection is by others.
10. Locating and marking of private utilities is by others.
11. Unsuitable, unstable, or undocumented subsurface conditions including rock, buried debris, excessive moisture, unsuitable soils, or unmarked utilities are excluded and subject to additional cost.
12. Pricing is based on current material availability and pricing. Significant market escalation, shortages, tariffs, or freight increases may require price adjustment.
13. Pricing is based on a continuous workflow and mutually agreed project schedule.
14. Protection of completed work from damage by others is by others after substantial completion of each area.
15. Delays or impacts caused by weather, labor shortages, material shortages, government actions, pandemics, transportation disruptions, or other events beyond our control may entitle us to schedule extensions and associated cost adjustments.

## Landscape Scope Items

1. Irrigation meter and power are by others. Power and water to all elevated or cut off courtyards are by others. Irrigation design is based on a minimum 1.5" meter. A dedicated watersource for irrigation is required prior to the start of landscaping and irrigation.
2. Irrigation sleeving at road crossings and under asphalt is by others.
3. Unless specifically noted, supply and spreading of topsoil and permanent pond stabilization are excluded and assumed by others.
4. All plantings are included as generic cultivars based on availability and are subject to substitution.
5. Shrubs are sold by container size. Actual plant sizes vary seasonally.
6. Due to the nature of landscape being comprised of living materials, our one-year warranty excludes the following:  
Plantings in ROWs, tree save areas, or non-irrigated areas  
Plantings installed outside growing seasons:  
Spring: March 15 - June 1\*  
Fall: September 15 - December 1\*  
Acts of God  
Vandalism  
Damage by others  
Lack of professional maintenance  
\*Most jurisdictions will allow for planting delays due to the seasons and weather.
7. As areas become TCO/CO ready, all maintenance and hand watering become the responsibility of others. Transitional maintenance pricing can be provided upon request.
8. The landscape maintenance contractor must be contracted and ready to begin immediately upon completion of the first area.
9. All required inspections must occur within 30 days of completion of each area. Rework due to soil compaction from delayed inspections is excluded.
10. All required plantings not under irrigation include initial hand watering only. Ongoing hand watering after completion is by others.

## Hardscape Scope Items

1. Hardscape areas are accepted at compacted subgrade +/- 0.10' by others.
2. Secondary drainage is excluded unless specifically itemized above.
3. All concrete flatwork is subject to cracking by nature. Expansion and control joints help minimize cracking, but cracking is not considered a defect.
4. Equipment or vehicular traffic on pedestrian concrete voids warranty coverage for resulting damage.
5. Variations in color, texture, and finish are inherent in concrete products and are not considered defects.
6. Efflorescence in concrete or masonry products is a natural occurrence and is not considered a defect.

**C.F. Evans**

**The Landscape Guys of North Carolina, LLC**

**By:** \_\_\_\_\_

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Its:** \_\_\_\_\_

**Its:** \_\_\_\_\_

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

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



| <b>To:</b>               | CF Evans Construction                                          | <b>Contact:</b>    | Austin Brown       |            |             |
|--------------------------|----------------------------------------------------------------|--------------------|--------------------|------------|-------------|
| <b>Address:</b>          | 4921 Centre Pointe Drive, Suite 100<br>N. Charleston, SC 29418 | <b>Phone:</b>      |                    |            |             |
|                          |                                                                | <b>Email:</b>      | abrown@cfevans.com |            |             |
| <b>Project Name:</b>     | OCA Broad Creek Apartments Hilton Head                         | <b>Bid Number:</b> | 2026-088           |            |             |
| <b>Project Location:</b> | 10 Verbena Lane, Hilton Head, SC                               | <b>Bid Date:</b>   | 8/21/2026          |            |             |
| Line #                   | Item Description                                               | Estimated Quantity | Unit               | Unit Price | Total Price |

### 13000 HARDSCAPES

|                                                                                                                                                                                                                                                                       |           |      |          |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------|----------|--------------|
| S-101 4" SIDEWALKS 2/L300<br>- 4" 4000 PSI concrete on grade with oyster shell finish.                                                                                                                                                                                | 54,000.00 | SF   | \$7.75   | \$418,500.00 |
| S-101 ADA RAMP WITH DETECTABLE WARNING MATS                                                                                                                                                                                                                           | 29.00     | EACH | \$675.00 | \$19,575.00  |
| S-102 6" CONCRETE 1/L300<br>- 6" 4000 PSI Broom Finished concrete with WWM on 4" aggregate base.                                                                                                                                                                      | 840.00    | SF   | \$11.75  | \$9,870.00   |
| S-103 PEDESTRIAN STD PAVER 4/L300<br>- 4"x8" Brick Paver with sand joints, 1" sand setting bed, 4" #57 base course wrapped in fabric. Double Header Border set in mortar bed on concrete base.                                                                        | 1,910.00  | SF   | \$16.50  | \$31,515.00  |
| S-104 PEDESTRIAN PERMEABLE PAVER TYPE 1 5/L300<br>- 4"x8" Permeable Paver with #789 joints, 2" #789 setting bed, 4" #57 base course wrapped in fabric.                                                                                                                | 2,100.00  | SF   | \$18.25  | \$38,325.00  |
| S-105 PEDESTRIAN PERMEABLE PAVER TYPE 2 6/L300<br>- 4"x8" Permeable Paver with #789 joints, 2" #789 setting bed, 4" #57 base course wrapped in fabric.                                                                                                                | 1,405.00  | SF   | \$18.25  | \$25,641.25  |
| S-106 VEHICULAR PERMEABLE PAVER 7/L300<br>- 4"x8" Permeable Paver with #789 joints, 2" #789 setting bed, 8" #57 base course wrapped in fabric. Paver Border Header Course - non permeable set on mortar bed over 8" thick concrete base w/(1) #4 Rebar.               | 13,400.00 | SF   | \$22.30  | \$298,820.00 |
| S-107 DECORATIVE PAVEMENT - TYPE 1 9/L300<br>- 4" 4000 PSI concrete on grade with oyster shell finish and hand trowel 4'x4' joint pattern. Double Header Brick Border on 1" mortar bed on 4" concrete base with had tight joints.                                     | 500.00    | SF   | \$12.25  | \$6,125.00   |
| S-108 DECORATIVE PAVEMENT - TYPE 2 10/L300<br>- 4" 4000 PSI concrete on grade with hand trowel 4'x4' joint pattern and 8" concrete band with tooled joints.                                                                                                           | 935.00    | SF   | \$10.25  | \$9,583.75   |
| S-109 DECORATIVE GRAVEL 7/304<br>- 2" small mixed shell over 2" crush & run base wrapped in fabric with steel edging.                                                                                                                                                 | 4,552.00  | SF   | \$8.75   | \$39,830.00  |
| S-110 ARTIFICIAL TURF - DOG PARK 5/L304<br>- Artificial Pet Turf with Safety Padding on 4" #57 aggregate base wrapped in fabric. 4" Perf. Pipe around perimeter w/ filter fabric. Tie into drainage system. Perimeter 6" x 8" concrete ribbon curb with (2) #4 rebar. | 3,335.00  | SF   | \$22.25  | \$74,203.75  |



| Line #                                               | Item Description                                                                                                                                                                                                       | Estimated Quantity | Unit | Unit Price | Total Price           |
|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------|------------|-----------------------|
|                                                      | S-137 DECORATIVE OVERLOOK 11/L300<br>- 4000 PSI concrete on grade with oyster shell finish and hand trowel 2'x2' joint pattern. Double Header Brick Border on 1" mortar bed on 4" concrete base with had tight joints. | 500.00             | SF   | \$12.25    | \$6,125.00            |
|                                                      | S-140 ARTIFICIAL TURF - POOL 6/L304<br>- Artificial Turf on 6" #57 aggregate base wrapped in fabric. 4" Perf. Pipe w/ filter fabric. Tie into drainage system.                                                         | 900.00             | SF   | \$21.25    | \$19,125.00           |
|                                                      | S-115 POOL DECK 1/L301<br>- 4" 3500 PSI fiber reinforced colored concrete on grade with rock salt finish. (Pool coping by other)                                                                                       | 6,464.00           | SF   | \$10.75    | \$69,488.00           |
| <b>Total Price for above 13000 HARDSCAPES Items:</b> |                                                                                                                                                                                                                        |                    |      |            | <b>\$1,066,726.75</b> |

**Total Bid Price: \$1,066,726.75**

**Notes:**

- **Exclusions**
- Permits/Tap Fees/Meters
- Gas Related Items
- OHP, Power Poles, Light Poles, Guy Wires, Etc...Removal/Relocation
- Relocation of any Existing Underground Utilities
- All Irrigation & Landscape
- Conduits
- Fire Protection
- Fencing/ Handrails
- Signs
- **General Notes**
- Additional \$3,500 per each Mobilization
- This Proposal is based on the Following:
  - Plans: HS Plan Set Dated 05/27/2026
  - Specifications: Per Plans
  - Addendums: None

The proposal is good for 30 days. The proposal for the above project has been based off current market pricing, which is subjected to change based of off-market changes. Should there be an increase in the price of these specified materials that are purchased after execution of the contract for use in this project, the Owner agrees to pay that cost increase to IntraCoastal Construction Group. Any claim by IntraCoastal Construction for payment of a cost increase shall require written notice delivered to the Owner stating the increased cost. Grade verification will be provided before contract work is started. Any additional contract requirements that are not part of the above scope will require a written change order to IntraCoastal Construction Group.

|                                                                                                                                                                                                                        |                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>ACCEPTED:</b></p> <p>The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p> | <p><b>CONFIRMED:</b></p> <p><b>IntraCoastal Construction</b></p><br><p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Liston Edwards<br/>854-238-0525 liston.edwards@theiccgroupp.com</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



**Division 02.000**

**Dock Construction**

## **10 Verbena Lane Community Dock**

10 Verbena Lane  
HH SC 29928

Submitted By:

## **Barrier Island Marine Contractors LLC**

25 E Buckingham Plantation Dr  
Bluffton SC 299910

Mobile: (843) 533-9143

Mobile: (843) 247-0416

[kip@bimarinecontractors.com](mailto:kip@bimarinecontractors.com)

[brian@bimarinecontractors.com](mailto:brian@bimarinecontractors.com)

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**Barrier Island Marine Contractors LLC**

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Mobile: (843) 533-9143

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brian@bimarinecontractors.com

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**Customer**

Carl Byars  
10 Verbena Lane  
HH SC 29928

Mobile: (803) 513-2207

cbyars@cfevans.com

**Proposal**

Job Name 10 Verbena Lane Community Dock

Issue Date August 14, 2026

Valid Until September 13, 2026

**Description**

\*\*\*\*More detail below\*\*\*\*

- Includes permitting
- All hardware will be stainless steel
- Demo go existing dock material
- All lumber will be Marine Grade .60 C.C.A or higher

**Item****Amount****1 - Permitting**

*Provide all state and local permits.*

**2 - Aluminum Ramp. 3' x 30'**

*Provide and Install Aluminum Ramp*

**3 - Demolition**

*-Remove and dispose of existing dock.*

**4 - Dock Pier and Pier Head**

*Build dock pier 6' x 434' and 12' x 25' pier head to OCRM permitted plans.*

*-Install girders/double cap headers with 3x8 PT 2.5 C.C.A using (4) 5/8 stainless steel all thread.*

*-Exterior band will be 3x10 PT 2.5 C.C.A bolted thru to girders using 1/2 all thread rod.*

*-Interior joist will be 2x10 PT 2.5 C.C.A attached to girders using stainless steel clips.*

*-Dock walk will be 6' wide, decking will be 2x6 eased edge PT .15 CCA. All decking installed with stainless steel screws*

**5 - Floating Dock**

*Build (1) floating docks 12' x 25'*

*-3x10 banded on outside.*

*-Interior is 3x6 and 4x4 @ 24" OC*

*-Pile guides are polyurethane or roller guides.*

*-Floats are .150" shell made of polyethylene with expanded foam filled. Floats resist salt water, oil and gas. All floats are 30lb per*

# Proposal

August 14, 2026

## Item

## Amount

square foot.

-(8) dock cleats per dock

-All joists will be bolted with angle iron with stainless bolts. (2) per internal stringer using 1/2 x 3" bolts. Exterior corners will have hot dip galvanized corners bolted thru.

-All decking is 2x6 installed with 3" stainless steel.

-Install rub rail

### 6 - Gazebo/Covered Pier Head

-Build a 14' x 27' gazebo/covered deck over pier head.

-Gazebo built with 3x6 PT .60 band thru bolted to 6x6 post connected to dock framing with routed edges.

-Roof decking is 2x4 PT .60 with routed edges.

-Roof material is based on owners discrepancy. Asphalt shingles and 5V crimp included in price.

### 7 - Rails

-Handrail will be attached to 4x6 PT .60 @ 5-0' on center thru bolted/or with Simpson SS Timber Screws to joist with 2x4 mid rail and 2x6 cap.

### 8 - Piles

-Install (64) new pilings. All piles meet ASTM

- Install 56 new piles Pier walk

- Install 6 new piles pier head

- install 2 new piles floating dock

- if the 34 piles could be saved from the 1st 272' of project savings would be 48k and build from piles up with new headers/band/joist/decking/handrail.

Price

**\$359,431.80**

## Draw Schedule

|                                 |     |              |
|---------------------------------|-----|--------------|
| 30% Down Payment                | 30% | \$107,829.54 |
| 30% Upon 30% project completed. | 30% | \$107,829.54 |
| 30% Upon 75% project completed. | 30% | \$107,829.54 |
| Final Invoice                   | 10% | \$35,943.18  |

## Terms

1. Barrier Island Marine Contractors, LLC

(hereinafter called "Contractor") and the above-mentioned "Customer" agrees that this writing constitutes the entire agreement between them. There are no other agreements, warranties, or representation. This agreement is binding and cannot be changed except by a subsequent agreement.

2. Contractor will furnish only the materials and labor specified in this contract. Any surplus materials remaining upon the completion of the installation will remain the property of and be returned to the Contractor. When work or materials covered by this contract are for the replacement of or addition to existing systems, Contractor will in no way be

responsible for the functioning of any part of the existing system on which changes are not made by the Contractor. No landscaping, painting, staining, puttying or decorating is included in this contract unless specifically set forth in the above specifications.

3. The Customer, by accepting the Contractor's offer, warrants that there are no violations of any zoning, building, plumbing, or electrical codes; regulations, laws, or ordinances of any duly constituted public authorities; Contractor will not be required to bring presenting existing systems into conformance with such codes, regulations, laws, or ordinances unless specifically set forth in the above specifications. Customer warrants that he owns, and, until installation is completed, will continue to own the above- mentioned premises, and that there are not limitations on his title or right to use the premises which will prevent the performance of Contractor's agreement. Customer warrants that construction covered by this contract will be within Customer's extended property lines and clear of setback lines and other restrictions. Customer has indicated the rough location of new installations, but Contractor reserves the right to fix the precise location he determines to be proper and advisable.

4. The Contractor will not be liable for any delays in the completion of the installation resulting from or due to labor difficulties, strikes, acts of God, fire, explosion, government regulations, failure of usual sources of supply, or other causes beyond the control of the Contractor, and the date fixed or contemplated for completion of the installation will be postponed for a period commensurate with the delay.

5. The amount of Contractor's offer does not include the furnishing of any materials or labor necessitated by the occurrence of unforeseen circumstances subsequent to the date of this contract or to any condition not readily discernible at the date of this contract. The above circumstances and conditions shall include but not limited to, (i) subsequent destruction, damage or loss of the installation or materials furnished by the Contractor by fire, explosion, acts of God, theft, or vandalism, (ii) governmental regulation or intervention, (iii) discovery of inadequate or damaged building, plumbing or electrical systems unless specifically mentioned in the above specifications, (iv) ground water seepage into excavations, or soil conditions which prevent use of normal excavating and pile driving machinery. The Customer agrees to pay the Contractor as additional costs, a reasonable fee for labor and materials necessitated by said unforeseen circumstances and not readily discernible conditions. In the event that the Customer refuses to pay such additional charges, the Contractor reserves the right to rescind this contract and the Customer agrees to pay the Contractor for the work done up until the date of the Customer's refusal to pay such additional charges, whereupon there will be no further obligations hereunder upon either of the parties.

6. In lieu of uncertain future material and fuel costs, Contractor retains the right to submit a Change Order to the Customer for a price increase no less than (10) days prior to mobilization and/or construction. If the terms of the Change Order are not agreeable to the Customer, the Contractor may rescind this contract and refund the Customer all prior monies paid.

7. The Customer agrees to provide access to the installation site for all equipment and personnel necessary to complete the installation. Contractor will exercise due care but will not be responsible for damage in the ordinary and usual process of excavation and construction including but not limited to damage to walks and drives, septic systems, dry wells, sprinkler systems, and drain pipes. Customer will clear and prepare site including removal or protection of trees or other vegetation, pipes, and other obstructions unless specifically stated in the above specifications.

8. All invoices for services provided shall be due and payable upon the completion of the work called for in the Contract. In the event any invoice is not paid within five (5) days from the completion of the work, it shall accumulate interest at the rate of one and one half percent (1 1/2%) per month until paid. If for any reason it becomes necessary to contact an attorney to collect any sums due and owing, then it is hereby agreed that the customer shall be responsible for all reasonable attorney's fees and costs that may be incurred, including but not limited to, court costs, filing fees, witness fees, etc.

## **GUARANTEE**

Barrier Island Marine Contractors, LLC. States that all material used in completing the installation contracted for will be of high quality, suitable for marine use, and that all work will be done in a workmanlike manner. If any substantial defect occurs in workmanship, it will be remedied without cost to the customer if written notice is given to the contractor within 3 years of completion of the work. Assemblies or units (such as floats, boat lifts, panel boxes, etc.) and standard fittings and accessories purchased by the contractor for use in this installation shall be subject to the manufacturer's guarantee only. In no event, shall the contractor's liability for damages exceed the cost of repair or replacement of defective materials or workmanship. Normal wear, aging and damage due to severe storms or hurricanes are excluded from this guarantee. No claim may be filed under this guarantee until the full indebtedness of the customer to the contractor is paid.

30% Downpayment

30% Upon 30% project completed.

30% Upon 75% project completed.

Proposal

August 14, 2026

10% Upon 100% Completion

\_\_\_\_\_ Date \_\_\_\_\_

Kip Horton  
Barrier Island Marine Contractors LLC

\_\_\_\_\_ Date \_\_\_\_\_

Carl Byars



## **Division #3**





## **Division 03.300**

### **Concrete**

# PERMIT SET CONCRETE PROPOSAL



| CF Evans                                                 |                     | OCA Broad Creek        |            |             | Bottomline Commercial Contractors    |                                   |
|----------------------------------------------------------|---------------------|------------------------|------------|-------------|--------------------------------------|-----------------------------------|
| 125 Regional Parkway * Suite 200<br>Orangeburg, SC 29118 |                     | Hilton Head Island, SC |            |             | 17 Westgate Blvd, Savannah, GA 31405 |                                   |
| Contact                                                  | J. Carl Byars, Jr.  | 60% DD                 |            |             | Proposal By                          | Brandon Oberg                     |
| Office                                                   |                     | Bid Date:              | 8-13-26    | Rev #       | Email:                               | boberg@bottomlineconstruction.net |
| Mobile                                                   | 803.513.2207        | Plans Date:            | 7-2-2026   | Plans Date: | Phone                                | 912-680-5227                      |
| Email                                                    | cbyars@cf-evans.com | E.O.R.                 | Richardson | E.O.R.      | Kyle Daigle                          | 804.925.9447                      |

| Matrix | Qty | Unit | Description & Details | Per Structural Plans | Delegated VE Design |
|--------|-----|------|-----------------------|----------------------|---------------------|
|--------|-----|------|-----------------------|----------------------|---------------------|

**Based on Providing Turnkey Concrete Foundations, Slabs on Grade and Elevated Podium Slabs at Buildings 1**

|                            |                                                  |                                                                                                               |                |  |  |
|----------------------------|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------|--|--|
| General                    | Total Slab Area: 230,235.Sq. Ft.                 |                                                                                                               |                |  |  |
| FDNS / SOG / VERT / PODIUM | Per Structural Drawings Concrete and Reinforcing |                                                                                                               |                |  |  |
| Bldg A                     | 101,835                                          | Total Slab Area. Foundations, Vertical Concrete Surfaces, Slabs on Grade, Podium Slab Per Structural Drawings | \$3,665,000.00 |  |  |
| Bldg B                     | 55,710                                           | Total Slab Area. Foundations, Vertical Concrete Surfaces, Slabs on Grade, Podium Slab Per Structural Drawings | \$2,000,000.00 |  |  |
| Bldg C                     | 68,045                                           | Total Slab Area. Foundations, Vertical Concrete Surfaces, Slabs on Grade, Podium Slab Per Structural Drawings | \$2,450,000.00 |  |  |
| Bldg D                     | 780                                              | Total Slab Area. Foundations, Slabs on Grade Per Structural Drawings                                          | \$13,000.00    |  |  |
| Bldg E                     | 660                                              | Total Slab Area. Foundations, Slabs on Grade Per Structural Drawings                                          | \$11,000.00    |  |  |
| Bldg F                     | 3,130                                            | Total Slab Area. Foundations, Slabs on Grade Per Structural Drawings                                          | \$44,000.00    |  |  |
| Bldg G                     | 3,245                                            | Total Slab Area. Foundations, Slabs on Grade Per Structural Drawings                                          | \$45,000.00    |  |  |
| Bldg H                     | 830                                              | Total Slab Area. Foundations, Slabs on Grade Per Structural Drawings                                          | \$13,000.00    |  |  |

|                      |                                                                                                                                                                                                                                                                             |  |  |  |  |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
| Foundations          | 1. Foundations Per Plans: Includes all excavation, Haul off of Spoils, reinforcing, formwork, concrete placement, layout, materials and equipment.                                                                                                                          |  |  |  |  |
| Vertical Foundations | 1. Vertical Foundations, Columns Concrete Retaining Per S-Plans Reinforcing, Formwork and Finish per ACI Standards.<br>2. Include temporary wall bracing during Backfill by others<br>3. <b>Excludes</b> Waterproofing at Backside of Perimeter Apartment Foundation Walls. |  |  |  |  |
| Slabs on Grade       | 1. Parking Slab on Grade rconventional reinforcing<br>2. Control and Construction Joints Per Plans.                                                                                                                                                                         |  |  |  |  |
| Per Plans Elevated   | 1. Level 1 Podium 5000psi, Thickness Varies at cantilevered slabs, Reinforcing Per Plans<br>2. Includes all RC, PT and Stud Rail Reinforcing. All Forming and Shoring Design and Engineering.                                                                               |  |  |  |  |

**Total Per Plans Proposal: \$8,241,000.00**

**Bond Rate: 1.4%** \$115,374.00

## OCA Broad Creek | Hilton Head Island, SC CONTINGENCY - BOTTOMLINE CONCRETE CONTRACTORS

|    | CONTINGENCY                                    | Included Deduct | Excluded Add |
|----|------------------------------------------------|-----------------|--------------|
| 1  | Hot/ Cold Weather Concrete Placement Allowance |                 | \$ 20,000.00 |
| 2A | Buck Hoist Foundation Allowance                |                 | \$ 10,000.00 |
| 2B | Tower Crane Foundation allowance               |                 | \$ 40,000.00 |
| 3  | Mockup Slab                                    |                 | \$ 5,000.00  |
| 4A | Foundations, Xypex                             |                 | TBD          |
| 4B | Walls / Columns, Xypex                         |                 | YBD          |
| 4C | Elevated, Xypex                                |                 | TBD          |
| 5  | * Excavation and Haul off of Spoils            |                 |              |
| 6  | Concrete Filled Stair Pans, Ea Floor           |                 | \$ 2,000.00  |
| 7  | User Defined                                   |                 |              |
| 8  | Concrete Wash Out and Maintenance Allowance    |                 | \$ 20,000.00 |

## OCA Broad Creek

### PERMIT SET CONCRETE PROPOSAL



| CF Evans                                                 | OCA Broad Creek        | Bottomline Commercial Contractors         |
|----------------------------------------------------------|------------------------|-------------------------------------------|
| 125 Regional Parkway * Suite 200<br>Orangeburg, SC 29118 | Hilton Head Island, SC | 17 Westgate Blvd, Savannah, GA 31405      |
| Contact: J. Carl Byars, Jr.                              | 60% DD                 | Proposal By: Brandon Oberg                |
| Office: 803.513.2207                                     | Bid Date: 8-13-26      | Email: boberg@bottomline-construction.net |
| Mobile: cbyars@cf-evans.com                              | Plans Date: 7-2-2026   | Phone: 912-680-5227                       |
|                                                          | E.O.R. Richardson      | E.O.R. Kyle Daigle                        |

**Proposal is based on S-Plans dated 7/2/2026 | Structural Plans Supersede Architectural Plans.**

**Bid Proposal Prepared by: Brandon Oberg | Project Manager | Estimator**

We have read and reviewed all Issued For Construction Drawings. No Crane Plans, No

|                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>EXCLUDES:</b> Price Escalation for all materials; reinforcing, formwork, engineering, equipment. All Vendors reporting in good faith for 30 days - 90 days.                                                                                                                |
| <b>EXCLUDES:</b> Shoring/Bracing of Foundation Walls Until Podium Slab is Poured and/or until Podium Concrete Strength is 28 day Strength, <b>See additional Cost in above Contingencies.</b>                                                                                 |
| <b>EXCLUDES:</b> Engineered Shoring/Bracing of Perimeter Foundation Walls and all other walls                                                                                                                                                                                 |
| <b>EXCLUDES:</b> Importing Fill dirt for backfilling our excavations and/or fine grading sub grade. <b>Excludes</b> Haul off of our Spoils.                                                                                                                                   |
| <b>EXCLUDES:</b> Drill / Epoxied Sill Plate Anchors throughout. <b>Will</b> wet set Exterior Sill Plate MASA Straps. Sill Anchors, HSS Base Plates. Layout Provided by Framers. <b>Base Plates/Anchors Provided by others</b>                                                 |
| <b>Excludes All Post Installed Anchorage/Base Plates.</b>                                                                                                                                                                                                                     |
| <b>EXCLUDES:</b> Dumpsters, Haul off Excavated Spoils, Site Dewatering, Site Shoring, Confined Space Shoring in or around our work.                                                                                                                                           |
| <b>EXCLUDES:</b> Underground Utilities, Cast in Place Vaults, PreCast Vaults, Cistern Foundations, Stormwater Trenches, Pool Topping Slabs and/or Shot Crete, Concrete Filled Stair Pans, Light Wt. Concrete, Vertical Construction, Masonry Block, Masonry Veneer by others. |
| <b>EXCLUDES:</b> Multiple Mobilizations of 28 days downtime excluded.                                                                                                                                                                                                         |
| <b>EXCLUDES:</b> Tower Crane Operator and Operator Overtime. Tower Crane Foundation Anchors supplied by Crane Company.                                                                                                                                                        |
| <b>EXCLUDES:</b> Temporary access by mobile staircase provided by GC.                                                                                                                                                                                                         |
| <b>EXCLUDES:</b> Dewatering of site, Dewatering of building pad and subsurface via Well Point, Generator/Pump by others. <b>Normal</b> Muck/Rain Dewatering <b>Included.</b>                                                                                                  |
| <b>EXCLUDES:</b> Slab Insulation, damp-proofing, slab drains, radon vents, earthquake drains.                                                                                                                                                                                 |
| <b>EXCLUDES:</b> Water-proofing Foundations and slabs on grade. <b>Excludes</b> Backfill of Retaining Walls. Waterproofing is <b>Excluded</b> at Backside of Foundation Walls.                                                                                                |
| <b>EXCLUDES:</b> Termite Treatment of Heated and Non Heated Building Slabs on Grade.                                                                                                                                                                                          |
| <b>EXCLUDES:</b> Permits Night time Work Permits, Concrete Testing, 3rd Party Testing, Compaction Testing, 3rd Party Reports, Conventional Shop Drawings, as built, SWPP Plan.                                                                                                |
| <b>EXCLUDES:</b> Non Corrosive Admixtures for Parking Foundations, Parking Slabs, Exterior Slabs. <b>Alternate</b> for Xypex Additive <b>see above</b>                                                                                                                        |
| <b>EXCLUDES:</b> Overtime, accelerated Schedules, working in confined space.                                                                                                                                                                                                  |
| <b>EXCLUDES:</b> Concrete Stair Pan Fill at Stair Towers. <b>Alternate</b> Concrete Filled Pans @ <b>\$2,500 per floor</b>                                                                                                                                                    |
| <b>EXCLUDES:</b> Light Weight Concrete on Wood Framing throughout. <b>Excluding all lightweight</b> Corridors, Patios and Elevator/Stair Tower Roofs                                                                                                                          |
| <b>EXCLUDES:</b> Glass Fiber Reinforced Concrete                                                                                                                                                                                                                              |
| <b>EXCLUDES:</b> No Concrete Specifications provided at this IFC Bid Date                                                                                                                                                                                                     |
| <b>EXCLUDES:</b> All concrete overlays and additions to precast parking structure.                                                                                                                                                                                            |
| <b>EXCLUDES:</b> All concrete associated with Pool Courtyard, Pool Deck, Courtyard Amenities and Pool.                                                                                                                                                                        |
| <b>EXCLUDES:</b> Civil Concrete. Will provide pricing later with further clarifications on Concrete Specs and Details in Civil Plans                                                                                                                                          |
| <b>EXCLUDES:</b> Post Installed Anchors and Base Plates by others. Framers is responsible for Providing all anchor bolts prior to pouring concrete. We are not responsible for missed wet set anchors.                                                                        |
| <b>EXCLUDES MEP TRADES:</b> Responsible for penetration Sleeve/Water Seal/reinforcing additional Batter Boards at Double Partition Walls, Corridors, Podium Slab Fire Blocking.                                                                                               |
| <b>INCLUDES:</b> Includes Full Time Superintendent, Surveyor, Safety, Rigging Crew, Foundation Crew, Vertical Foundation Crews, Slab Crews and Foreman.                                                                                                                       |
| <b>INCLUDES:</b> Includes all labor, materials, equipment and supervision to perform turnkey reinforced concrete structural frame and slabs.                                                                                                                                  |
| <b>INCLUDES:</b> Material Handling, Staging of Reinforcing and Formwork at Underground Level with Dedicated Team for Rigging and flying our Materials.                                                                                                                        |
| <b>INCLUDES:</b> Temporary Bracing of Retaining Walls until Podium Slab is poured and/or Podium Slab is at 28 days strength may not be required <b>due to slab folds.</b>                                                                                                     |
| <b>INCLUDES:</b> All Building Perimeter Retaining Wall Per Structural <b>Plans and S-Plans Top of Wall Elevations.</b>                                                                                                                                                        |
| <b>INCLUDES:</b> Price is Based on Large Pours taking place at night time and <b>excludes</b> any Night time Work penalties and fees by Hilton Head Island                                                                                                                    |
| <b>INCLUDES:</b> <b>Per Plans Podium Slab to be 5000psi concrete, 12" Thick Interior, 12" Exterior.</b>                                                                                                                                                                       |
| <b>INCLUDES:</b> Per Plans Walls and Columns to be 5000psi concrete, Class B Finish.                                                                                                                                                                                          |
| <b>INCLUDES:</b> Includes Ground Hoisting and Rigging to perform construction of elevated concrete slabs, concrete foundations walls and columns.                                                                                                                             |
| <b>INCLUDES:</b> Exclusive rights to Tower Cranes while performing our scope of work from mobilization to demobilization.                                                                                                                                                     |
| <b>INCLUDES:</b> All dirt equipment and manual material handling, rigging for our scope of work.                                                                                                                                                                              |
| <b>INCLUDES:</b> Includes concrete placement equipment were neither tower cranes can provide reach.                                                                                                                                                                           |
| <b>INCLUDES:</b> PT Certified SE, Fabricators, Installers. Includes all Post Tension Reinforcing, Supports, Backup Bars and Stressing Gear.                                                                                                                                   |
| <b>INCLUDES:</b> All Rebar and Welded Wire Reinforcing for the above mentioned scope of work. Includes all supports. Includes form savers for tower crane opening.                                                                                                            |
| <b>INCLUDES:</b> Includes (1) Elevator Pit each Building Per Plans.                                                                                                                                                                                                           |
| <b>INCLUDES:</b> Top of Footing Per Plans -02.00' U.N.O. Includes Backfilling Top of Footing to sub grade Elevation with local soil. <b>Excludes</b> Importing Fill dirt for backfilling excavations.                                                                         |
| <b>MEP TRADES:</b> Responsible for penetration Sleeve/Water Seal/reinforcing additional Batter Boards at Double Partition Walls, Corridors, Podium Slab Fire Blocking.                                                                                                        |
| <b>INCLUDES:</b> <b>Quoted Price is good for 90 days</b>                                                                                                                                                                                                                      |

**On Behalf of Bottomline Concrete Contractors**  
Please accept our turnkey Concrete Proposal for the  
amount of ...

**PER PLANS CONCRETE  
PROPOSAL TOTAL:**

**\$8,241,000.00**

Acceptance of this proposal signed below is recognition of scope between GC and Subcontractor, as close to the Subcontract Scope Exhibit as possible. Final Scope to be defined in Subcontract.

A signed Proposal is not required but greatly appreciated as a general reference to proposed work.

Signature below, by General Contractor and their representatives, in good faith is General Contractors Letter of Intent and Notice to Proceed in a timely fashion, Project Buyout, Pending Material Purchase Orders, Submittals, Shop Drawings any and all local & State Licenses where applicable.

| GENERAL CONTRACTOR ACCEPTS  | SUBCONTRACTOR AGREES       |
|-----------------------------|----------------------------|
| <b>G.C. Representative:</b> | <b>BCC Representative:</b> |
| <b>Signature:</b>           | <b>Signature:</b>          |
| <b>Date:</b>                | <b>Date:</b>               |



Doggett Commercial Concrete, LLC.  
A subsidiary of Doggett Concrete, Inc.  
Contractual Entity - Doggett Concrete, Inc

## BUDGET

Project Name: **OCA Broad Creek Apartments**

Project Address: **10 Verbena Lane**

General Contractor: **CF Evans**

Contact Name: **Carl Byars**

Contact Email: **cbyars@cfevans.com**

Date Submitted: **August 7th, 2026**

*(void after 30 days)*

Plans Dated: **DD 50% 7/2/2026**

Addendum Received:

Doggett Estimator: **Nathan**

If there are any questions please contact Randy B. at 704-555-5555



Doggett Commercial Concrete, LLC.  
A subsidiary of Doggett Concrete, Inc.  
Contractual Entity - Doggett Concrete, Inc

**OCA Broad Creek Apartments - CF Evans**

**Base Bid Budget Total:**

**\$8,822,308.00**

The price above is subject to change after receipt of final structural design and grading plan.

| <u>Building</u>        | <u>Approx Area</u> | <u>Cost/Building</u> | <u>Qty</u> | <u>Total Cost</u>     |
|------------------------|--------------------|----------------------|------------|-----------------------|
| Building 1             | 47,048 s.f         | \$1,735,391.00       | 1          | <b>\$1,735,391.00</b> |
| Building 2             | 27,206 s.f.        | \$984,006.00         | 1          | <b>\$984,006.00</b>   |
| Building 3             | 32,048 s.f.        | \$1,217,895.00       | 1          | <b>\$1,217,895.00</b> |
| Building 1 Podium      | 48,458 s.f.        | \$2,082,840.00       | 1          | <b>\$2,082,840.00</b> |
| Building 2 Podium      | 27,279 s.f.        | \$1,174,578.00       | 1          | <b>\$1,174,578.00</b> |
| Building 3 Podium      | 32,916 s.f.        | \$1,420,181.00       | 1          | <b>\$1,420,181.00</b> |
| Bike Foundation        | 773 s.f.           | \$22,168.00          | 1          | <b>\$22,168.00</b>    |
| Clubhouse Foundation   | 3,210 s.f.         | \$94,112.00          | 1          | <b>\$94,112.00</b>    |
| Maintenance Foundation | 648 s.f.           | \$18,257.00          | 1          | <b>\$18,257.00</b>    |
| Pool Foundation        | 809 s.f.           | \$17,623.00          | 1          | <b>\$17,623.00</b>    |
| Spa Foundation         | 3,229 s.f.         | \$55,257.00          | 1          | <b>\$55,257.00</b>    |

**OPTIONS:(NOT included in Base bid)**

| <u>Description</u>                                       | <u>ADD/DEDUCT</u> | <u>Total(ADD/DEDUCT)</u> |
|----------------------------------------------------------|-------------------|--------------------------|
| Cost for modeling & engineering(IF required by EOR):     | ADD               | \$5,000                  |
| Deduct underslab stone base(requires approval from EOR): | DEDUCT            | <b>-\$121,083</b>        |

**Unit Rates**

|                             |                        |
|-----------------------------|------------------------|
| Area Manager                | \$75/hour              |
| Crew Chief                  | \$65/hour              |
| Carpenter/Laborer           | \$45/hour              |
| Undercut & Fill w/Concrete  | \$240/cy               |
| Undercut & Fill w/#57 Stone | \$210/cy               |
| #57 Stone                   | \$70/ton (min 10 tons) |
| Skidsteer                   | \$150/hour             |
| Mini-Excavator              | \$150/hour             |
| Mud Mat Concrete            | \$210/cy               |
| Concrete Pump               | \$30/cy(\$1,000 min)   |
| Supply & Install Rebar      | \$2975/ton             |
| P&P Bond                    | 1.70%                  |

This estimate has been reviewed and approved by:

Authorized

Signature \_\_\_\_\_

## **Scope of Work**

### **FOUNDATIONS**

#### **Footings**

- Only footings detailed on structural drawing are included. u.n.o
- Reinforcement is included per structural details.
- Dowels for CMU walls.(footings within our scope)
- Excavate from +/- 12" above top of footing elevation.
- All footings assumed to be earth formed.
- Formed stepped footings per structural and civil drawings
- Pumping as required.
- 4500 PSI w/mrwr

#### **Foundation Walls**

- Wall heights per structural and civil grading plans
- Reinforcement is included per structural details
- Wall finish to be Class B
- Furnish and install all formwork
- Form ties and patching
- Pumping as required
- Keyways & construction joints
- 4500 PSI w/mrwr

### **Slabs on Grade**

#### ***PT Slab on Grade***

- 4" thick PT SOG
- Furnish and install 4" #57 stone base
- 10 MIL vapor barrier installed underslab
- No insulation
- We include MAS anchor straps only at the building perimeter. We do not include interior anchors.
- Furnish and install Post Tension system.
- Dissipating type curing compound
- 4500 PSI w/mrwr

#### ***Conventional Slab on Grade***

- 5" & 4" thick Conv. SOG
- 4500 PSI w/mrwr
- Reinforcing (None, WWF, WWF 2)
- Furnish and install 4" #57 stone base
- 10 MIL vapor barrier installed underslab
- Set anchor bolts(provided by others) at perimeter. Interior anchor bolts NOT included.
- Turndown & thicken slab reinforcing per details.
- Dissipating type curing compound
- 4500 PSI w/mrwr

## **Scope of Work**

### **Elevated Slabs**

#### ***Podium***

- 12" thick Podium
- 5000 PSI w/hrwr
- Reinforcement per structural drawings
- Engineering of shoring layout
- Furnish and install shoring system.
- Removal/stripping sequence of shoring
- Reshoring for multi-level support.
- Shear rails / stud rails
- Pumping
- Temporary safety rails at DOGETT work area only

### **Vertical Concrete**

#### ***Shear Walls***

- Wall heights per structural and civil grading plans
- Reinforcement is included per structural details
- Wall finish to be Class B
- Furnish and install all formwork
- Form ties and patching
- Pumping as required
- Keyways & construction joints
- 4500 PSI w/mrwr

#### ***Columns***

- Column heights per structural and civil grading plans
- Form ties and patching
- Pumping as required
- 4500 PSI w/mrwr

## **General Exclusions**

### **Excavation**

- Doggett expects to excavate down from delivered grade elevation a maximum depth of 1'-0", or less, to proposed top of footing. If the soil is deemed unsuitable, then those spoils will be removed and replaced by others at no cost to Doggett. We backfill only what we excavate with spoils from the excavation as long as the soil is suitable. The grading work required to remove and or backfill the soils above the delivered elevation is defined as mass excavation and mass backfill. This mass excavation and backfill will be made OSHA safe and maintained OSHA safe by others before Doggett mobilizes to begin our work. We exclude all shear cuts, temporary or permanent shoring or bracing of soils. We exclude any and all mass/trench rock removal. Rock is anything that we cannot excavate with a CAT 305 excavator.

### **General Exclusions**

- The General Contractor shall be responsible for obtaining all permits required to enable project work, including but not limited to Temporary Street, Lane, and Sidewalk Closures; Noise/Sound Exceedance; and Early Concrete Pouring requests
- The washout station, erosion control system, dewatering, and liquefaction potential mitigation shall be provided and performed by others.
- Cutting, demolition or hauling, unless otherwise noted.
- Survey, testing or inspections.
- Any necessary changes or corrections will be approved by General Contractor in writing prior to any work being done, and charged on a T&M basis plus 25% over head and profit. Labor rates on extras will be \$30.00 per hour.
- This bid includes only one move onto site, it will not allow for work to be done incrementally.
- This proposal shall be included in any contracts prepared by the owner or general contractor.
- Templates, template bolts and any custom steel imbed hardware provided by others.
- No hauling of stockpiled dirt spoils.
- Power and water to be provided to site by others
- Masonry walls and site wall footings (CMU walls, rebar for CMU walls, CMU foundations or Tie Beams)
- Reinforcing steel and block fill for masonry wall work
- Colored or stained concrete, non metallic and metallic hardener compounds, chemical hardening compounds, non slip finishes as well as sealer/dustproofers and evaporative retarder
- Aggregate Piers
- Metal pan stair fill





## **PROPOSAL- OCA Broad Creek Apartments**

8/7/2026

To: CF Evans Construction  
Attn: Carl Byars  
Re: OCA Broad Creek Apartments Hilton Head Island SC

In accordance with the 60% CD set prepared by Structural Consulting Group, LLC. dated 7/02/2026, we propose to furnish all material, labor, and equipment for the structural concrete scope as following:

- Foundations
- 4" PT slab on grade
- 5" slabs on grade at buildings 1,2, and 3.
- 12" PT podium slabs
- Cast in place columns
- Cast in place walls
- Turndowns in slabs
- Curing compound for all slabs
- Elevator pits
- Setting anchor bolts
- Grouting baseplates

**FOR THE SUM OF: \$8,282,000**

**Building 1: \$3,612,500**

**Building 2: \$2,060,600**

**Building 3: \$2,456,400**

**Building D: \$14,360**

**Building E: \$12,140**

**Building F: \$50,700**

**Building G: \$60,200**

**Building H: \$15,100**

**ADD FOR 4" STONE UNDER SLABS ON GRADE: \$217,700**

We exclude the following:

- a) Testing.
- b) Demolition or patching at slabs.
- c) Temporary Facilities or power and lighting.
- d) Dumpster.
- e) Spoils - stock piled on site (or loaded in trucks provided by others).
- f) Lay down area will be required.
- g) Layout control by GC.
- h) Soil treatment by others
- i) Dewater, only as required for our scope.
- j) Embedded materials, including angles, anchor bolts, etc. not included; installation only.
- k) **Exterior concrete (light duty, stoops, curb, sidewalks, etc.) unless shown in inclusions above.**
- l) Waterproofing of any kind.
- m) Concrete wash out provided and maintained by others.
- n) Liquid densifiers, hardeners, sealants, joint fillers, etc. by others if required.
- o) Provisions for muck and fill.
- p) Wet-curing of slabs.
- q) Underpinning or shoring of existing structural elements.
- r) Class A finish.
- s) Color sealed concrete.

Our price is based on the following conditions:

- 1. This proposal and price are good for thirty (30) days from the date of this proposal. After thirty (30) days, the offer to perform and the price are null and void.
- 2. This proposal is based on a standard forty (40) hour work week.
- 3. Standard insurance coverage provided.
- 4. Manage work of other subcontracts to prevent damage to our forms from cutting, burning, misuse and negligence.
- 5. Remove all standing or running water from areas where forms are being created or stripped.
- 6. Pay terms are net 30 days from pay app submission.
- 7. Payment & Performance Bonds are not included but can be purchased through PCG at a rate of 2.0%.
- 8. Concrete mix designs include fly ash as part of the cementitious component of the mix design but is subject to supplier availability. Pours scheduled when fly ash is unavailable and a straight cement mix is the only option will be subject to additional costs and will be passed along to the owner due to unknown market availability.
- 9. Assume site to be left at subgrade of main slab on grade within 1/10'.



**Division 03.400**

**Pre-Cast Concrete**



## **Division 03.500**

# **Lightweight & Gypcrete**

# CAROLINA FLOOR SYSTEMS, INC.

## PROPOSAL

|                                                                                                               |                                                                                           |                                                                  |
|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| <b>PO Box 2996</b><br><b>Huntersville, NC 28070</b><br><b>Phone: 704-598-9254</b><br><b>Fax: 704-596-5376</b> | 8816 Running Oak SuiteB2<br>Raleigh, NC 27613<br>Phone: 919-783-6655<br>Fax: 919-789-9729 | Charleston, SC 29418<br>Contact Charlotte Office<br>704-598-9254 |
|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------|

NAME: CF Evans

ADDRESS:

ATTENTION: Carl Byars

PHONE: 803-513-2207

DATE: August 20, 2026

JOB: Broad Creek

Hilton Head SC

EMAIL: cbyars@cfevans.com

**WE PROPOSE TO DO THE FOLLOWING:**

**2-13-26 SET PLANS**

**GYP-CRETE SCOPE PER MANUFACTURER: 3<sup>RD</sup> – 6<sup>TH</sup> FLOORS OF 2 BLDGS, 2<sup>ND</sup> & 3<sup>RD</sup> OF 1**  
**FURNISH AND INSTALL 1" MAXXON GYP-CRETE OVER ACOUSTI-MAT 3/8" AT**  
**ENTIRE UNIT EXCEPT UNDER TUBS AND MECH. (3/4" GYP-CRETE ONLY ) WITH**  
**1" GYP-CRETE WITHOUT ACOUSTI-MAT AT CORRIDORS. UP TO 10 MOBILIZATIONS**  
**INCLUDED. NOTHING INCLUDED AT PODIUMS. ....\$1,061,800**  
**ADD ACOUSTI-MAT TO CORRIDORS ADD.....\$58,900**  
**ADD FOR 1 3/8" AT CORRIDORS ILO 1" ADD.....\$4500**

**BALCONIES:**

**FURNISH AND INSTALL 2" 3000 PSI NORMAL WEIGHT CONCRETE WITH BROOM**  
**FINISH OVER POLYGUARD BALCONY GUARD 60 MIL WATERPROOFING SYSTEM**  
**OVER SLOPED WOOD FRAMING WITH STANDARD 2" MILL FINISH T-BAR**  
**EDGEFORM. ALL WATERPROOFING DETAILS PER MANUFACTURER AND**  
**SPECIFICALLY NOT PER PLANS. ANY PREFAB DOOR PANS OR SCUPPERS BY**  
**OTHERS. TARGET WATERPROOFING MATERIAL FOR STANCHION EMBEDS**  
**INCLUDED BUT INSTALLED BY OTHERS. NO PODIUM BALCONIES INCLUDED. UP**  
**TO 10 MOBILIZATIONS INCLUDED. ....\$894,000**  
**ADD FOR 1/4" DRAIN MAT IF REQUIRED ADD.....\$49,700**  
**ADD FOR WELDED WIRE MESH-RECOMMENDED (MAY NOT KEEP CONCRETE FROM**  
**CRACKING BUT SHOULD LIMIT DEFLECTION) ADD.....\$49,500**  
**ADD FOR FLOOD TEST IF REQUIRED ADD.....\$4500 PER EVENT**  
**(20 GALLONS PER MINUTE WATER SOURCE REQUIRED FOR FLOOD TEST)**

**STAIR TOWERS: 6 TOTAL**

**FURNISH AND INSTALL 2" 3000 PSI NORMAL WEIGHT CONCRETE WITH BROOM**  
**FINISH OVER METAL PAN LANDINGS WITH PRECAST TREADS BY OTHERS.**  
**1 BUILDING PER MOBILIZATION OR POUR WITH BALCONIES.**  
**.....\$27,600**  
**ADD FOR WIRE MESH – RECOMMENDED (MAY NOT KEEP CONCRETE FROM**  
**CRACKING BUT SHOULD LIMIT DEFLECTION)**  
**IF TREADS POUR ADD \$35 PER TREAD.**

**ALTERNATE ADDS:**

**PREPOURS: PER 1 DAYS WORK**

ANY SEPARATE PREPOUR MOBILIZATIONS TO BE \$4500 PER, IF DONE WHILE ALREADY ONSITE JUST \$1000 PER PREPOUR. **A REGULAR POUR MOBILIZATION CANNOT BE EXCHANGED FOR A PREPOUR. ALL PREPOURS TO BE 3/4" THICK REGARDLESS OF GYP-CRETE THICKNESS AT OTHER AREAS.**

**BULKHEAD SERVICE: FURNISH AND INSTALL MAXXON LOC-JOINT BULKHEADS AT TUBS/SHOWERS FOR PREPOURS, GC TO MARK PLACEMENT. THIS DOES NOT INCLUDE THE PREPOUR.** .....\$7200

ACOUSTI-MAT ISOLATION STRIPS TO BE TRIMMED BACK BY OTHERS OR \$1500 PER MOBILIZATION.

**MOISTAPE OPTION:**

FURNISH AND INSTALL MOISTAPE PRODUCT 1 1/2" UP WALL AND 1 1/2" OUT ON FLOOR AT ANY NON SOUND MAT AREAS TO HELP CONTROL MOISTURE FROM GYP-CRETE WICKING INTO DRYWALL. CORRIDORS IF NO ACOUSTI-MAT ....\$10,300  
CAROLINA FLOORS SYSTEMS WILL NOT BE RESPONSIBLE FOR ANY MOLD, MILDEW OR ANY COMPLICATIONS WHATSOEVER DUE TO MOISTURE IF THIS OPTION IS NOT TAKEN.  
ADDITIONALLY: THE MAINTAINING OF PROPER ENVIRONMENTAL CONDITIONS IN THE BUILDING IS THE RESPONSIBILITY OF THE CONTRACTOR AND MOISTOP IS NOT TO ELIMINATE THIS REQUIREMENT.

*No pre-flashing available  
Sealer for glue down floor coverings by others*

**\*\*\* In an effort to short circuit any testing discrepancies ,we require notification if any independent lab will be testing our material. We will need to get the independent lab approved by Maxxon Corporation as having the proper equipment and procedures. Only Maxxon approved labs will be able to take samples of our product. Testing procedures are outlined in the modified ASTM C-472 .**

PLEASE NOTE: **Proposals to be made apart of contract – Proposal good for 90 days**

1. 20 GPM water supply required
2. CFS not responsible for any leaks not readily identifiable.
3. All bulkheading at elevators by others, any resulting leakage is responsibility of others
4. 6 to 8 weeks notice for scheduling
5. General Contractor to clean floors before crew arrives on jobsite.
6. General Contractor to furnish dumpsite for empty bags and leftover sand.
7. Subcontractor must be notified in writing 48 hours prior to any backcharged work to be performed.
8. Additional mobilizations to job from the specified will incur trip charges.
9. CFS cannot be responsible for waterproofing when framing is sloped back towards bldg. which causes ponding water.
10. CFS cannot be responsible for waterproofing when doors, siding etc. are installed prior to flashing and waterproofing.
11. Finish trim boards must be in place prior to waterproofing and t-bar to ensure proper "weep system". CFS not responsible for gaping t-bar out to allow for finish exterior applications.
12. CFS guaranties cracking and will not be responsible for structural and random cracking.
13. Any unlevelness of the substrate is the responsibility of others and CFS is under no obligation to level it.
14. GC to be responsible for removing guardrails at balconies prior to CFS arrival and replacing after CFS departure.
15. CFS to cut WRB back for flashing install but retaping of seams by others
16. All payments to be received within 30 days from date of invoice. All final payments to be received within 60 days of completion and a legal description of the property of the jobsite must be furnished. NO "PAY WHEN PAID" CLAUSES ACCEPTED.

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ACCEPTED BY

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CLAY CONDER

Carolina Floor Systems, Inc.

# UNDERLAYMENTS PROPOSAL

August 7, 2026

CF Evans  
125 Regional Parkway  
Suite 200  
Orangeburg, SC 29118

**Reference: Orange Capital Advisors in Hilton Head, SC.**

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**Kent Underlayments proposes to furnish labor & materials according to the provided scope of work below:**

- 1" thickness **Underlayment over 1/4" acoustic-mat (standard)** at the hard surface areas throughout the units and 1-1/4" thickness **Underlayment** at the corridors of the 3<sup>rd</sup> – 6<sup>th</sup> floors of building 1, 3<sup>rd</sup>-4<sup>th</sup> floors of Building 2, 3<sup>rd</sup>-6<sup>th</sup> floors of Building 3; per the drawings dated 4.3.26 & manufacturer Specifications.
  - Underlayment: Maxxon Gyp-Crete 2000 or Equivalent at 2,500 PSI minimum
  - Acoustic-mat: Maxxon 1/4" or Equivalent
  - Includes isolation strip along walls at all sound-mat locations
  - Mobilizations: 12 Total (one initial pre-pour mobilization and 11 production mobilizations for underlayment)
  - Total poured area: Approximately 284,814 SF.
- Includes cube strength reports for all underlayment pours
- Includes Pre-Installation meeting prior to jobsite mobilization
- Includes periodic safety audits by in-house safety team

**PROPOSED BASE PRICE: \$805,311.00**

## **Additional Options:**

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**Option #1:**

Additional mobilizations (in excess of base bid quantity)

**ADD: \$6,590.00/per occurrence**

**Option #2:**

Additional Pre-pours

**ADD: \$7,176.00/per pre-pour day**

**Option #3:**

Bulkheading at PrePour areas(tubs/showers)

**ADD: \$48.00/per location**

**Option #4:**

Removal of excess isolation strip above pour-line

- To be completed immediately after a complete mobilization

**ADD: \$16,774.00**

**Option #5:**

Moistape at all walls in corridors and carpeted areas (bedrooms & bedroom closets)

**ADD: \$23,168.00**

**Option #6:**

Provide & install standard T-buckets at balcony edge/wall condition

- Standard galvanized metal

**ADD: \$34,727.00**

**Option #7:**

Provide & install sill-pans at elevated wood-framed balcony doors

- Standard 2 piece sill pan

**ADD: \$51,884.00**

**Option #8:**

Colored T-bar (powder coated) in lieu of standard mill-finish

- Color must be selected in the standard color chart and increases fabrication lead time

**ADD: \$44,744.00**

**Option #9:**

2" normal-weight concrete and waterproofing (Standard PolyGuard System) on all elevated wood-framed balconies of the 3<sup>rd</sup> – 6<sup>th</sup> floors of building 1, 3<sup>rd</sup>-4<sup>th</sup> floors of Building 2, 3<sup>rd</sup>-6<sup>th</sup> floors of Building 3

- T-bar is mill-finish aluminum
- Does not include metal flashing. PolyGuard 105-12 flashing is an equivalent
- Includes broom & control joint shop drawings per ACI specifications
- Mobilizations: total for balcony scope of work
- Total poured area: 48,144 SF

**ADD: \$726,188.00**

**Option #10:**

normal-weight concrete and waterproofing (Standard PolyGuard System) on all elevated wood-framed stair landings and includes threads

- Does not include metal flashing. PolyGuard 105-12 flashing is an equivalent
- Includes broom & control joint shop drawings per ACI specifications

**ADD: \$103,150.00**

**Special Notes:**

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- In addition to a Letter of Intent, a copy of the Notice of Commencement for this project must be received in our office prior to scheduling this work.
- This job is NOT based on prevailing wage or union rates.
- Does not include moistape or bulkheads
- Price based on installation to occur after drywall.
- Does not include t-buckets, sill pans, metal flashing, colored t-bar, or flood-testing.
- Long term use of and underlayment as an exposed surface is not recommended.
- Does not include winter conditions(tenting/heating/blankets/admixtures)
- Payment & Performance Bond can be issued for the additional cost of 1% of final contract value.
- All pre-pour(s) must be done in conjunction with other work with the exception of stand-alone pre-pour(s).



- The main intent of the underlayment is to provide a hard, smooth surface for installation of new finished floor goods and eliminate rapid changes in existing floor elevations. 100% "leveling" not required.
- Underlayment manufacturer does not require the product referenced above to be sealed. However, some finished floor goods may require underlayment's to be sealed. Final sealer is not included but can be provided for an additional cost. Finished floor contractor and flooring manufacturer's sealer supersedes any sealer available through Kent.
- Protection of material after it is in place is not included.
- All floor cleaning, repairing of subfloors, prep and sealing of all floor penetrations, metal deck end laps, metal deck-to-wall track gaps, header gaps, hold-down bolt locations, bulkheads, supplying of water, etc. for the above installation, is by others.
- It is recommended that concrete moisture and/or vapor emissions must be evaluated and eliminated, by others, prior to underlayment application for below grade, on grade or suspended slabs. If moisture testing is not completed (by others) Kent nor manufacturer can be liable if the underlayment de-bonds from the slab on grade or emits water vapor preventing other finish floor goods to bond to the underlayment.
- No provisions were made for rental equipment to unload underlayment trucks.
- Gypsum underlayment can crack at doorways & outside corners. Consider reinforcement in those areas.
- ADA units with constant wheeled traffic and/or heavy traffic areas and a confluence of doorways can be prone to cracking. Consider thicker underlayment, reinforcement and floor finishes that spread the load over a greater area.
- We recommend the use of an approved crack isolation membrane in ceramic tile areas.

## Acceptance of Proposal

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By accepting this Proposal, the Customer authorizes Kent Underlayments to perform the work as specified above, to make payment to Kent as required, and expressly accepts and agrees to be bound by the attached Terms and Conditions (Exhibit A). This proposal may be withdrawn if not accepted within 30 days. Questions regarding this project should be directed to **Nicole Clawson at (734)-634-1496**.

**Submitted by:**  
**Dave McCauley, Division Manager**  
[davem@kentcompanies.com](mailto:davem@kentcompanies.com)

**Nicole Clawson, Estimator**  
[Nicole.clawson@kentcompanies.com](mailto:Nicole.clawson@kentcompanies.com)

**Client Approval:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## Exhibit A: Terms and Conditions

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1. Allowing Kent Companies, Inc. ("Kent Underlayments") to commence work or preparation for work or Customer's signature on this Proposal will constitute acceptance by Customer of this Proposal. In the event of any conflict between the terms of this Proposal and any other document, writing, agreement or source, this Proposal shall govern.
2. Kent's schedule of values shall be used to determine progress payments. All sums shall be paid within 30 days of proper request for payment. All sums not paid when due shall bear interest at the rate of 1 1/2 % per month from the due date until paid or the maximum rate permitted by law, whichever is less. Kent shall be entitled to recover from Customer all costs of collection, including reasonable attorneys' fees. Furthermore, Kent shall be entitled to stop work for nonpayment upon two (2) days written notice to Customer. Nothing herein shall be construed to limit any other remedies for breach or nonpayment Kent may have at law or equity.
3. The proper venue to resolve any dispute arising under the subcontract shall be the place where the project is located. The laws of the place where the project is located shall govern all disputes, notwithstanding conflicts of law principles.
4. Kent shall be entitled to equitable adjustments of the Proposal price, including but not limited to any increased costs of labor, supervision, equipment or materials, and reasonable overhead and profit, for any modification of the project schedule differing from the bid schedule, and for any other delays, acceleration, out-of-sequence work and schedule changes beyond Kent's reasonable control, including but not limited to those caused by labor unrest, fires floods, acts of nature of government, wars, embargos, vendor priorities and allocations, transportation delays, suspension of work for non-payment or as ordered by Customer, or other delays caused by Customer or others.
5. This Proposal, including without limitation the price and scope, may not be modified except by a written change order signed by both Kent and Customer. Kent shall have no obligation to perform any additional work until a change order is signed by both Kent and Customer. Costs for work associated with approved change orders shall be billed during the same billing period they are incurred, regardless of whether Customer has fully processed a change order.
6. Kent does not accept the risk of Customer's receipt of payments from any source, and in no event will payments to Kent be based upon, or subject to, Customer's receipt of payment for Kent's work from any source. Payments received by Customer for Kent's work shall be held in trust and used solely for the benefit of Kent and those for whom Kent is responsible.
7. For a period of one (1) year from the date Kent completes its work, Kent will repair or replace any structure or portion of a structure that Kent or its subcontractors installed pursuant to this Proposal that is shown to be materially defective as a result of faulty workmanship or faulty material, ordinary wear and tear and damage caused by third parties excepted. All warranties of merchantability and fitness for a particular purpose are hereby disclaimed Kent. All materials shall be furnished in accordance with the respective industry tolerances of color variation, thickness, size, finish, texture, and performance standards. All warranty claims must be received by Kent not more than one (1) year after completion of Kent's work, and Kent must be provided a reasonable opportunity to inspect and make corrections, or such warranty claims are barred. Kent shall have no obligation to honor its warranty unless final payment has been made.
8. Kent is not responsible for special, incidental, or consequential damages and Kent's liability for delay damages shall not exceed 5% of the original subcontract amount. Kent is not responsible for damage to its work by the Customer, other trade contractors or any other party not within Kent's reasonable control, and any repair work necessitated by such damage is extra work.
9. The Parties acknowledge, understand, and agree that Kent has not and will not be performing any design services that require a license under Michigan law (or the law of the state where the project is located) related to this Proposal and project.
10. Kent's liability on any claim of any kind, including without limitation negligence, breach of contract and breach of warranty, for any loss or damage arising out of or connected with this Proposal, or the Work, shall in no case exceed the sum paid to Kent pursuant to this Proposal. No action, regardless of its form and arising out of this Proposal or any Work may be brought against Kent more than two (2) years after the Work is complete.
11. If the parties cannot reach resolution on a matter relating to or arising out of this Proposal, the parties shall endeavor to reach resolution through good faith direct discussions between the parties' representatives, who shall possess the necessary authority to resolve such matter. If the parties' representatives are not able to resolve such matter within five (5) business days of the date of first discussion, the parties shall submit such matter to facilitated mediation. The costs of the mediation shall be shared equally by the parties. If the matter remains unresolved, the parties shall submit the matter to litigation in Kent County, Michigan. The costs of litigation and reasonable attorneys' fees shall be borne by the non-prevailing party, as determined by the judge.
12. Kent accepts cash, check, or credit cards. A 3% convenience fee will be added to the total invoice amount if paying by credit card.
13. For any project that involves the installation of gypcrete flooring material, Customer hereby waives of any liability on the part of Kent for any claims or for damages that are asserted at any time concerning any actual or alleged gypcrete failure in areas where luxury vinyl tile (LVT) or luxury vinyl planks (LVP) are installed over the top of the gypcrete. For any project that involves the installation of gypcrete flooring material, the parties acknowledge and agree that there are unique challenges with adhesive commonly used in the application of LVT or LVP to gypcrete and that LVT and LVP are known to shrink due to manufacturing issues. Kent disclaims all liability, responsibility, indemnity, or reimbursement for any issues related to the use of LVT or LVP, including, but not limited to, the installation of LVT or LVP over the top of gypcrete.



3748 Performance Road  
Charlotte, NC 28214  
(704) 398-8911  
www.kmacnc.com

Carl Byars  
CF Evans Construction Company, LLC  
125 Regional Parkway, Suite 200  
Orangeburg, SC 29118

Date: 8/12/2026  
Project Name: OCA Broad Creek Apartment  
Location: Hilton Head, SC  
Bid #: 154,800

We have reviewed the plans and specifications on the above referenced project as described below and offer the following to your potential construction project.

Plans Dated: 7/3/2026 Addenda: N/A  
Latest Plan Revision: 7/3/2026 Specifications: N/A

#### GYPSUM CONCRETE UNDERLAYMENT:

We propose to install Gypsum Concrete Underlayment over the sub-floor. Underlayment is to be smooth, flat, continuous and as outlined below.

1 Square Ft: 308,278  
2 Compressive Strength: 2500  
3 Depth: 1"  
4 Mobilizations (Pours): 20  
5 Pre-Pours: 4

#### SOUND CONTROL:

We propose to install sound mat at all unit areas, not under tubs or showers. Install perimeter isolation strips at the walls.

1 Square Ft: 266,817  
2 Thickness: 3/8"

PRICE: \$1,120,000

VE #1 - 1/4" SOUND MAT (PER SPEC) - DEDUCT: \$110,000

#### EXTERIOR CONCRETE & WATERPROOFING SYSTEM - Balconies:

1 Square Ft: 45,751  
2 Concrete Depth: 2"  
3 Compressive Strength: 3000  
4 T-Bar Height: 2"  
5 Mobilizations (Pours): 14  
6 Flood Testing: Included per Specs

ALTERNATE 1 - DUAL CORE SYSTEM AT KNEE WALL BALCONIES (HIGHLY RECOMMENDED) - ADD: \$48,600

#### CONCRETE FILL AT METAL PAN - Stair Landings:

1 Square Ft: 3,051  
2 Concrete Depth: 2"  
3 Compressive Strength: 3000  
4 Mobilizations (Pours): 6

PRICE: \$910,000

**TOTAL PRICE: \$2,030,000**

**GENERAL NOTES:**

- 1) Price is based on entering into a Standard AIA Sub-Contract.
- 2) Price does not include Payment/Performance Bond.
- 3) Sealing of gypsum floors is not included in our proposal.
- 4) Sealing of elevated concrete is not included in our proposal.
- 5) Gypsum floors will telegraph the contour of the subfloor and will not be poured to any tolerance or level.
- 6) No leveling, ramping nor sloping of gypsum concrete is included in this proposal.
- 7) KMAC includes pouring of gypsum concrete in test cubes. Testing provided upon request. Any third party testing must have written approval from the manufacturer to ensure that third-party labs have the proper equipment and procedures as outlined in ASTM C-472.
- 8) Price is based on installing waterproofing system and concrete prior to the installation of doors, stairs, railings, stucco or siding, to maintain integrity of the waterproofing system and the issuance of warranty.
- 9) KMAC's standard waterproofing system utilizes 105mil membrane in lieu of metal base flashing.
- 10) KMAC's standard waterproofing system includes a 3-piece door pan comprised of an L-shaped metal counter flashing and corners.
- 11) Unless otherwise noted above, any custom metal flashing such as pan flashing with back dam at entry doors, T-Bar Pockets, or thru-wall scuppers are specifically excluded from this proposal.
- 12) T-Bar is a mill finish and requires primer and paint, by others, to avoid discoloration. T-Bar will be installed with a protective film.
- 13) No work at slab on grade or podium locations is included in this proposal unless otherwise noted.
- 14) Flood testing of waterproofing system is not included in this proposal unless otherwise noted.
- 15) Unit decks to have slope built into the framing for the issuance of warranty.
- 16) Exterior concrete to be standard weight (146 lbs/cubic ft.) fiber-reinforced pea-gravel concrete.
- 17) Any balcony conditions with drains must utilize a two-stage drain for a warrantable waterproofing system install. Balconies with drains require
- 18) If indicated mobilizations are exceeded, they will come at an additional cost of \$3,500 each - no credits for unused mobilizations.
- 19) One (1) balcony mock-up is included in this proposal. Additional mock-ups treated as added mobilization.
- 20) Individual mobilizations typically are comprised of 1 day of prep, 1 day pour for gypsum scope - 2 days of prep, 1 day of pour for elevated scope.

**GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:**

- 1) Schedule installations at least three weeks in advance.
- 2) Providing staging area to accommodate a tandem axle truck, pumping equipment, and several loads of sand.
- 3) Provide a twenty (20) GPM water supply within 200 feet of the building, or access to a metered fire hydrant per city or county requirements.
- 4) Provide dumpster for construction debris.
- 5) Building must be maintained at a temperature above 50 degrees long enough before pour so that the subfloor, ambient temperature and humidity can stabilize.
- 6) Inspection and approval that the subfloor is properly fastened and dry to receive underlayment.
- 7) Subfloor to be broom-clean and free of mud, oil, woodchips and/or contaminants.
- 8) No sweeping compounds containing paraffin and/or wax to be used.
- 9) All structural holes (larger than 1/4" in diameter) in subfloor must be covered and plugged, also delaminations repaired.
- 10) Remove any bottom plates that go through doorways and install bulkheads at all stairways and doors.
- 11) Bulkhead off areas where gypsum concrete does not get poured i.e. pour stops.
- 12) Stool collars raised and drain area under tub sealed up to prevent leakage.
- 13) Preventing access of other trades until initial set time has been reached. See *Drying Conditions*.
- 14) After the pour, maintain a 50 degree temperature and ventilation to dry floor. LEAVE ALL WINDOWS CRACKED OPEN - (min. 2-4"). Low temperatures or high humidity will lengthen the drying time.
- 15) Place temporary wood planking in areas subject to heavy wheeled traffic or concentrated loads.
- 16) **DO NOT** install floor coverings over gypsum concrete until its thoroughly dry. Please see "*Drying Conditions*" - this is not a warranty and should be used as a guideline only. Also see ASTM F2419 for recommended procedures.

*This proposal shall be effective for a period of ninety (90) days from the above date.*

*To accept proposal, sign and return.*

Colin Krasen

Colin Krasen  
KMAC of the Carolinas, Inc.

Accepted By:  
Date:

## OCA Broad Creek Apartments Hilton Head Island SC

10 Verben Lane, Hilton Head Island, SC 29926, United States of America

Sent proposal: \$2,137,300

Submitted Aug 6, 2026 at 2:37 PM EDT

**Quality Controlled Floor Systems LLC**

412 Berkley Street, High Point, NC 27260, United States of America

OWEN Marshall | Owner | +1 336-706-1304 | owen@qcfloorssystems.com



### Line Items

| Description                                                                                                                                                                   | Quantity | Unit Cost          | Total Cost         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------|--------------------|
| <b>Apartments (3-Story) (x7):</b>                                                                                                                                             |          |                    |                    |
| - 2,500 PSI Gypcrete (1" @ Hard Surfaces In Units; 1 1/4" @ Bedrooms & Closets)                                                                                               | 0        | × \$0 /square foot | \$0                |
| - Sound Mat (1/4" @ Hard Surfaces In Units; Excluded @ Bedrooms & Closets)                                                                                                    | 0        | × \$0 /square foot | \$0                |
| - Normal Weight Concrete Floor/Stair Landings (Light Broom Finished Concrete over 60 Mil Waterproofing w/ 1/4" drainage mat and 2" mil finish t-bar edge form)                | 0        | × \$0 /square foot | \$0                |
| <b>Apartments (2-Story) (x2):</b>                                                                                                                                             |          |                    |                    |
| - 2,500 PSI Gypcrete (1" @ Hard Surfaces In Units; 1 1/4" @ Bedrooms & Closets)                                                                                               | 0        | × \$0 /square foot | \$0                |
| - Sound Mat (1/4" @ Hard Surfaces In Units; Excluded @ Bedrooms & Closets)                                                                                                    | 0        | × \$0 /square foot | \$0                |
| - Normal Weight Concrete Floor/Stair Landings (Light Broom Finished Concrete over 60 Mil Waterproofing w/ 1/4" drainage mat and 2" mil finish t-bar edge form)                | 0        | × \$0 /square foot | \$0                |
| <b>Townhomes (2-Story) (x4):</b>                                                                                                                                              |          |                    |                    |
| - 2,500 PSI Gypcrete (1" @ Hard Surfaces In Units; 1 1/4" @ Bedrooms & Closets)                                                                                               | 0        | × \$0 /square foot | \$0                |
| - Sound Mat (1/4" @ Hard Surfaces In Units; Excluded @ Bedrooms & Closets)                                                                                                    | 0        | × \$0 /square foot | \$0                |
| <b>Additional Items:</b>                                                                                                                                                      |          |                    |                    |
| 2,500 PSI Gypcrete (1" @ Hard Surface; 1 1/2" @ Corridor)                                                                                                                     |          |                    | \$558,265          |
| 1/4" Sound Mat @ 100% Unit Coverage                                                                                                                                           |          |                    | \$514,275          |
| 3,000 PSI Elevated Concrete (2" w/ Light Broom Finished Concrete over 60 Mil Waterproofing w/ 1/4" drainage mat and 2" mil finish t-bar edge form AND metal pan stair towers) |          |                    | \$1,064,760        |
| <b>Base Bid</b>                                                                                                                                                               |          |                    | <b>\$2,137,300</b> |

### Alternates

|                                                                                                                                                               |          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Add For Light Weight Concrete Unit Balconies (Light Broom Finished Concrete over 60 Mil Waterproofing w/ 1/4" drainage mat and 2" mil finish t-bar edge form) | \$0      |
| Add For Upgrade to 3/8" Premium Acousti-Mat Underlayment                                                                                                      | \$88,155 |
| Deduct For Gypcrete & Sound Mat In Townhomes                                                                                                                  | \$0      |

### Inclusions

|                                                                                                                                                                        |     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 3,000 PSI Normal Weight Concrete Floor/Stair Landings (Light Broom Finished Concrete over 60 Mil Waterproofing w/ 1/4" drainage mat and 2" mil finish t-bar edge form) | Yes |
| 2,500 PSI, 1" Gypcrete @ Hard Surfaces in Units w/ 1/4" Premium Sound Mat Underlayment                                                                                 | Yes |
| Bulkhead Service                                                                                                                                                       | Yes |
| Gypcrete Primer                                                                                                                                                        | Yes |
| Moist Tape Up 1 1/2" Walls & Floors (Install & Removal)                                                                                                                | Yes |
| Premium Sound Mat Underlayment Excluded @ Unit Bedrooms & Closets                                                                                                      | No  |

OCA Broad Creek Apartments Hilton Head Island SC

10 Verbena Lane, Hilton Head Island, SC 29926, United States of America

Pre-Pours

Yes

Scope-Specific Information and Unit Costs

|                                      |                                                                  |
|--------------------------------------|------------------------------------------------------------------|
| How many mobilizations are included? | 18 Mobilizations for gyp and mat. 14 Mobilizations for Concrete. |
| Cost per additional mobilization     | \$4,000                                                          |

Attachments

 Broad Creek Apt - QCFS - 8.6.... (55 KB)



## **Division #4**



## **Division 04.200**

### **Masonry**





August 20, 2026

CF Evans Construction

Attn: Carl Byars

**BID PROPOSAL:** OCA Broad Creek Apartments

**DRAWINGS:** Architectural and structural drawings dated 7/3/26.

**INCLUSIONS:** Furnish and install 8" CMU at elevators at buildings 1-3 and building 6, miscellaneous interior partitions at parking level 1 at buildings 1-3, stair shafts at buildings 1-3, and at exterior walls of parking level at buildings 1-3. Grout fill at CMU. CMU includes joint reinforcing & rebar material. Furnish and install modular size brick veneer per elevations at buildings 1-3 & buildings 5-7 (allowance \$750/m). Brick veneer includes through wall flashing, stainless steel drip edge, termination bar, weeps, two-piece wall ties, and cavity drainage material. Pointing and cleaning of completed work. Layout beyond engineered control points.

**EXCLUSIONS:** Miscellaneous steel, interior brick or masonry veneers, cast stone or precast, control joint caulking, steel angles, concrete tie beams, welded or bolted angles, dovetail slot, testing, top of wall angles/fillers, engineering of control points, MEP layout, epoxy grout, damp proofing, building felt/vapor barrier, bent metal flashings at roof lines, expansion joint, block-outs for openings, waterproofing, fluid applied membrane, masonry sealants, fire caulking, site/roof top pavers, and Civil (i.e.: manholes, site retaining, dumpster, etc.).

**SPECIFIC PROVISIONS:** Add 1.5% if bond is required. This proposal will expire in 45 days from this date. Access to work areas with a forklift and conventional scaffold is assumed in the price of this project. Hoisting above 55 feet and at areas not accessible with a forklift will need to be discussed further.

**TOTAL PRICE:** \$4,035,670

- Add to provide rigid insulation board at brick veneer above parking level – add \$95,498
- When pricing is received for the Cherokee Savannah Gray brick a deduct will be provided.

Sincerely,

A handwritten signature in blue ink that reads "Tim Warren".

Tim Warren

Cc: File 15826

[www.cornerstonemasonrygroup.com](http://www.cornerstonemasonrygroup.com)

Office: 770-205-1819

Fax: 770-205-7579

Toll Free: 1-877-214-1774

1195 Samples Industrial Dr.  
Suite 100  
Cumming, GA 30041

2904 Tremont Rd.  
Savannah, GA 31405

# GILBERT MASONRY, INC

Established 1986



CF Evans Construction

Carl Byars

## PROJECT INFORMATION

BROAD CREEK APARTMENTS  
HILTON HEAD ISLAND, SC 29928

### Architect

Housing Studio  
333 West Trade Street  
Charlotte, NC 28202

### General Contractor

CF Evans Construction  
125 Regional Parkway, Suite 200  
Orangeburg, SC 29118

Contact:  
Carl Byars  
[cbyars@cfevans.com](mailto:cbyars@cfevans.com)

**BROAD CREEK APARTMENTS**

August 7<sup>th</sup>, 2026

## SCOPE OF WORK

This proposal offers a turnkey masonry project including all material, labor, equipment, and supervision for the following structures: Plans dated 07/03/2026. All pricing is good for 60 days.

- Brick Veneer - Buildings 1, 2, 3, 5, 6, 7 Building 6 Fireplace, Pool Trellis Columns, Fire Pit, & Grill Island
  - Modular Brick, Manufacturer & Color TBD, Allowance \$750/1000
- CMU
  - Building 1 Stairs 1 & 2 and Elevator 1 & 2 CMU cell fill and rebar at 16" O.C.
  - Building 2 Stairs 3 & 4 and Elevator 3 CMU cell fill and rebar at 16" O.C.
  - Building 3 Stairs 5 & 6 and Elevator 4 CMU cell fill and rebar at 16" O.C.
  - Fire Pit CMU Filled Solid
  - Grill Island CMU Filled Solid

## SPECIFICATIONS

- Modular Brick.
- Mortar to be Holcim Type S standard gray.
- Mortar joints to be concave.
- Flexible through wall flashing.
- Includes 3" stainless steel drip edge.
- Includes providing and installing rebar as needed in CMU walls.
- CMU to be filled solid at reinforced cells and bond beams.
- One 4' x 4' mock-up panel is included.

## ASSUMPTIONS & EXCLUSIONS

- Assumes:
  - Rebar will be placed into footings, S.O.G etc. with proper spacing, rebar sizing and proper lap/splice dimensions prior to installation of CMU
  - Water will be available onsite
  - One mobilization for all CMU work
- Excludes:
  - Digging or pouring footings
  - Waterproofing or damp proofing
  - Drilling and/or epoxy for installing rebar in footings
  - Providing or installing relief angles or any lintels that are structurally attached
  - Metal through wall flashing
  - Sealant
  - Backer rod

- Brick veneer at Pool/Dog Park Fence columns as shown on 1/L-304 (location/quantities not clear)

## DELIVERABLES

- One-year warranty protecting against defects in product and workmanship.

## VALUE OF CONTRACT

\$3,004,150.00

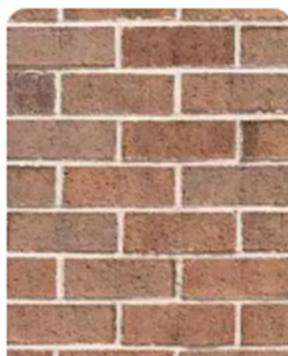
*THREE MILLION FOUR THOUSAND ONE HUNDRED FIFTY DOLLARS*

Progress payments are to be made monthly. Ten percent retainage to be held by contractor until final acceptance of masonry scope of work by owner, no later than 60 days after completion of this contract.

## VALUE ENGINEERING

VE Option #1:

- Save **\$253,816.00** by using Triangle Brick standard modular size brick



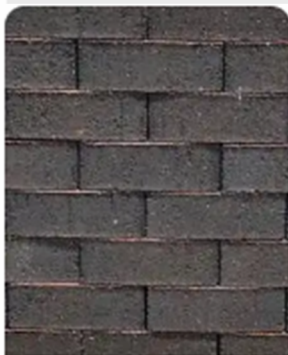
**Asheville**



**Ballantyne**



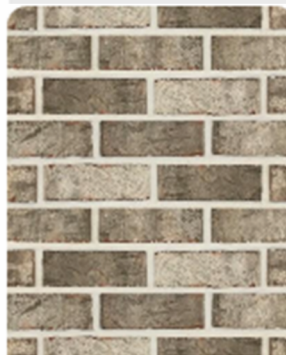
**Bessemer Grey**



**Black Mountain**



**Boylan Heights**



**Evelyn Bay**





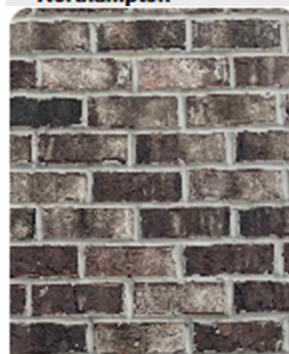
**Northampton**



**Old Colony**



**Oxford**



**River Street**



**Southampton**



**Williamsburg**

## SCHEDULE OF VALUES

|                               |                |                        |
|-------------------------------|----------------|------------------------|
| <b>Broad Creek Apartments</b> |                | <b>8/7/2026</b>        |
| <b>Veneer</b>                 |                |                        |
| Building 1                    |                | \$ 904,800.00          |
| Building 2                    |                | \$ 398,200.00          |
| Building 3                    |                | \$ 674,700.00          |
| Building 5                    |                | \$ 10,300.00           |
| Building 6                    |                | \$ 35,500.00           |
| Building 6 Fireplace          |                | \$ 19,300.00           |
| Building 7                    |                | \$ 17,650.00           |
| Pool Tellis Columns           |                | \$ 2,800.00            |
| Fire Pit (Inc. CMU)           |                | \$ 6,200.00            |
| Grill Island (Inc. CMU)       |                | \$ 10,100.00           |
|                               |                | <u>\$ 2,079,550.00</u> |
| <b>CMU</b>                    |                |                        |
| Building 1 Stair 1            |                | \$ 139,900.00          |
| Building 1 Stair 2            |                | \$ 132,600.00          |
| Building 1 Elevator 1         |                | \$ 72,400.00           |
| Building 1 Elevator 2         |                | \$ 71,800.00           |
| Building 2 Stair 3            |                | \$ 49,200.00           |
| Building 2 Stair 4            |                | \$ 49,200.00           |
| Building 2 Elevator 3         |                | \$ 55,600.00           |
| Building 3 Stair 5            |                | \$ 145,000.00          |
| Building 3 Stair 6            |                | \$ 137,500.00          |
| Building 3 Elevator 4         |                | \$ 71,400.00           |
|                               |                | <u>\$ 924,600.00</u>   |
|                               |                |                        |
|                               | Project Total: | \$ 3,004,150.00        |

August 7<sup>th</sup> 2026

---



## CONTACT US

We look forward to answering any questions you may have about this proposal. You may contact your project manager below:

**Will Kent**

Project Manager

[will.kent@gilbertmasonryinc.com](mailto:will.kent@gilbertmasonryinc.com)

828.292.9094

# **MASONRY BUDGET PROPOSAL FOR BROAD CREEK APARTMENTS HILTON HEAD ISLAND, SOUTH CAROLINA**

Name of Bidder: Legacy Masonry, LLC  
9032 Hardee Place Lane  
Indian Land, SC 29707

Today's Date: August 7, 2026

The undersigned bidder, having carefully examined the Bidding Requirements and Drawings, as prepared by Housing Studio Architecture, dated 7/3/2026; labeled "Not For Construction". Therefore being familiar with the conditions and requirements of the work, hereby agrees to furnish all material, labor, equipment, insurances, taxes and services to complete the *Masonry* portion of this project as follows:

## **Masonry Qualifications & Scope of Work:**

- (1) Footings and Concrete slabs: All footings, slabs and concrete walls assumed to be level, even textured with all rebar placed into proper position into footings and concrete walls and slabs prior to commencement of CMU construction. Installation of rebar into footings, slabs, and/or concrete walls are excluded from this quote. Further, all footings to be free of water, muck and debris.
- (2) Embeds, etc: All embeds and structural attachments provided by others. Locations of embeds that are to be grouted into place by Legacy, shall jointly be coordinated by Legacy, the G.C. and/or by others.
- (3) CMU: Provide and install per plans & specifications all CMU. CMU mortar to be Type S. Joint reinforcing type to be HDG "ladder".
- (4) CMU Grout: All CMU walls are to be grouted per plans and specification. Grout will be provided & placed where structural attachments and embeds are to be located in CMU walls. Verification of embeds and inspections of rebar placement provided by G.C. and/or others. All grout provided to meet specifications and will be "fine grout".
- (5) Loose rebar: All loose rebar for CMU to be placed and supplied by Legacy.
- (6) Door frames: Setting & grouting of hollow metal frames is included in CMU walls provided the frames are onsite at the commencement of CMU construction. If the door frames are not onsite, Legacy excludes setting & grouting of frames.
- (7) Brick veneer: Provide & install full bed depth running bond MODULAR brick as specified, at a cost allowance of \$425.00 per thousand bricks. Triangle Brick is recommended. Masonry accessories will be supplied and placed per plans & specifications: DW-10X veneer anchors; "Textro-flash" 40 mil through wall Textro-

flash flashing & plastic weeps; 2" Mortar Break DT; stainless steel drip edge; PVC termination bar; all by Hohman & Bernard. Colored mortar is excluded. Brick veneer cleaning is also included.

- (8) Insulations: Provide & install 2" Foamular rigid cavity insulation by Owens Corning at brick veneer areas only. All other insulations are excluded.

---

**TOTAL DIVISION 4 MASONRY BASE BID FOR**

**BROAD CREEK APARTMENTS  
HILTON HEAD ISLAND, SOUTH CAROLINA**

The Base Bid, including allowances and exclusions, shall be in accordance with the Contract Documents and the above qualifications and scope of work as defined herein, for the lump sum of:

**BUILDINGS 1 – 3  
CLUBHOUSE  
SPA  
MAINTENANCE BUILDING  
FIREPIT & GRILL:**

**\$2,999,888.00**

---

**THESE ITEMS ARE EXCLUDED FROM THIS BID,  
BUT NOT LIMITED TO THE FOLLOWING:**

- (1) Air & water barriers, water proofing and waterproofing membranes.
- (2) Division 5 & 7: Metal fabrications, steel angles, embeds, lintels, steel fasteners.
- (3) Installing rebar embedded in concrete footings, walls and/or slabs.
- (4) Expansion joints: backer rod and caulking joint sealants.
- (5) Site walls, amenity masonry, retaining walls.
- (6) Stone veneer, stonework, thin brick.
- (7) Seismic materials.
- (8) Permits.
- (9) Liquidated damages.



(10) Bonds.

Respectfully submitted this the 7<sup>th</sup> day of August, 2026,

TO: CF EVANS

|     |                           |                        |                     |
|-----|---------------------------|------------------------|---------------------|
| BY: | <u><i>Rick Hardee</i></u> | <u>General Manager</u> | <u>704-363-0373</u> |
|     | (Signature)               | (Title)                | (Phone)             |

*This quote is valid for thirty (30) days.*



9354 Old Bailes Road  
Fort Mill, SC 29707  
(803) 547-1168

August 21, 2026

apply (\$84,916) colored mortar deduct  
\$ 3,021,698

CF Evans Construction Services

Attention: Carl Byars

Re: OCA Broad Creek Apartments; Hilton Head, SC.

Superior Masonry Unlimited, Inc. would like to take this opportunity to thank you for allowing us to bid your project.

This project consists of 3 apartment buildings (including CMU walls below the podium, 4 elevator and 6 stair towers), 1 clubhouse (including 1 elevator), 1 maintenance building, and 1 spa building for masonry purposes. Our bid is based on architectural, structural, landscape, and civil plans by Housing Studio dated 7-3-2026.

**For the firm proposed amount of \$3,106,614., brick and CMU work includes the following:**

1. Brick: Cherokee Brick – Georgia Classic: Savannah Grey modular size.
2. Block, fill at reinforced cells, rebar and horizontal reinforcing, rebar positioners, and grout stop.
3. Mortar: *colored – Portland lime mix type S at an allowance of \$22 a bag.*
4. Masonry sand: *washed.*
5. Mortar joints: *concave.*
6. Wall ties installed with brick: H&B DW-10HS *two-piece screw applied with gaskets, 2-Seal tie, and 270-2X Ladder Eye-Wire Reinforcement.*
7. Flashing installed with brick: 18" Textroflash *40 mil peel and stick with 3" stainless steel drip edge and termination bar.*
8. Lintels: *None. (See exclusion #5)*
9. Weep holes: *cell vent type – clear color.*
10. Mortar control: *2" mesh type.*
11. Rigid insulation: *1.5" polystyrene at storefront and CMU tower locations in the brick airspace above finish floor.*
12. Cleaning upon installation.
13. Supervision.
14. Forklift and operator.
15. Scaffolding, mixer, saws, and other equipment necessary to perform the work.
16. Worker's Comp., General, & Vehicle liability insurance.

Alternates:

1. Switching to natural gray mortar at an allowance of \$12 a bag will **deduct \$84,916** from the base bid.

Acceptance of multiple alternates could result in a slight variation in the values provided above. Please let us know if multiple alternates will be accepted so that we can confirm the accurate combined value.





9354 Old Bailes Road  
Fort Mill, SC 29707  
(803) 547-1168

Items excluded from the price are:

1. Trash hauling (Superior will deposit all our trash into a G.C. supplied dumpster).
2. Any flashings other than those embedded in masonry or which mate with other flashings.
3. Expansion joint backing, caulking, and labor (this is effectively supplied by the paint contractor).
4. Protection and cleaning after initial masonry completion and cleaning.
5. Arched, curved, bolted, welded, or loose lintels. No lintel schedule provided.
6. Stucco, parging, foundations, footings, or poured concrete other than block fill.
7. Felt, house wrap, waterproofing, damp proofing, drainage, or backfill.
8. Inspection or acceptance of work by others.
9. Cleaning onsite streets. Restoration of grade due to forklift traffic.
10. Traffic control/pedestrian protection.
11. Any interior veneer work.
12. Bonds, permits, testing, or engineering.
13. AAC firewalls. This product is more effectively supplied and installed by a framer.
14. Any veneer lower than 22" BFF or defined top of footer.
15. Any miscellaneous metal at top of CMU walls provided by others (SP.0.2).
16. No masonry on dumpster enclosure, entry sign, or retaining wall. Further plan development needed.
17. No water repellant in block or mortar is included in this estimate.

Clarifications:

1. Price is based on 7 mobilizations. Additional mobilizations will be charged at the rate of \$5,000. Unused mobilizations will be credited at the same rate.
2. Price is based on a 6-day work week, Monday through Saturday.
3. GC to provide toilets, power, and water.
4. Bid based on forklift access to all work areas unless noted otherwise.
  - a. We have accounted for 8,094 SF of veneer with <30' of perpendicular access which will require us to side load scaffolding, charged at a \$1.25/SF premium.
5. No provisions have been included for cold weather production.
6. Specification and approval of materials to meet all applicable codes is the responsibility of others.
7. Materials required to be compatible with materials supplied by others may not be included.
8. Materials included in the specifications but not on the plans are not included.
9. Subcontractor shall not be responsible for industry wide material shortages.
10. It is unclear how the CMU lintels will be supported between CIP walls (see detail A6.A02/2 tagged on A4.A08)
11. The elevator in the clubhouse was included as 28' 8" tall with typical reinforcement. No sections provided for this elevator.
12. All CMU is included with a 2-hour fire rating.

Our inclusions, exclusions, and clarifications must be included in any contract offer to maintain the price.

This proposal is good for 30 days.

Sincerely,

Joe Christison





9354 Old Bailes Road  
Fort Mill, SC 29707  
(803) 547-1168

### Schedule of Values by Structure Type — Brick Veneer & CMU

#### BRICK VENEER

| Structure Type              | Square Footage (SF) | Schedule of Value (\$) | \$ / SF        |
|-----------------------------|---------------------|------------------------|----------------|
| Bldg 1 Veneer               | 30,088              | \$736,572              | \$24.48        |
| Bldg 3 Veneer               | 22,221              | \$538,448              | \$24.23        |
| Bldg 2 Veneer               | 13,583              | \$330,664              | \$24.34        |
| Bldg 6 Veneer (Clubhouse)   | 1,940               | \$49,257               | \$25.39        |
| Bldg 7 Veneer (Spa)         | 600                 | \$15,788               | \$26.31        |
| Bldg 5 Veneer (Maintenance) | 381                 | \$10,220               | \$26.82        |
| <b>Brick Veneer Total</b>   | <b>68,812</b>       | <b>\$1,680,949</b>     | <b>\$24.43</b> |

#### CMU (8" x 16" BLOCK FACE)

| Structure Type       | Square Footage (SF) | Schedule of Value (\$) | \$ / SF        |
|----------------------|---------------------|------------------------|----------------|
| Bldg 1 CMU           | 7,582               | \$203,670              | \$26.86        |
| Bldg 3 CMU           | 6,862               | \$180,256              | \$26.27        |
| Bldg 2 CMU           | 7,512               | \$194,230              | \$25.86        |
| Bldg 1 Stair 1       | 3,611               | \$100,425              | \$27.81        |
| Bldg 1 Stair 2       | 3,670               | \$101,880              | \$27.76        |
| Bldg 2 Stair 3       | 2,359               | \$62,940               | \$26.68        |
| Bldg 2 Stair 4       | 2,364               | \$63,049               | \$26.67        |
| Bldg 3 Stair 5       | 3,997               | \$111,920              | \$28.00        |
| Bldg 3 Stair 6       | 3,804               | \$105,780              | \$27.81        |
| Bldg 1 Elev 1        | 1,962               | \$57,614               | \$29.36        |
| Bldg 1 Elev 2        | 1,954               | \$58,108               | \$29.74        |
| Bldg 2 Elev 3        | 1,352               | \$37,303               | \$27.59        |
| Bldg 3 Elev 4        | 1,965               | \$57,339               | \$29.18        |
| Bldg 6 Lula Elevator | 752                 | \$19,836               | \$26.38        |
| <b>CMU Total</b>     | <b>49,746</b>       | <b>\$1,354,350</b>     | <b>\$27.23</b> |

#### GENERAL CONDITIONS

| Structure Type                  | Square Footage (SF) | Schedule of Value (\$) | \$ / SF |
|---------------------------------|---------------------|------------------------|---------|
| General Conditions              | N/A                 | \$71,315               | N/A     |
| <b>General Conditions Total</b> |                     | <b>\$71,315</b>        |         |

|                    |                |                    |                |
|--------------------|----------------|--------------------|----------------|
| <b>GRAND TOTAL</b> | <b>118,558</b> | <b>\$3,106,614</b> | <b>\$26.20</b> |
|--------------------|----------------|--------------------|----------------|





9354 Old Bailes Road  
Fort Mill, SC 29707  
(803) 547-1168

August 7, 2026

CF Evans Construction Services

Attention: Carl Byars

Re: OCA Broad Creek Apartments; Hilton Head, SC.

Superior Masonry Unlimited, Inc. would like to take this opportunity to thank you for allowing us to bid your project.

This project consists of 3 apartment buildings (including CMU walls below the podium, 4 elevator and 6 stair towers), 1 clubhouse (including 1 elevator), 1 maintenance building, and 1 spa building for masonry purposes. Our bid is based on architectural, structural, landscape, and civil plans by Housing Studio dated 7-3-2026.

**For the firm proposed amount of \$3,397,914., brick and CMU work includes the following:**

1. Brick: Cherokee Brick – Georgia Classic: Savannah Grey modular size.
2. Block, fill at reinforced cells, rebar and horizontal reinforcing, rebar positioners, and grout stop.
3. Mortar: *colored – Portland lime mix type S at an allowance of \$28 a bag.*
4. Masonry sand: *washed.*
5. Mortar joints: *concave.*
6. Wall ties installed with brick: H&B DW-10HS *two-piece screw applied with gaskets, 2-Seal tie, and 270-2X Ladder Eye-Wire Reinforcement.*
7. Flashing installed with brick: 18" Textroflash *40 mil peel and stick with 3" stainless steel drip edge and termination bar.*
8. Lintels: *None. (See exclusion #5)*
9. Weep holes: *cell vent type – clear color.*
10. Mortar control: *2" mesh type.*
11. Rigid insulation: *1.5" polystyrene at storefront and CMU tower locations in the brick airspace above finish floor.*
12. Cleaning upon installation.
13. Supervision.
14. Forklift and operator.
15. Scaffolding, mixer, saws, and other equipment necessary to perform the work.
16. Worker's Comp., General, & Vehicle liability insurance.

Alternates:

1. Switching to natural gray mortar at an allowance of \$12 a bag will **deduct \$139,262** from the base bid.

Acceptance of multiple alternates could result in a slight variation in the values provided above. Please let us know if multiple alternates will be accepted so that we can confirm the accurate combined value.





9354 Old Bailes Road  
Fort Mill, SC 29707  
(803) 547-1168

Items excluded from the price are:

1. Trash hauling (Superior will deposit all our trash into a G.C. supplied dumpster).
2. Any flashings other than those embedded in masonry or which mate with other flashings.
3. Expansion joint backing, caulking, and labor (this is effectively supplied by the paint contractor).
4. Protection and cleaning after initial masonry completion and cleaning.
5. Arched, curved, bolted, welded, or loose lintels. No lintel schedule provided.
6. Stucco, parging, foundations, footings, or poured concrete other than block fill.
7. Felt, house wrap, waterproofing, damp proofing, drainage, or backfill.
8. Inspection or acceptance of work by others.
9. Cleaning onsite streets. Restoration of grade due to forklift traffic.
10. Traffic control/pedestrian protection.
11. Any interior veneer work.
12. Bonds, permits, testing, or engineering.
13. AAC firewalls. This product is more effectively supplied and installed by a framer.
14. Any veneer lower than 22" BFF or defined top of footer.
15. Any miscellaneous metal at top of CMU walls provided by others (SP.0.2).
16. No masonry on dumpster enclosure, entry sign, or retaining wall. Further plan development needed.
17. No water repellant in block or mortar is included in this estimate.

Clarifications:

1. Price is based on 7 mobilizations. Additional mobilizations will be charged at the rate of \$5,000. Unused mobilizations will be credited at the same rate.
2. Price is based on a 6-day work week, Monday through Saturday.
3. GC to provide toilets, power, and water.
4. Bid based on forklift access to all work areas unless noted otherwise.
  - a. We have accounted for 8,094 SF of veneer with <30' of perpendicular access which will require us to side load scaffolding, charged at a \$1.25/SF premium.
5. No provisions have been included for cold weather production.
6. Specification and approval of materials to meet all applicable codes is the responsibility of others.
7. Materials required to be compatible with materials supplied by others may not be included.
8. Materials included in the specifications but not on the plans are not included.
9. Subcontractor shall not be responsible for industry wide material shortages.
10. It is unclear how the CMU lintels will be supported between CIP walls (see detail A6.A02/2 tagged on A4.A08)
11. The elevator in the clubhouse was included as 28' 8" tall with typical reinforcement. No sections provided for this elevator.
12. All CMU is included with a 2-hour fire rating.

Our inclusions, exclusions, and clarifications must be included in any contract offer to maintain the price.

This proposal is good for 30 days.

Sincerely,

Joe Christison





## **Division #5**



**Division 05.100**

**Structural Steel**





Contractor: CF Evans Construction

Attention: Carl Byars

Phone: 803-513-2207

Below is the proposal for OCA Broad Creek Apartments Hilton Head

Dwg Date: 7/3/2026



Date: 8/13/2026

**E-6126**

This proposal assumes that if it is granted, all parties will work together to develop a mutually agreeable construction schedule. In addition, this proposal is based on the information provided at this time. Any revisions required at a later date will be subject to price review. We reserve the right to withdraw this proposal if it is not accepted within 30 days. This bid is contingent on the use of the AIA Document A401-2007 contract between the Contractor and the Subcontractor, Midsouth Steel, LLC.

| Description                                                                                                        | Price        |
|--------------------------------------------------------------------------------------------------------------------|--------------|
| <b>Building 1</b>                                                                                                  |              |
| Stair 1 (Guardrails, Handrails, Risers, Pre-Cast Treads, Pipe Protectors, Landings, Alt-Tread Ladder, & Cane Rail) | \$87,200.00  |
| Stair 2 (Guardrails, Handrails, Risers, Pre-Cast Treads, Pipe Protectors, Landings, & Cane Rail)                   | \$73,879.00  |
| Elevator Support Steel (Hoist Beam, Pit Ladder, Sump Frame, Sill Angles) x2                                        | \$5,250.00   |
| Trash Chute Angle Frame (x5)                                                                                       | \$2,250.00   |
| <b>Building 2</b>                                                                                                  |              |
| Stair 3 (Guardrails, Handrails, Risers, Pre-Cast Treads, Pipe Protectors, Landings, & Cane Rail)                   | \$40,923.00  |
| Stair 4 (Guardrails, Handrails, Risers, Pre-Cast Treads, Pipe Protectors, Landings, & Cane Rail)                   | \$40,550.00  |
| Elevator Support Steel (Hoist Beam, Pit Ladder, Sump Frame, Sill Angles) x1                                        | \$4,900.00   |
| Trash Chute Angle Frame (x3)                                                                                       | \$1,350.00   |
| <b>Building 3</b>                                                                                                  |              |
| Stair 5 (Guardrails, Handrails, Risers, Pre-Cast Treads, Pipe Protectors, Landings, & Cane Rail)                   | \$65,149.00  |
| Stair 6 (Guardrails, Handrails, Risers, Pre-Cast Treads, Pipe Protectors, Landings, & Cane Rail)                   | \$59,053.00  |
| Elevator Support Steel (Hoist Beam, Pit Ladder, Sump Frame, Sill Angles) x1                                        | \$5,250.00   |
| Trash Chute Angle Frame (x5)                                                                                       | \$2,250.00   |
| <b>Clubhouse</b>                                                                                                   |              |
| Elevator Support Steel (Hoist Beam, Pit Ladder, Sump Frame, Sill Angles) x1                                        | \$4,550.00   |
| <b>Structural Steel Package (Approx 14.5 Tons)</b>                                                                 | \$139,063.00 |
| <b>Detailing</b>                                                                                                   | \$37,214.00  |
| <b>Rental Equipment</b>                                                                                            | \$47,845.00  |
| <b>Travel &amp; Per Diem</b>                                                                                       | \$58,477.00  |
| <b>Engineer Stamp For Stair Shops</b>                                                                              | \$10,000.00  |

|                                                 |                     |
|-------------------------------------------------|---------------------|
| <b>Engineer Stamp For Strucrual Connections</b> | <b>\$15,000.00</b>  |
|                                                 |                     |
|                                                 |                     |
| <b>TOTAL</b>                                    | <b>\$700,153.00</b> |

**Options (Check if Approved)**

| <u>Approved</u> | <u>Description</u>                 | <u>Price</u>      |
|-----------------|------------------------------------|-------------------|
|                 | <b>Enginnered Hoist Beam</b>       | <b>\$500.00</b>   |
|                 | <b>Elevator Safety Beam (ea)</b>   | <b>\$2,100.00</b> |
|                 | <b>Bollards (ea)</b>               | <b>\$385.00</b>   |
|                 | <b>Clearance/Headache Bar (ea)</b> | <b>\$2,400.00</b> |
|                 |                                    |                   |

**Notes:**

- All quoted Misc. Steel are in accordance with *MSI Standards* (details are available upon request)
- If Misc Steel is to NOT be per MSI design, MSI reserves the right to reprice the scope of work
- We are *AISC* certified fabricator. Our erection division is not.
- All steel will receive Standard Cleaning, DFT and Primer (U.O.N.)
- Holes for other trades MUST be marked on returned Plans for Approval
- Per AISC Code of Standard Practices & Tolerances. Max width of Precast Tread is 48"
- Precast Treads Std Sizes are 41", 42", 44" & 48"
- Coordination with GC only, Shoring, Parking & Traffic Control cost by others
- Alternate Prices are based on the current market value & don't include Rolling, Detailing , Equipment or Travel charges
- Cane/Pipe Guards are provided where Explicitly shown on Architectural Plans
- Bond is an additional 3% of the total contract value

**General Exclusions:**

- Any item not specifically stated in the above scope
- Certified payroll, Stainless Steel Fasteners, Pipe Sleeves, Embeds/Steel for other trades or shown on MPE plans
- Blast Cleaning, AESS finish, Grout, Bituminous Paint, Compatibility of our primer with any other covering
- Unsized Steel, Stair nosing, Corner Guards, Loose Lintels/ Brick angles, Counter/ Vanity/ Toilet partition Supports
- Cost of Samples, Testing, Survey, Inspections, Field Measurements, BIM Coordination & Mock-ups
- Cost of Mandated accounting software, Any Glass, Aluminum, Stainless Steel or Prefabricated Steel
- Primer over galvanized steel, Any Cane/ Pipe Guard rail not shown explicitly on Stairs Drawings
- See Attached for Clarifications & Exclusions

**Specifications:**

**1. Time of completion:**

Midsouth Steel, LLC shall commence with the work upon receipt of all documentation and material. Duration of the above stated work would begin in four weeks from the receipt of approved drawings, fabrications by others, unless prevented by strikes, accidents, weather, or other reasonable causes.

**2. Alterations and Additions:**

In the event the scope of work is altered or increased, all constitute a change order and shall be paid in a matter that is acceptable to both parties pursuant to a signed agreement, and shall be in addition to the sum set forth herein.

**3. Termination of Contract:**

If the contracting party shall become bankrupt, make assignment for benefit of creditors or fails to make

timely payments pursuant to terms set forth herein, Midsouth Steel, LLC may terminate this contract by delivering a written notice of termination by registered mail or hand delivery. In the event this contract is terminated, Midsouth Steel, LLC shall be entitled to full payment for all work performed.

**4. Dispute:**

In the event of any controversy, breach, or dispute under this agreement, the venue shall be in Fulton County, Georgia, and the primary party shall be entitled to reasonable attorney's fees. All unpaid invoices shall accrue an interest fee of 1.5% per month.

**5. Engineering:**

Midsouth Steel, LLC is not a professional engineer or architect nor does Midsouth Steel, LLC have a certificate of authority to practice engineering or architecture. To the extent design services are required, all design services will be subcontracted to an engineering or architectural firm where all design services shall be performed by a duly licensed and registered architect or engineer in compliance with the Georgia licensing requirements.

**6. Price Escalation:**

1. Material escalation language in contract - Should material price increase 10% or more prior to approved shop drawings then the contract price will be adjusted via change order accordingly. Cost increase is for raw material and does not include labor, overhead or profit. Timeliness and accuracy of shop drawings/submittals are of utmost importance to ensure that material is ordered and delivered on time, and material pricing is finalized as soon as possible.
2. Client buy "escalation insurance" after price is adjusted to current market value. This will be determined once scope is finalized. This would cover any potential increases and not require escalation language in the contract.

Cordially,

Robert Smith  
Estimator

**Acceptance: By signing this proposal, you agree to the terms set forth herein.**

**Company:**

**Authorized Signature:**

**Date of Acceptance:**



**Division 05.400**

**Metal Stud Framing**



## **Division 5.700**

### **Metal Handrails, Railings, Stairs, & Misc. Metals**

**Proposal/ Contract**

|                                         |                                       |                  |
|-----------------------------------------|---------------------------------------|------------------|
| Contractor: CF Evans Construction       | Date: August 14, 2026                 |                  |
| ATTN: Carl Byars                        | Project: OCA Broad Creek Apartments   |                  |
| Street: 125 Regional Parkway, Suite 200 | Location: Hilton Head, South Carolina |                  |
| City: Orangeburg                        | Phone: 803-585-0713                   |                  |
| State: South Carolina                   | Email: cbyars@cfevans.com             |                  |
| Zip: 29118                              | DWGS: 60% CD                          | Date: 07/03/2026 |

We hereby submit the following steel quantities as per attached material specifications.

See attached material specs list.

**Materials Fabricated, Delivered and Installed:**

1. 4 – 1 Tread Steel Stair, Closed Riser Pre-Cast Concrete Treads 48"
2. 13 – 2 Tread Steel Stair, Closed Riser Pre-Cast Concrete Treads 48"
3. 9 – 3 Tread Steel Stair, Closed Riser Pre-Cast Concrete Treads 48"
4. 16 – 16 Tread Steel Stair, Closed Riser Pre-Cast Concrete Treads 48"
5. 10 – 17 Tread Steel Stair, Closed Riser Pre-Cast Concrete Treads 48"
6. 16 – Steel Intermediate Landings (11' x 4')
7. 11 – Steel Floor Landings (11' x 7')
8. 25 – Steel Catwalk Landings (11' x 13')
9. 1 – Steel Catwalk Landing (11' x 7')
10. 1 – Steel Floor Landing (11' x 11')
11. 10 – Steel Intermediate Landings (11' x 5')
12. 4 – Steel Floor Landings (11' x 9')
13. 4 – Steel Floor Landings (11' x 6')
14. 587- LF Steel Stair Rail (3-Runner)
15. 426- LF Steel Return Rail (3-Runner)
16. 691- LF Steel Wall Rail
17. 1023- LF Steel Grab Rail
18. 72- LF Steel Cane Detection Rail
19. 128- LF Steel Standpipe Rail
- Total for Items 1-19: \$577,574.00**
20. 3 – Steel Alternating Tread Devices
- Total for Item 20: \$ 20,685.00**
21. 2 – Steel Dumpster Enclosure Gate Frame Halves
22. 6 – Steel Dumpster Enclosure Pipe Bollards (Delivered Only)
- Total for Items 21-22: \$12,760.00**
23. 6 – HSS 8" x 8" x 3/8" x 18" Steel Sleeves for Wood Posts (Delivered Only)
- Total for Item 23: \$3,570.00**

**Materials Fabricated and Delivered Only:**

24. 4 – Steel Elevator Pit Ladder
25. 4 – Steel Elevator Sump Grate
26. 4 – Steel Elevator Hoist Beam
27. 22 – Steel Elevator Sill Angles
- Total for Items 24-27: \$19,738.00**

**Engineered Shop Drawings: Add \$5,500.00**

3750 Hacks Cross Road, Suite 102-121  
Memphis, TN 38125  
Phone 901-425-2830  
Page 1 of 3



- Standard Shop Drawings are Included
- ***Calculations and/or Engineered Shop Drawings are available at an additional charge***
- Quantities & Scope based on drawings stated on Page One
- Quantities & Scope to be verified with final Construction Drawings
- Wage Scale is Excluded, unless stated otherwise
- Allen's Approved Shop Drawings will supersede previous shop & architectural drawings
- ***All materials primed w/ one-coat Allen's Standard Primer***
- Any item not specifically included in proposal is Excluded
- Proposal is based on the complete scope listed. Acceptance of partial scope is only by Approval (and could constitute a price change)
- Proposal is based on mutual agreed installation mobilizations. Additional mobilizations will require a change order add.
- Proposal is based on Material specifications listed here in
- Any assumptions made from unclear architectural drawings will be Allen's Standard Materials.

**Material Specs:**

**Stairs:**

MC 12 X 10.6 w/SHT 12 Gauge Closed Riser Pre-Cast Treads 48"

**Stair, Return: 3-Runner 42"**

Top, Bottom, Intermediate Runners: 1 1/2" Square X 14 Gauge

Post: 1 1/2" Square X 11 Gauge

Pickets: 1/2" Square X 16 Gauge @ 4" C/C

**Steel Landings:**

MC12x10.6 w/ 2 1/2" x 2 1/2" x 1/4" Deck Angle

3 1/2" x 3 1/2" x 1/4" Purlins

1 1/2" X 22 Gauge Galvanized Metal Deck

(Concrete Filled by Others)

**Wall/ and Grab Rail w/Brackets:**

1 1/4" Round X 14 Gauge

**Cane Detection, Standpipe Rail: 18"**

Top, Bottom: 1 1/2" Square X 14 Gauge

Post: 1 1/2" X 11 Gauge

**EXCLUDE:**

**Brick Lintels**

**All Structural Steel Not Specifically Mentioned**

**Any Material Not Listed on Scope**

**Patio & Terrace Rail (Aluminum)**

**Clubhouse Structural & Stair**



We hereby agree to furnish all of the above for the sum of: Dollars (See above), based on the information provided to Allen and Companies, LLC as of (See date above). Allen and Companies, LLC reserves the right to withdraw this proposal or review pricing if it is not accepted within thirty days (see date above). Any and all future changes and/or revisions are subject to a price review. A change in the scope of work will constitute a change order. If the change results in any increase in the quantities and/or scope, a signed change order and payment agreement will be required before any change in the scope of work will be executed. This proposal is based on the use of AIA Document A401-1997 between the Contractor and the Subcontractor (Allen and Companies, LLC).

Payment to be made as follows:

- 75 % of the of the contract amount for stored materials, 25% of the balance of the contract amount as work progresses, no retention on stored materials.
- Net Due the 10th of the month.
- Delivered only: 100% upon delivery.

If the contracting party fails to make timely payments in accordance with terms set forth herein, Allen and Companies, LLC may terminate this contract with written notice of termination by certified mail. Allen And Companies, LLC is entitled to full payment for all materials and all work performed within ten days of the written termination notice. All unpaid invoices shall accrue an interest fee of 1.5% per month and any reasonable attorney's fees. If any dispute, breach, or controversy arises, the venue will be in Shelby County, Tennessee and the primary party shall be entitled to reasonable attorney's fees.

Acceptance of the Proposal/Contract---The Prices, Specifications, Quantities, and Conditions Stated Herein and Hereby Accepted.

|                             |                          |
|-----------------------------|--------------------------|
| Firm: CF Evans Construction | Allen and Companies, LLC |
| Name: Carl Byars            | Name: Jim Pennington     |
| Authorized Signature:       | Authorized Signature:    |
| Date:                       | Date: August 14, 2026    |





465 Tresca Road  
Jacksonville, FL 32225

**Date: 08/06/2026**

Project:  
OCA Broad Creek  
Hilton Head Island, SC

Contractor:  
CF Evans  
Orangeburg, SC

**TOTAL PROJECT COST: \$1,992,558.00**

\*Based on 60% CD Plans, Price is Subject to change Upon Release of Updated

### **SCOPE OF WORK**

The following description of work, together with the layout and specifications indicated on the Architectural 60% CD set plans drawn by Housing Studio dated 07/03/2026 shall constitute the total sum of work to be performed and materials to be provided under the provisions of this proposal for the OCA Broad Creek project in Hilton Head Island, SC. Items that are clearly defined on the plans will not necessarily be verbalized in the proposal except for the purposes of further clarification or material specification.

**SUBMITTALS AND ENGINEERING: \$73,690.00**

\*Completed, non-stamped subcontractor submittal drawings will be submitted to the General Contractor (GC) for review prior to engineering. Following GC approval, the drawings will be engineered, stamped, and sealed for final submission.

**STEEL STAIRS: \$586,362.00**

Manufacture and Install steel stringers, closed steel risers w/ 44" precast treads, steel guard rail, steel wall rail, steel head rail, steel cane rail, and steel "Z" braces. Shop prime only.

TOTAL TREADS: 507 EA

Building 1 Stairs 1 & 2 (2 / Switchback Stairs): \$204,309.00

182 Treads

32 LF of Head Rail

36 LF of Filler Rail

Two (2) Stair Cane Rails



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Jacksonville, FL 32225

Ten (10) “Z” Braces  
Ten (10) Steel Mid-Landings  
Ten (10) Steel Floor Landings

Building 2 Stairs 3 & 4 (2 / Switchback Stairs): \$130,125.00

114 Treads  
32 LF of Head Rail  
20 LF of Filler Rail  
Two (2) Stair Cane Rails  
Six (6) “Z” Braces  
Six (6) Steel Mid-Landings  
Six (6) Steel Floor Landings

Building 3 Stairs 5 & 6 (2 / Switchback Stairs): \$231,330.00

187 Treads  
40 LF of Head Rail  
36 LF of Filler Rail  
Two (2) Stair Cane Rails  
Ten (10) “Z” Braces  
Ten (10) Steel Mid-Landings  
Ten (10) Steel Floor Landings

Building 6 Clubhouse Exterior Stairs (1 / Custom Stair): \$20,598.00

24 Metal Poured Pan Treads  
3 LF of Filler Rail  
19 LF of Additional Guard Rail on 1<sup>st</sup> Run ILO Wall Rail  
12 LF of Guard Rail at Mid-Landing  
One (1) “Z” Brace  
One (1) Steel Mid-Landing w/ Columns  
2<sup>nd</sup> Floor Landing by Others

**\*Building 6 Clubhouse Interior Stair Excluded Due to Lack of Details**

Steel Stair Specifications:

Stringers: MC 10x8.4 or MC 12x10.6 steel channels; selected by Engineer

Top and Bottom Rail: 1-1/2” x 1-1/2” x 14 GA

Closed Risers: 16 GA formed sheet metal riser closure pan



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Grab rail and Wall rail: 1-1/2" DIA x 11 GA round steel  
Posts: 1-1/2" x 1-1/2" x 11 GA square steel tube  
Vertical Pickets: 1/2" x 1/2" 16 GA square steel tube pickets to prevent passage of a 4" sphere.  
Handrail supports: 3/8" x 1" steel flat bar handrail and wall rail supports.  
Wall Bracket: 11 GA Stamped steel wall brackets space no more than 48" Max spacing.

**Buildings 1-3 Stairs:** 44" Standard Pre-cast Concrete treads

**Building 6 Exterior Stair Only:** Closed Risers/Tread Pan: 11 GA formed sheet metal (concrete infill by others)

"Z" Braces: 1/2" x 1/2" solid bar tack welded to stringers; 19 risers or more.

Steel Landing Specifications:  
Shop primed steel "C" channels and steel bracing  
Steel pans  
Designed by Engineer

Cane Rail Specifications:  
1-1/2" x 1-1/2" x 14 GA square tubing with base plates anchored to concrete with 1/4" x 3-1/4" TAPCONS® or equal

### **STANDPIPE CANE RAILS: \$5,995.00**

Manufacture and Install:  
Thirty-Two (32) Standpipe Cane Rails

Stair 1: Six (6) Total

Stair 2: Six (6) Total

Stair 3: Four (4) Total

Stair 4: Four (4) Total

Stair 5: Six (6) Total



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Jacksonville, FL 32225

Stair 6: Six (6) Total

**ROOF ACCESS LADDERS: \$12,898.00**

Manufacture and Install:

Three (3) Alternating Tread Ladders, One per Building 1-3

Final design and specifications per Iron Forge Metalworks submittals

**POWDERCOATED ALUMINUM BALCONY RAILS: \$556,106.00**

Manufacture and Install:

6,850 LF of 3-Line Aluminum Balcony Rails

Building 1: \$273,158.00

805 LF of Decorative Railing at Knee Wall

2,560 LF of Level 2-6 Floor Mounted Balcony Rails

Building 2: \$88,798.00

365 LF of Decorative Railing at Knee Wall

2725 LF of Level 2-4 Floor Mounted Balcony Rails

Building 3: \$194,150.00

555 LF of Decorative Railing at Knee Wall

1,840 LF of Level 2-6 Floor Mounted Balcony Rails

3-Line Floor Mounted Rail Specifications:

2-5/8" x 1-1/2" Bread loaf top rail

2" x 1" bottom and mid rail channel

2" x 2" x 1/8" square tube posts with 5" x 5" x 1/4" baseplates; floor mounted.

5"x5"x 1/4" Baseplates

3/4" x 3/4" 16 GA pickets

Powder coat one standard color. (Matte White, Railing Black and Statuary Bronze)

Custom Colors are Additional Charge and Lead Time



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**POWDERCOATED ALUMINUM GUARD RAILS: \$2,558.00**

Manufacture and Install:

Building 6:

45 LF of Level 1 Floor Mounted Patio Rails

30 LF of Level 2 Floor Mounted Mezzanine Rails

3-Line Floor Mounted Rail Specifications:

2-5/8" x 1-1/2" Bread loaf top rail

2" x 1" bottom and mid rail channel

2" x 2" x 1/8" square tube posts with 5" x 5" x 1/4" baseplates; floor mounted.

5"x5"x 1/4" Baseplates

3/4" x 3/4" 16 GA pickets

Powder coat one standard color. (Matte White, Railing Black and Statuary Bronze)

Custom Colors are Additional Charge and Lead Time

**MISC. SITE RAILS: \$1,623.00**

Manufacture and Install:

10 LF of 2-Line Powdercoated Aluminum Guard Rail (2 Locations per L-103)

Final design and specifications per Iron Forge Metalworks submittals

**POWDERCOATED BAHAMA SHUTTERS: \$272,020.00**

Manufacture and Install:

Building 1 (26 Total): \$117,563.00

Four (4) 9'-9" x 4'-6" (Segment A Side Elevation)

Two (2) 4'-6" x 5'-6" (Segment A Side Elevation)

One (1) 10' x 4'-6" (Segment A Rear Elevation)

Two (2) 4'-6" x 5'-6" (Segment A Rear Elevation)

Five (5) 9'-9" x 4'-6" (Segment B Rear Elevation)

Two (2) 4'-6" x 5'-6" (Segment B Rear Elevation)

Five (5) 11'-6" x 4'-6" (Segment B Front Elevation)



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Two (2) 4'-6" x 5'-6" (Segment B Front Elevation)  
One (1) 14' x 4'-6" (Segment A Front Elevation)  
Two (2) 4'-6" x 5'-6" (Segment A Front Elevation)

Building 2 (12 Total): \$45,216.00

Four (4) 10' x 4'-6" (Segment A Rear Elevation)  
Two (2) 3' x 3'-8" (Segment A Rear Elevation)  
Four (4) 10' x 4'-6" (Segment B Rear Elevation)  
Two (2) 3' x 3'-8" (Segment B Rear Elevation)

Building 3 (28 Total): \$109,241.00

Two (2) 9'-9" x 4'-6" (Segment A Side Elevation)  
Two (2) 4'-6" x 5'-6" (Segment A Side Elevation)  
Six (6) 8'-6" x 5'-6" (Segment A Side Elevation)  
Two (2) 9'-3" x 4'-6" (Segment A Rear Elevation)  
Two (2) 3'-6" x 3'-8" (Segment A Rear Elevation)  
Two (2) 9'-3" x 4'-6" (Segment B Rear Elevation)  
Two (2) 3'-6" x 3'-8" (Segment B Rear Elevation)  
Four (4) 9'-9" x 4'-6" (Segment B Side Elevation)  
Two (2) 4'-6" x 5'-6" (Segment B Side Elevation)  
Two (2) 9'-3" x 4'-6" (Segment B Front Elevation)  
Two (2) 3'-6" x 3'-8" (Segment B Front Elevation)

All Shutters at Level 2

Basis of Design:

Eastern Metal Systems High Visibility™ Bahama/Colonial Awning System 09  
Final design and specifications per Iron Forge Metalworks submittals

Powder coat one standard color. (Matte White, Railing Black and Statuary Bronze)  
Custom Colors are Additional Charge and Lead Time



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Jacksonville, FL 32225

**POWDERCOATED FIXED LOUVERS: \$440,930.00**

Manufacture and Install:

Building 1 (21 Total): \$151,905.00

Seven (7) 9'-8" x 8' (Segment B Rear Elevation)  
Two (2) 9'-8" x 8' (Segment B Front Elevation)  
Five (5) 11'-6" x 8' (Segment B Front Elevation)  
One (1) 14' x 8' (Segment A Front Elevation)  
Four (4) 6'-2" x 8' (Segment A Side Elevation)  
Two (2) 9'-8" x 8' (Segment A Rear Elevation)

Building 2 (31 Total): \$192,280.00

Two (2) 9'-8" x 8' (Segment A Side Elevation)  
Four (4) 6'-2" x 8' (Segment A Side Elevation)  
One (1) 9'-8" x 8' (Segment A Front Elevation)  
One (1) 3' x 8' (Segment A Front Elevation)  
Two (2) 9'-8" x 8' (Segment B Side Elevation)  
Four (4) 8'-9" x 8' (Segment B Side Elevation)  
One (1) 9'-8" x 8' (Segment B Front Elevation)  
One (1) 3' x 8' (Segment B Front Elevation)  
Four (4) 10' x 8' (Segment A Rear Elevation)  
One (1) 3' x 8' (Segment A Rear Elevation)  
Two (2) 8'-6" x 8' (Segment A Rear Elevation)  
One (1) 9'-8" x 8' (Segment A Rear Elevation)  
One (1) 9'-8" x 8' (Segment B Rear Elevation)  
Two (2) 8'-9" x 8' (Segment B Rear Elevation)  
Four (4) 10' x 8' (Segment B Rear Elevation)

Building 3 (16 Total): \$96,745.00

Two (2) 9'-8" x 8' (Segment A Side Elevation)  
Two (2) 9'-8" x 8' (Segment A Front Elevation)  
One (1) 3' x 8' (Segment A Front Elevation)  
Two (2) 9'-8" x 8' (Segment A Rear Elevation)  
One (1) 3' x 8' (Segment A Rear Elevation)  
Two (2) 9'-8" x 8' (Segment B Rear Elevation)  
Three (3) 9'-8" x 8' (Segment B Front Elevation)



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Four (4) 6'-2" x 8' (Segment B Side Elevation)

All Louvers at Level 1

Final design and specifications per Iron Forge Metalworks submittals

Powder coat one standard color. (Matte White, Railing Black and Statuary Bronze)  
Custom Colors are Additional Charge and Lead Time

**ELEVATORS (5): \$24,860.00**

Manufacture and Install:

Five (5) Shop Prime Steel Pit Grates  
Five (5) Shop Prime Steel Pit Ladders  
Five (5) 8 x 16 Hoist Beams (Furnish Only)  
Five (5) Secondary Safety Beams (Furnish Only)

**DUMPSTER ENCLOSURE: \$15,516.00**

Manufacture and Install:

One (1) 6'-6" x 13' Powdercoated Aluminum Turnkey Gate Set  
One (1) 7' x 3'-2" Powdercoated Aluminum Turnkey Gate Set  
Six (6) 6" Sch.40 SPS Bollards (Furnish Only)

Powdercoated Aluminum Gate Specifications:

Mounted to Block Walls

Heavy Duty Aluminum hinge plates.

GATE HINGE: EMS part # 52-63-8793

Mounting plates to be anchored with ½" x 3" TITAN® Screws.

Frame: 2"x 6"x 1/8" rectangle aluminum tube gate frame (EMS part #)

Facade Options:

- 3" Radius Tube (EMS # 40-63722)
- 4" Radius Tube (EMS # 40-63724)
- 6" Hardy Plank (EMS #40-63-729)
- 3.5 " Tongue and Groove Slat (EMS # 40-63-727)





465 Tresca Road  
Jacksonville, FL 32225

¾" x 18-24" long Steel Cane bolts

Gate Note: Final design and specifications per Iron Forge Metalworks submittals

**NOTES:**

1. All dimensions to be field verified by Iron Forge Metalworks on a per building basis. Submittal dimensions sign off prior to any fabrication of stairs and rails.
2. All materials and specifications per Iron Forge Metalworks supplied and customer approved drawings.
3. Railings and Stairs will be designed as such to meet or exceed all currently applicable local and national building codes and standards.
4. All steel will be shop primed with a standard oxide primer only. We do not provide or apply specialty paints or primers unless otherwise noted.
5. All fasteners are included with this installation.
6. Structural engineering and calculations are included in this proposal for the stairs, stair rails, steel landings, balcony rails, open below rails, misc. fall protection, Bahama shutters, and dumpster gates only.
7. The cost includes shipping, equipment, travel, and hotels as needed.
8. Pricing in this proposal may be subject to change after 30 days due to volatility in the current market.
9. Projects that fall under OCIP, CCIP, or other owner insurance programs, will be subject to increased costs.
10. Our Standard Powdercoat colors are:
  - a. White
  - b. Black
  - c. Bronze
  - d. Custom Colors are Additional Charge and Lead Time

**TARIFF DISCLAIMER:**

Due to ongoing volatility in the steel and aluminum markets, we have experienced significant cost increases in raw materials. Increases in domestically sourced raw materials, fluctuating global supply chains, increased demand, and market uncertainties have contributed to rising prices, which directly impact our production costs.



465 Tresca Road  
Jacksonville, FL 32225

As a result, we must implement an adjustment to our pricing. We remain committed to maintaining the highest quality standards and ensuring reliable service, and we appreciate your understanding as we navigate these industry challenges.

**SHOP PRIME DISCLAIMER:**

Steel Stair components that are furnished by Iron Forge Metalworks, LLC. are coated with a single shop-applied primer. This coating is intended solely as a protective measure during transport and short-term storage.

To ensure long-term protection and performance, it is the responsibility of the General Contractor to apply one (1) full coat of compatible primer and two (2) full coats of finish paint within twenty-eight (28) days of the material arriving on site.

Failure to follow this application schedule may result in coating failure, corrosion, or reduced product lifespan. Iron Forge Metalworks, LLC assumes no liability for issues arising from delayed or improper topcoat application. For optimal protection and appearance, we recommend consulting with a certified coatings specialist or paint manufacturer to determine the appropriate topcoat system for your application.



RGS PRODUCTS Incorporated • 455 West Second St, PO Box 11 • Waterford, PA 16441  
Phone: 814.796.4515 • Fax: 814.796.4009 • E-mail: [sales@rgsproductsinc.com](mailto:sales@rgsproductsinc.com)

Attn: Carl Byars <[cbyars@cfevans.com](mailto:cbyars@cfevans.com)>

Date: 08/11/2026

Comp Name: CF Evans

Quote #: (2SC) CF Evans

Phone: (803) 513-2207

Docs Dated: 7/3/2026 (60% Construction Documents)

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## Scope: Railings

**\$672,627**

***(Breakout is for informational purposes only, reduced scope may impact the cost of remaining items)***

*Excludes: Trellis of Wood - Cable Railing and Wood - Mesh Screen (Bug Screen) - Wood Slats - Bahama Shutter (Specifications are missing Design)*

### Building 1

**\$332,197**

1. 810 LF, 18" RGS Progressive Picket Rail, Parapet, Top Surface Mount to Wood @ Balconies Residential Units (1/A6.A05)
2. 16 LF, 24" RGS Progressive Picket Rail, Parapet, Top Surface Mount to Wood @ Balconies Residential Units (1/A6.A05)
3. 2,402 LF, 43" RGS Progressive Picket Rail, Top Surface Mount to Wood Below Lightweight Concrete with Spuds, Mechanical System @ Balconies Residential Units (2/A6.A05 - 1/A8.C2)
4. 140 LF, 43" RGS Progressive Picket Rail, Top Surface Mount to Concrete @ Balconies Residential Units (1/A6.A06)

### Building 2

**\$67,117**

5. 366 LF, 18" RGS Progressive Picket Rail, Parapet, Top Surface Mount to Wood @ Balconies Residential Units (2/A6.B02)
6. 313 LF, 43" RGS Progressive Picket Rail, Top Surface Mount to Wood Below Lightweight Concrete with Spuds, Mechanical System @ Balconies Residential Units (2/A6.B02 - 1/A8.C2)
7. 91 LF, 43" RGS Progressive Picket Rail, Top Surface Mount to Concrete @ Balconies Residential Units (2/A4.B16)

### Building 3

**\$236,470**

8. 554 LF, 18" RGS Progressive Picket Rail, Parapet, Top Surface Mount to Wood @ Balconies Residential Units (1/A6.C03)
9. 1,708 LF, 43" RGS Progressive Picket Rail, Top Surface Mount to Wood Below Lightweight Concrete with Spuds, Mechanical System @ Balconies Residential Units (1/A6.C03 - 1/A8.C2)
10. 127 LF, 43" RGS Progressive Picket Rail, Top Surface Mount to Concrete @ Balconies Residential Units (1/A6.C03)

**Clubhouse** **\$36,843**

11. 45 LF, 43" RGS Progressive Picket Rail, Top Surface Mount to Concrete @ Patio, Clubhouse (4/A4.F03)
12. 126 LF, 43" RGS Clearview Glass Rail, 7/16" Clear Laminated Glass, Top Surface Mount to Wood @ Terrace, Aqua Lounge, Clubhouse (2/A4.F03) (Qualified)
13. 27 LF, 43" RGS Progressive Picket Rail, Top Surface Mount to Wood @ Terrace, Aqua Lounge, Clubhouse (2/A4.F03)
14. 46 LF, 43" RGS Progressive Picket Rail, Raked, Top Surface Mount to Concrete @ Stairs Exterior, Aqua Lounge, Clubhouse (2/A4.F03)
  - a. 10 LF, 43" RGS Progressive Picket Rail, Top Surface Mount to Concrete @ Stairs Exterior, Aqua Lounge, Clubhouse (2/A4.F03)

**Alternates:**

**Item 15 to 17** **+\$8,457**

15. 30 LF, 43" RGS Horizontal Picket Rail, Raked, Top Surface Mount to Wood @ Stairs, Interior Clubhouse (2/IA7.05) (Qualified)
16. 29 LF, 43" RGS Horizontal Picket Rail, Top Surface Mount to Wood @ Balcony, Interior Clubhouse (2/IA7.05) (Qualified)
17. 32 LF, RGS Wall Rail, Raked @ Stairs, Interior Clubhouse (2/IA7.05) (Qualified)
18. 1 EA, RGS Prefabricated Pergola 35' Wide x 13' Length x Height 10' Top Surface Mount to Concrete @ Trellis, Clubhouse (2,3/A4.F03) **+\$31,500**
  - a. Add for 1 Custom Color AAMA 2605, non-mica, non-metallic powder coat finish in addition to 1 Standard AAMA 2605 color **+\$2,500**
19. 1,634 SQ/FT, RGS Mechanical Screen Louver, Mount to Concrete @ Garage, Building 1 (2/A4.A30 - 1/A6.A03) **+\$81,698**
20. 2,102 SQ/FT, RGS Mechanical Screen Louver, Mount to Concrete @ Garage, Building 2 (2/A4.A30 - 1/A6.B05) **+\$105,112**
21. 860 SQ/FT, RGS Mechanical Screen Louver, Mount to Concrete @ Garage, Building 3 (2/A4.A30 - 1/A6.C02) **+\$43,014**
22. Add for 1 Custom Color AAMA 2605, non-mica, non-metallic powder coat finish in addition to 1 Standard AAMA 2605 color - Line 19 to 21 **+\$4,596**
23. 6,781 LF, Add for 1 Custom Color AAMA 2605, non-mica, non-metallic powder coat finish In Lieu Of Base Bid finish **+\$20,342**
24. Preproduction mock-up, full height up to 12' length for standard systems only. **\$9,600**  
If a project specific mock-up is required, please contact us for pricing.

**Qualifications:** RGS has relied upon the accuracy and completeness of the project documents in preparation of this proposal and will not be held responsible for errors/ omissions/ inconsistencies, any item not specifically addressed in this proposal are explicitly excluded, no contingencies for coordination of drawing errors, not per plans & specs, RGS standard systems and components, ASCE-7 wind loads, single RGS standard color AAMA 2605 non-metallic, non-mica powder coat finish, aluminum products proposed unless noted otherwise, welds smooth as cast, RGS standard post spacing (approx. 4' max.), approx. 12' section lengths, 12-16 week lead time (after receipt of necessary approvals), 5 production releases / deliveries

**Inclusions:** PE stamp (un-cracked concrete conditions will be utilized for all anchor calculations), Field verification to finished adjacent surfaces, installation (non-union, non-prevailing wage)

*Exclusions: Tax, embeds (not required for RGS systems), attachment to steel embeds, mock-ups, permits, bond, caulking/waterproofing/bituminous paint, epoxy grout (unless noted otherwise), test reports, hoisting equipment, all means of locating PT cables, panic or other specialty hardware for gates, responsibility for code compliant egress width of ramps and stairs, warranty against glass breakage after installation, composite cleanup crew participation, insurance costs and credits covered by CCIP/ OCIP, protection of work in place*

**Payment terms as follows: TBD**

All materials are guaranteed to be as qualified above. All work to be completed in a substantial workmanlike manner in accordance with the plans and specifications as qualified above, per standard practices. Any alteration or deviation from the plans or specifications as qualified herein, involving extra costs will be executed only upon written change orders, and will become an extra charge over and above the price stated above. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner of project and/or customer to carry and provide fire, tornado, flood, builder's risk, and other necessary insurances. Workers are fully covered by Workman's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney fees and costs relating to said legal action, as determined by the authority of competent jurisdiction. Clerical errors are subject to correction.

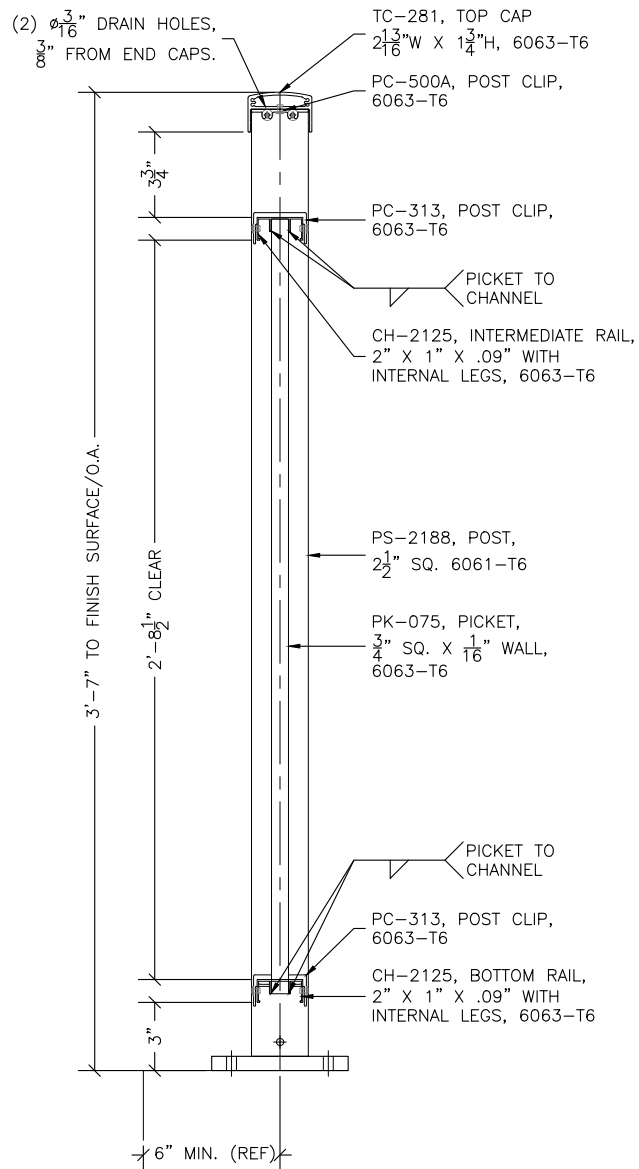
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*Michael Geer (M2)*

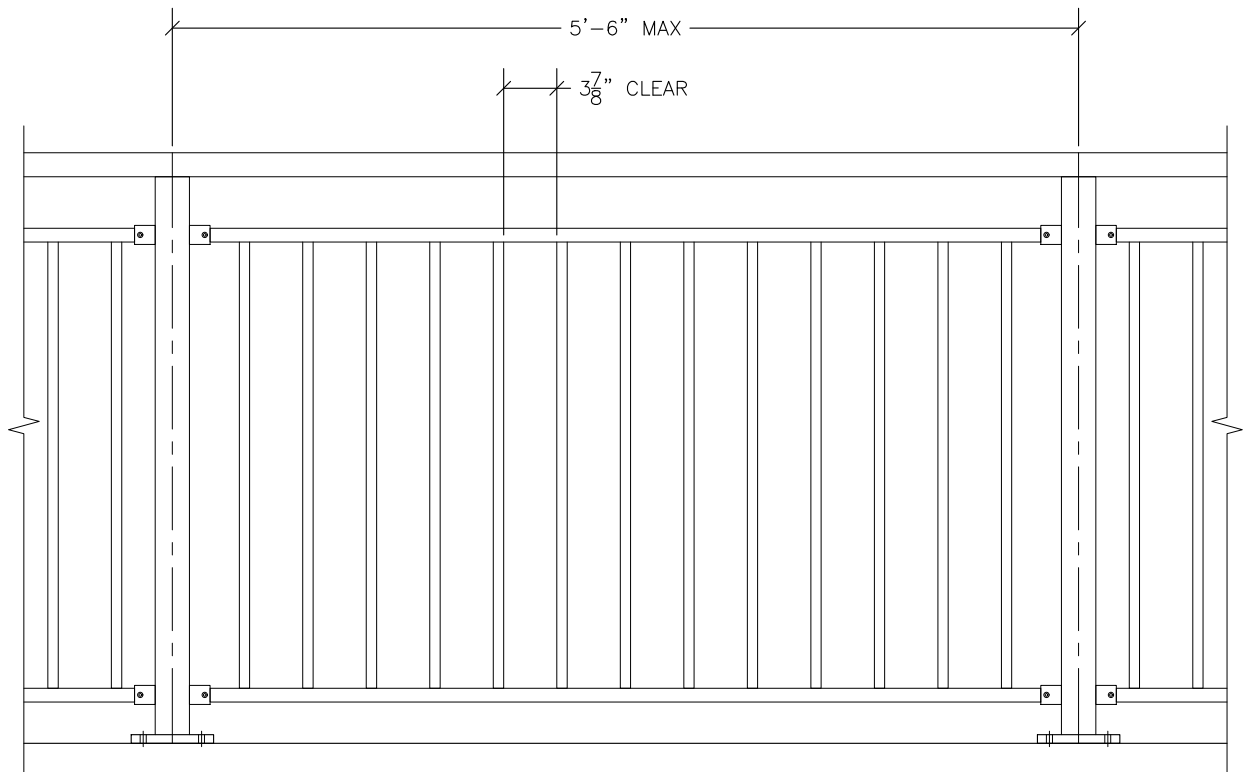
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Authorized Signature

Note: this proposal may be withdrawn by us if not accepted within (14) Fourteen days.



**S1** PROGRESSIVE PICKET SURFACE MOUNTED  
Scale: NTS



**E1** PROGRESSIVE PICKET SURFACE MOUNTED  
Scale: NTS



455 West 2nd St  
Waterford, PA  
16441

PH: (814) 796-4515  
FX: (814) 796-4009

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FOR ANY PURPOSE NOT AUTHORIZED BY RGS  
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Railing Style: **Progressive Picket Railing**

DWG:

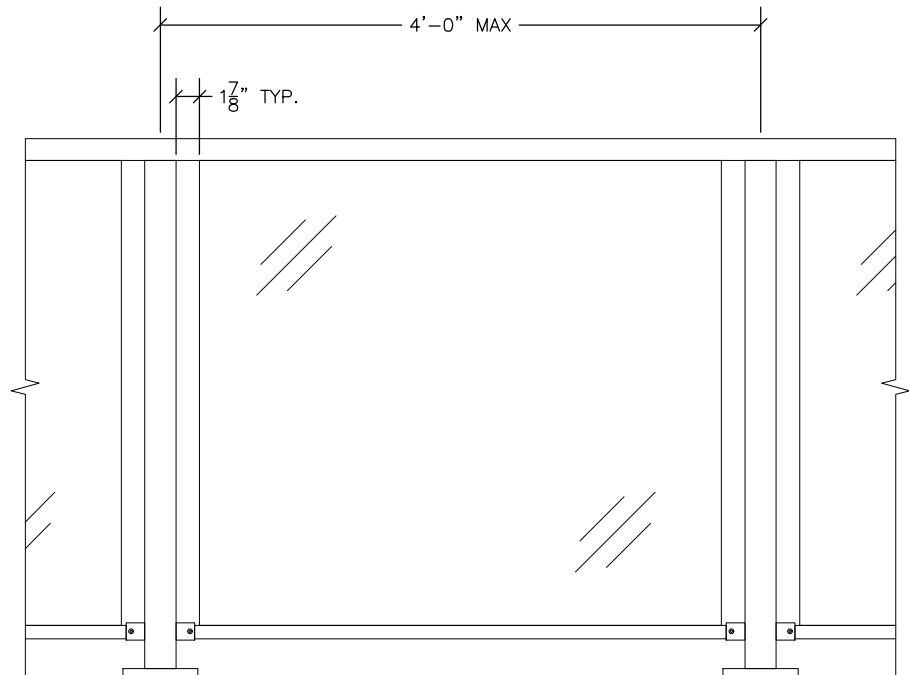
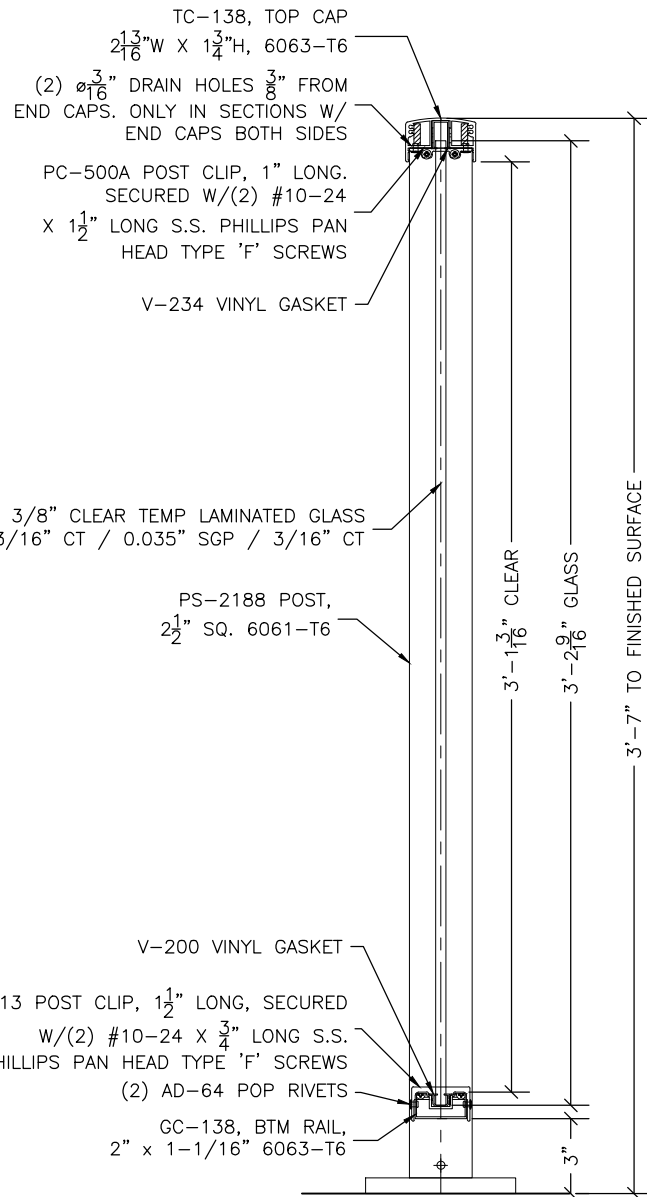
Customer:

Drawn by: **GS**

Date: **11/25/2025**







**E4 CLEARVIEW GLASS SURF MNT RAIL**  
 Scale: 1-1/2" = 1'-0"



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 Waterford, PA  
 16441

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Railing Style: Clearview Glass Railing

DWG:

Customer:

Drawn by: GLC

Date: 06/18/2025





TC-022 ALUM TOP RAIL, 2-1/4"W.  
x 1-7/16"H. 6063-T6 ALLOY

5356

5356

PS-218 2"sq. ALUM POST  
x 3/16" WALL, 6061-T6

TYP. HORZ. MEMBER,  
3/4" x 1" x 1/16" WALL  
ALUM RECT. TUBE 6063-T52

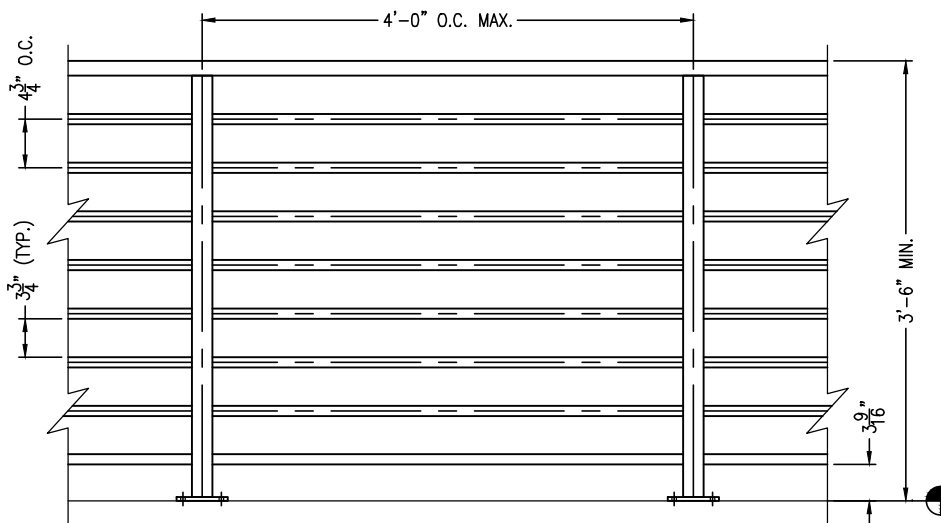
BOTTOM RAIL, RT-2109 1" x 2"  
x .09 ALUM RECT. TUBE 6063-T52

3/8" Thk. x 5"sq. (4-HOLE)  
MOUNTING PLATE, 6061-T6

Ø 5/16" VENT HOLE

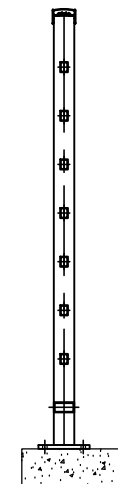
2

CROSS SECTION, RGS HORZ. PICKET RAIL SYSTEM  
(N.T.S.)



1

ELEVATION, RGS HORZ. PICKET RAIL SYSTEM  
(N.T.S.)



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Railing Style: Horizontal In-Line Picket Rail

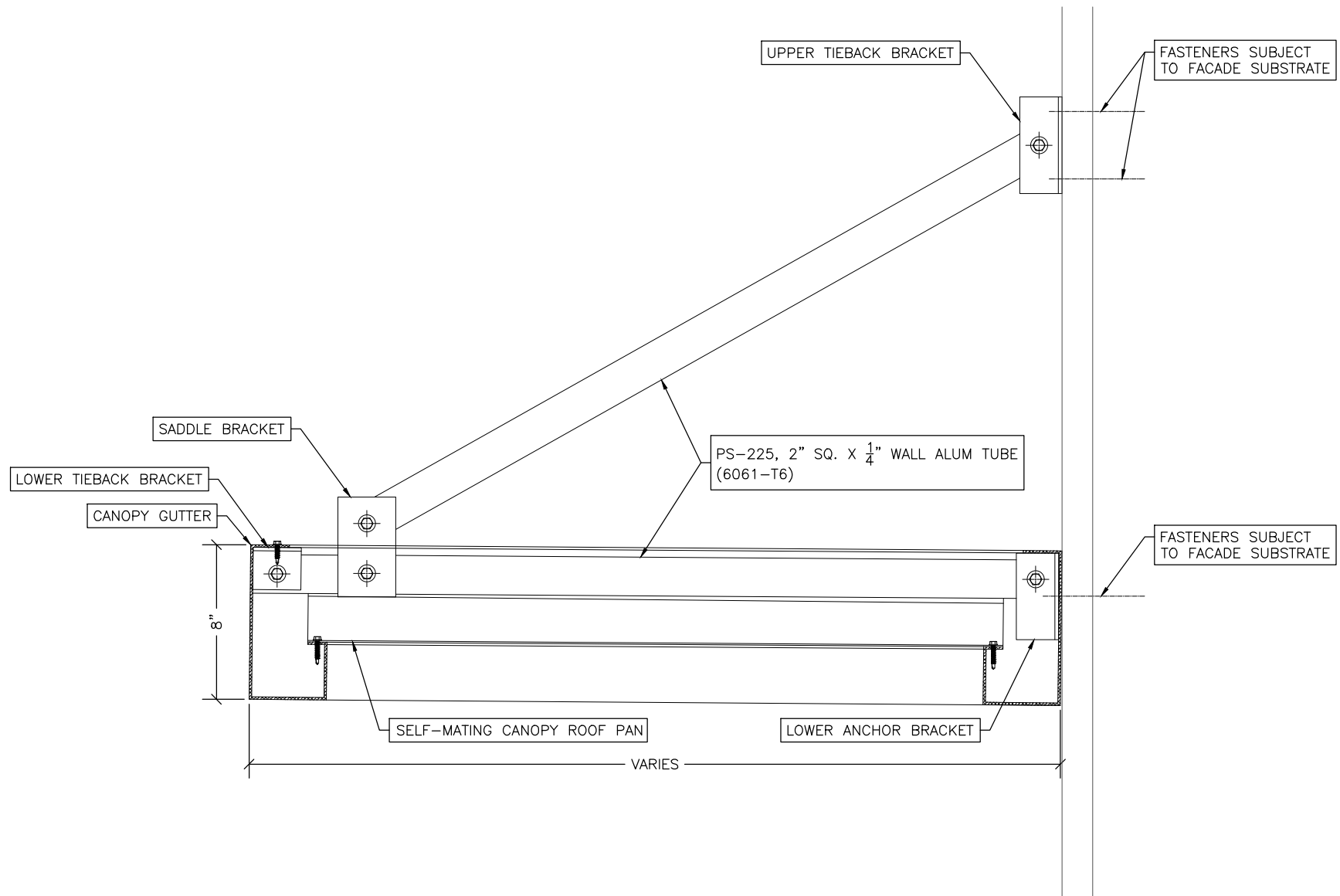
DWG #: IPR-022

Customer: XXXX

Drawn by: J.M.

Date: 3/31/2017





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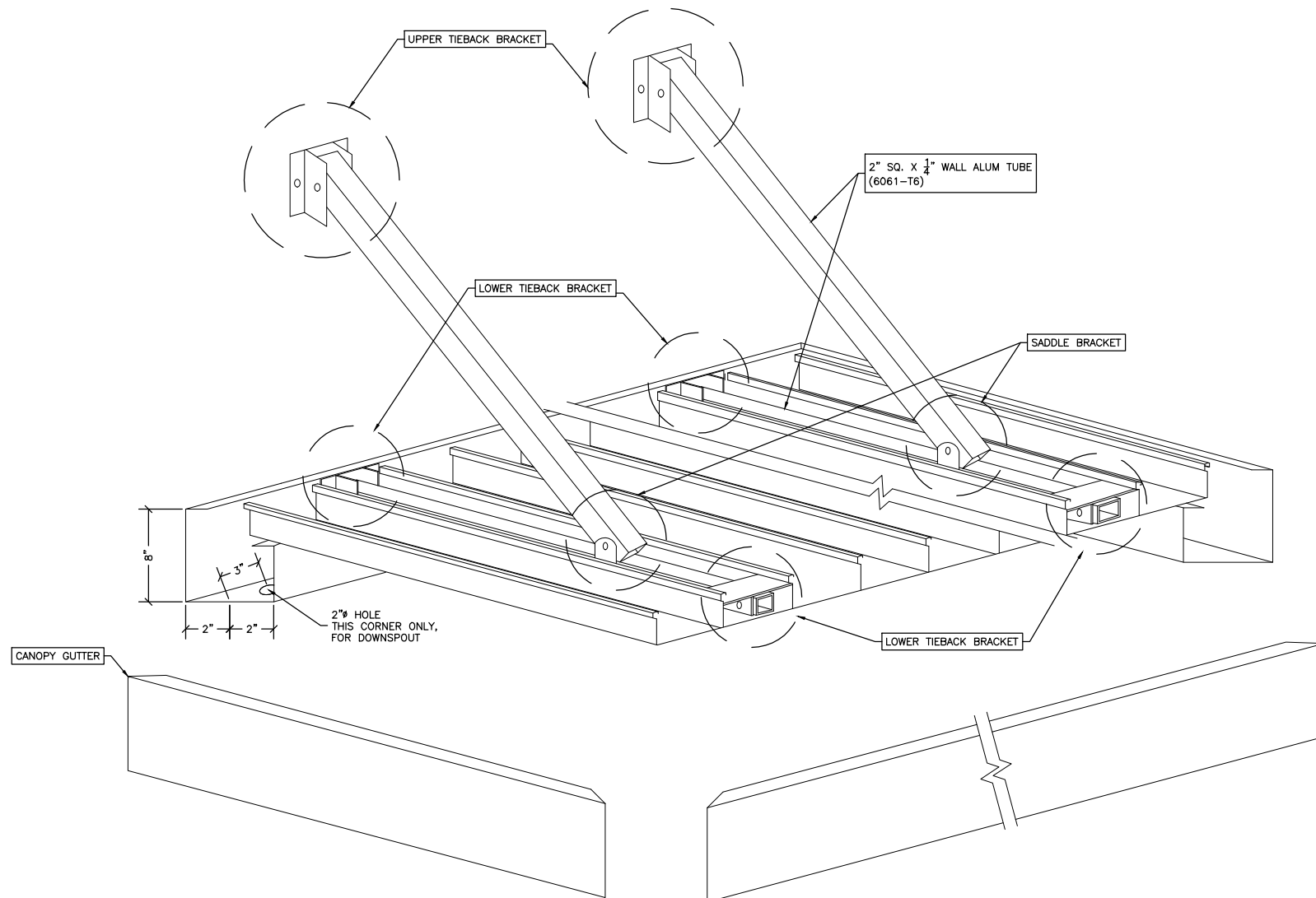
Railing Style: RGS Canopy

DWG:

Customer:

Drawn by: GLC

Date: 08/27/2025



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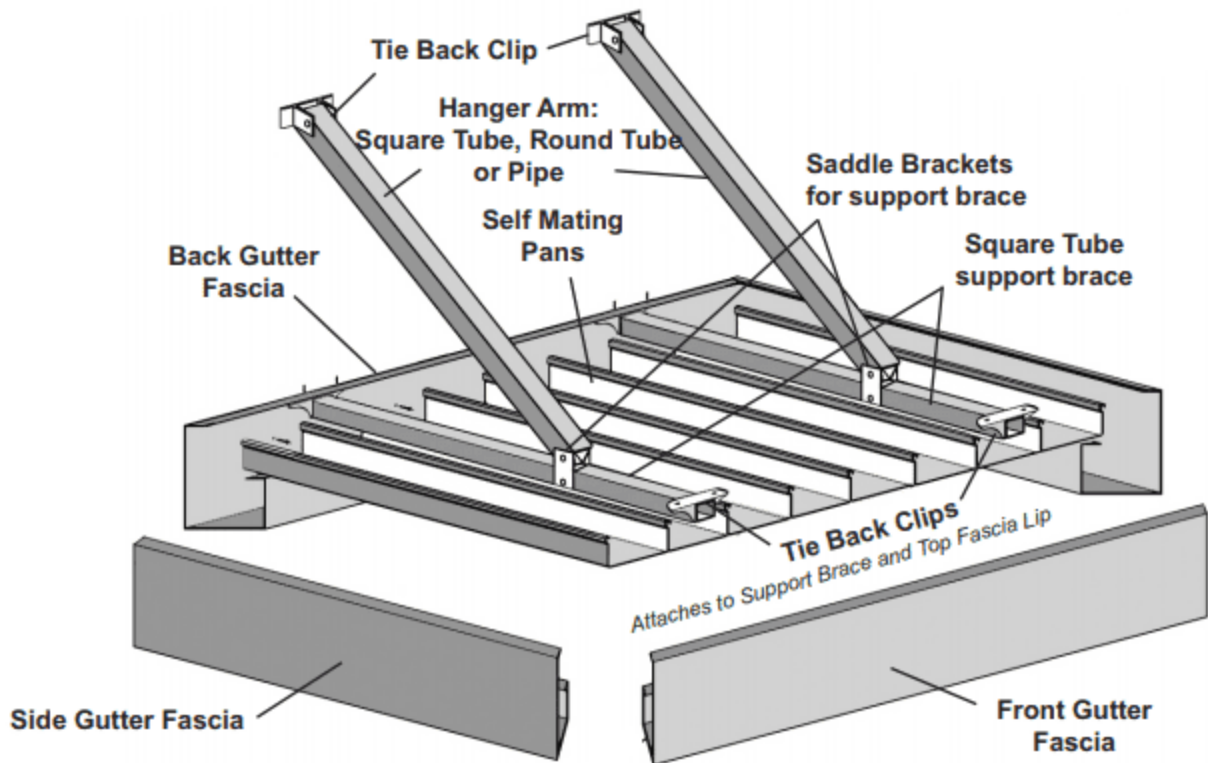
Railing Style: RGS Canopy

DWG:

Customer:

Drawn by: GLC

Date: 08/27/2025





POWDER COATING SYSTEM, AAMA 2604 STANDARD COLOR  
AAMA 2605 AND CUSTOM COLORS AVAILABLE UPON REQUEST



**BLACK**



**STATUARY BRONZE**



**BONE WHITE**



**SEAWOLF**



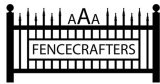
**FASHION GRAY**

Visit [www.rgsproductsinc.com](http://www.rgsproductsinc.com) or [aluminumpowdercoatings.com](http://aluminumpowdercoatings.com)

**FOR MORE INFORMATION**

814-796-4515 [sales@rgsproductsinc.com](mailto:sales@rgsproductsinc.com)





**AAA FENCECRAFTERS PROJECT ESTIMATE**  
**PROJECT NAME: OCA BROAD CREEK APTS. PROJECT NO.: 18408-0**  
**LOCATION: HILTON HEAD, SC BID DATE: 8/7/2026**  
**CLIENT: CF EVANS CONSTRUCTION**



| ITEM         | DESCRIPTION                                    | NOTES/<br>REMARKS    | REF | SERIES | MATERIAL        | COLOR | POST MOUNT                | WALL<br>MOUNT | CAP      | STYLE            | HEIGHT<br>IN FT | LENGTH<br>IN FT | COST<br>PER FT | TOTAL              |
|--------------|------------------------------------------------|----------------------|-----|--------|-----------------|-------|---------------------------|---------------|----------|------------------|-----------------|-----------------|----------------|--------------------|
| RAILINGS     | UNIT BALCONY RAILINGS                          | 1 - 9                | 1   |        | ALUMINUM        | TBD   | SURFACE MOUNT<br>CONCRETE | BRACKETS      | TRAD     | ME               | 3.5FT           | 4522            | 59             | \$266,771.45       |
|              | UNIT BALCONY RAILINGS                          | 1 - 9                | 1   |        | ALUMINUM        | TBD   | SURFACE MOUNT<br>CONCRETE | BRACKETS      | TRAD     | ME               | 1.5FT           | 1512            | 55             | \$83,157.25        |
|              | RESIDENT STORAGE BLDG 1                        | 1 - 9                | 2   |        | ALUMINUM        | TBD   | SURFACE MOUNT<br>CONCRETE | BRACKETS      | TRAD     | ME               | 3.5FT           | 30              | 75             | \$2,227.50         |
|              | CLUBHOUSE RAILINGS<br>MEZZANINE ALUMINUM       | 1 - 9                | 3   |        | ALUMINUM        | TBD   | SURFACE MOUNT<br>CONCRETE | BRACKETS      | TRAD     | ME               | 3.5FT           | 29              | 75             | \$2,145.00         |
|              | CLUBHOUSE RAILINGS<br>MEZZANINE GLASS          | 1 - 9                | 3   |        | ALUMINUM/GLASS  | TBD   | SURFACE MOUNT<br>CONCRETE | END POST      | TRAD     | A                | 3.5FT           | 147             | 400            | \$58,960.00        |
|              | CLUBHOUSE RAILINGS STAIR<br>MEZZANINE ALUMINUM | 1 - 9                | 3   |        | ALUMINUM        | TBD   | SURFACE MOUNT<br>CONCRETE | BRACKETS      | TRAD     | ME               | 3.5FT           | 75              | 75             | \$5,619.90         |
|              | CLUBHOUSE RAILINGS STAIR<br>LANDING ALUMINUM   | 1 - 9                | 3   |        | ALUMINUM        | TBD   | SURFACE MOUNT<br>CONCRETE | BRACKETS      | TRAD     | ME               | 3.5FT           | 15              | 75             | \$1,104.68         |
|              |                                                |                      |     |        |                 |       |                           |               |          |                  |                 |                 |                | \$0.00             |
|              |                                                |                      |     |        |                 |       |                           |               |          |                  |                 |                 |                | \$419,985.78       |
| GRIP RAIL    | CLUBHOUSE RAILINGS STAIR<br>MEZZANINE ALUMINUM |                      | 3   |        | ALUMINUM        | TBD   |                           |               |          | RAILING MOUNT    | 3FT             | 110             | 85             | \$9,361.22         |
|              |                                                |                      |     |        |                 |       |                           |               |          |                  |                 |                 |                | \$0.00             |
|              |                                                |                      |     |        |                 |       |                           |               |          |                  |                 |                 |                | \$0.00             |
|              |                                                |                      |     |        |                 |       |                           |               |          |                  |                 |                 |                | \$0.00             |
|              |                                                |                      |     |        |                 |       |                           |               |          |                  |                 |                 |                | \$9,361.22         |
| FENCES       | POOL                                           |                      | 4   |        | WOOD/WIRE PANEL | TBD   | DIRT MOUNT                |               |          | WOOD/WIRE PANEL  | 4 FT            | 449             | 65             | \$29,172.00        |
|              | DOG PARK                                       |                      | 5   |        | WOOD/WIRE PANEL | TBD   | DIRT MOUNT                |               |          | WOOD/WIRE PANEL  | 4 FT            | 351             | 65             | \$22,808.50        |
|              | DUMPSTER                                       | 4 REQUIRED           | 6   |        | WOOD            | TBD   | DIRT MOUNT                |               |          | HORIZONTAL SLATS | 8FT             | 172             | 175            | \$30,030.00        |
|              |                                                |                      |     |        |                 |       |                           |               |          |                  |                 |                 |                | \$0.00             |
|              | DECORATIVE OVERLOOK                            | NOTE 10              | 8   |        | WOOD            | TBD   | DIRT MOUNT                |               |          | WOOD CABLE       | 3.5FT           | 80              | 175            | \$14,052.50        |
|              |                                                |                      |     |        |                 |       |                           |               |          |                  |                 |                 |                | \$0.00             |
|              |                                                |                      |     |        |                 |       |                           |               |          |                  |                 |                 |                | \$96,063.00        |
| GATES        | POOL                                           | NO ACCESS<br>CONTROL | 4   |        | WOOD/WIRE PANEL | TBD   | SINGLE SWING              |               | STRAIGHT | 4 FT             | 1               | 5               | 400            | \$2,000.00         |
|              | POOL                                           | NO ACCESS<br>CONTROL | 4   |        | WOOD/WIRE PANEL | TBD   | DOUBLE SWING              |               | STRAIGHT | 4 FT             | 1               | 10              | 400            | \$4,000.00         |
|              | DOG PARK                                       | NO ACCESS<br>CONTROL | 5   |        | WOOD/WIRE PANEL | TBD   | SINGLE SWING              |               | STRAIGHT | 4 FT             | 2               | 5               | 400            | \$4,000.00         |
|              | DUMPSTER                                       | 4 REQUIRED           | 6   |        | WOOD            | TBD   | DOUBLE SWING              |               | STRAIGHT | 8FT              | 4               | 14              | 750            | \$42,000.00        |
|              | DUMPSTER                                       | 4 REQUIRED           | 6   |        | WOOD            | TBD   | SINGLE SWING              |               | STRAIGHT | 8FT              | 4               | 3               | 750            | \$9,000.00         |
|              |                                                |                      |     |        |                 |       |                           |               |          |                  |                 |                 |                | \$0.00             |
|              |                                                |                      |     |        |                 |       |                           |               |          |                  |                 |                 |                | \$61,000.00        |
| <b>TOTAL</b> |                                                |                      |     |        |                 |       |                           |               |          |                  |                 |                 |                | <b>\$61,000.00</b> |

\*\* 50% Material deposit is required on all scopes.

\*\* Engineered drawings and/or mock up balconies will be an additional charge unless noted

\*\* Any additional footage requires a Change Order agreed upon and signed by both parties.

\*\* Quote is for our standard colors in a AAMA 2603 (black and dark bronze ). Any custom color ,AAMA 2604, or Anodized will require an additional charge.

\*\* Valid quotations must be in writing. Verbal quotations will not be honored. Clerical errors are subject to correction.

\*\* Quote includes material, installation and tax and is good for 30 days from bid date.

\*\* General Contractor to provide blocking and a smooth flat surface for attaching rail brackets to the wall and/or columns.

\*\* Ship 400ft at a time on average, if onsite storage is available this charge could be less. More trips than noted will be a Change Order.

\*\* Tearout by General Contractor, but Fencecrafters will take down plywood blocking deck access at no charge and stack them for use on the next set of buildings .

\*\* Does not include stairs, unless stairs are explicitly listed on this quote.

\*\*All change orders are subject to the same terms and conditions as the original contract. Style of rail to be used must appear in the contract.

\*\*No work will be started by Fencecrafters without a signed contract.

\*\*All additions or deletions must be on a printed and signed change order before any work will be performed.

### NOTES/REMARKS

1. STANDARD PAINT COLORS INCLUDED IN PROPOSAL ARE BLACK, WHITE AND BRONZE. CLASSIFICATION 2603
2. CENTERED LINE POSTS INCLUDED ON FRONT OF BALCONIES OVER 120"
3. GROUND FLOOR UNITS INCLUDED UNLESS NOTED
4. BALCONY POSTS TO BE SURFACE MOUNTED UNLESS NOTED
5. ALL POSTS ARE 6" ON CENTER OTHER THAN BALCONY FRONTS
6. ALL FASTENERS TO BE GALVANIZED. STAINLESS STEEL FASTENERS ARE AN ADDITIONAL COST.
7. RETAINING WALL SLEEVES BY OTHERS, SLEEVES ARE REQUIRED
8. MODEL ME IS 3 -RAIL VERTICAL PICKET RAIL.
9. WALL MOUNTS WILL BE ABS PLASTIC UNLESS NOTED, ALUMINUM WALL MOUNTS ARE AN ADDITIONAL COST
10. CONFIRM INFORMATION SHOWN IS ACCEPTABLE OR PROVIDE DETAILED INFORMATION.

|                     |    |     |  |                     |
|---------------------|----|-----|--|---------------------|
| Sub Total           |    |     |  | <b>\$586,410.00</b> |
| Lift Rental         |    |     |  | <b>\$0.00</b>       |
| Hotel/Diem          | 10 | 750 |  | <b>\$7,500.00</b>   |
| Trips               | 10 | 750 |  | <b>\$7,500.00</b>   |
| Licenses            |    |     |  | <b>\$2,932.05</b>   |
| Eng/Submittals Fees |    |     |  | <b>\$2,000.00</b>   |
| <b>TOTAL BID</b>    |    |     |  | <b>\$606,342.04</b> |

| REFERENCE DRAWINGS                      |                    |            |         |                 |           |                 |        |        |         |
|-----------------------------------------|--------------------|------------|---------|-----------------|-----------|-----------------|--------|--------|---------|
| ITEM                                    | WORK<br>SHEET      | REF.<br>NO | PLAN    |                 | ELEVATION |                 | DETAIL |        |         |
|                                         |                    |            | SHEET   | NO.             | SHEET     | NO.             | SHEET  | NO.    | DET NO. |
| BALCONIES                               | FS WS-1<br>HR WS-1 | 1          | 41 - 45 | A4.A02 - A4.A06 | 47 - 52   | A1.0 - A4.A34   | 81     | A6.A02 | 2       |
|                                         |                    |            | 54 - 56 | A4.B02 - A4.B04 | 58 - 61   | A4.B16 - A4B19  | 86     | A6.A08 | 1       |
|                                         |                    |            | 63 - 67 | A4.C02 - A4.C06 | 69 - 72   | A4.C22 - A4.C25 | 90     | A6.B02 | 2       |
| RESIDENT STORAGE BLDG 1                 | WS-2               | 2          | 41      | A4.A02          | 47        | A4.A29          | 97     | A6.C02 | 1       |
| CLUBHOUSE RAILINGS MEZZANINE<br>& STAIR | WS-2               | 3          | 73      | A40.F01         | 75        | A4.F03          | 102    | A8.C1  | ALL     |
|                                         | WS-3               |            |         |                 |           |                 | 103    | A8.C2  | ALL     |
| POOL FENCE                              | WS-4               | 4          | 108     | L-103           |           |                 | 114    | L-304  | 1 - 4   |
| DOG PARK FENCE                          | WS-4               | 5          | 106     | L-101           |           |                 | 114    | L-304  | 1, 3    |
| DUMPSTER                                | WS-4               | 6          | 109     | L-104           |           |                 | 115    | L-305  | 3       |
| RETAINING WALL WOOD S-136               | WS-4               | 7          | 108     | L-103           |           |                 | 113    | L-303  | 4       |
| DECORATIVE OVERLOOK                     | WS-4               | 8          | 109     | L-104           |           |                 | 113    | L-303  | 2       |



# SE RAILS HOLDINGS, LLC QUOTE

305 LOWCOUNTRY DRIVE SUITE 101 RIDGELAND, SC 29936  
PHONE: (843)-645-7909

August 13, 2026

BROAD CREEK APARTMENTS  
QUOTE# 11522

CF EVANS  
125 REGIONAL PARKWAY - SUITE 200  
ORANGEBURG, SC 29118  
912.790.0011  
cbvans@cfevens.com

ATTN: CARL BYARS  
803.513.2207 CELL

LOCATION: 10 VERBENA LANE, HILTON HEAD, SC 29928

| ITEM#    | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ADD/DEDUCT  | ITEM PRICE     |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------|
|          | <b>FURNISH, FABRICATE &amp; INSTALL THE FOLLOWING ITEMS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         |             |                |
|          | <b>BUILDING #1 - SCREEN ENCLOSURES @ 2ND-6TH FLOOR BALCONIES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                     |             |                |
| 1        | APPROXIMATELY 16,554 SQUARE FOOT OF SCREEN ENCLOSURE SYSTEM AT (85) BALCONIES ON THE 2ND-6TH FLOORS OF BUILDING #1. SCREEN ENCLOSURE SYSTEM TO BE DESIGNED BY SE RAILS HOLDINGS, LLC.                                                                                                                                                                                                                                                                                                                |             | \$215,202.00   |
|          | <b>BUILDING #1 - 42" 3-LINE BALCONY GUARDRAILS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |             |                |
| 2        | APPROXIMATELY 2,534LF OF 42" TALL 3-LINE ALUMINUM GUARDRAIL AT (118) BALCONIES ON THE 2ND-6TH FLOORS OF BUILDING #1 PER THE DESIGN SUPPLIED BY SERH.                                                                                                                                                                                                                                                                                                                                                 |             | \$182,448.00   |
|          | <b>BUILDING #1 - 16" 3-LINE BALCONY GUARDRAILS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |             |                |
| 3        | APPROXIMATELY 801LF OF 16" TALL 3-LINE ALUMINUM GUARDRAIL AT (37) BALCONIES ON THE 2ND & 3RD FLOORS OF BUILDING #1 PER THE DESIGN SUPPLIED BY SERH.                                                                                                                                                                                                                                                                                                                                                  |             | \$56,070.00    |
|          | <b>BUILDING #1 - ALUMINUM LOUVERS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |                |
| 4        | APPROXIMATELY 1,616 SQUARE FEET OF ALUMINUM LOUVERS AT (21) LOCATIONS ON THE 1ST FLOOR OF BUILDING #1 PER A DESIGN TO BE SUPPLIED BY SERH.                                                                                                                                                                                                                                                                                                                                                           |             | \$80,800.00    |
|          | <b>BUILDING #2 - SCREEN ENCLOSURES @ 2ND-6TH FLOOR BALCONIES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                     |             |                |
| 5        | APPROXIMATELY 3,186 SQUARE FOOT OF SCREEN ENCLOSURE SYSTEM AT (15) BALCONIES ON THE 2ND-4TH FLOORS OF BUILDING #2. SCREEN ENCLOSURE SYSTEM TO BE DESIGNED BY SE RAILS HOLDINGS, LLC.                                                                                                                                                                                                                                                                                                                 |             | \$41,405.00    |
|          | <b>BUILDING #2 - 42" 3-LINE BALCONY GUARDRAILS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |             |                |
| 6        | APPROXIMATELY 740LF OF 42" TALL 3-LINE ALUMINUM GUARDRAIL AT (30) BALCONIES ON THE 2ND-4TH FLOORS OF BUILDING #2 PER THE DESIGN SUPPLIED BY SERH.                                                                                                                                                                                                                                                                                                                                                    |             | \$53,280.00    |
|          | <b>BUILDING #2 - 16" 3-LINE BALCONY GUARDRAILS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |             |                |
| 7        | APPROXIMATELY 370LF OF 16" TALL 3-LINE ALUMINUM GUARDRAIL AT (15) BALCONIES ON THE 2ND & 3RD FLOORS OF BUILDING #2 PER THE DESIGN SUPPLIED BY SERH.                                                                                                                                                                                                                                                                                                                                                  |             | \$25,900.00    |
|          | <b>BUILDING #2 - ALUMINUM LOUVERS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |                |
| 8        | APPROXIMATELY 2,008 SQUARE FEET OF ALUMINUM LOUVERS AT (28) LOCATIONS ON THE 1ST FLOOR OF BUILDING #2 PER A DESIGN TO BE SUPPLIED BY SERH.                                                                                                                                                                                                                                                                                                                                                           |             | \$100,400.00   |
|          | <b>BUILDING #3 - SCREEN ENCLOSURES @ 2ND-6TH FLOOR BALCONIES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                     |             |                |
| 9        | APPROXIMATELY 12,146 SQUARE FOOT OF SCREEN ENCLOSURE SYSTEM AT (80) BALCONIES ON THE 2ND-6TH FLOORS OF BUILDING #3. SCREEN ENCLOSURE SYSTEM TO BE DESIGNED BY SE RAILS HOLDINGS, LLC.                                                                                                                                                                                                                                                                                                                |             | \$157,898.00   |
|          | <b>BUILDING #3 - 42" 3-LINE BALCONY GUARDRAILS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |             |                |
| 10       | APPROXIMATELY 1,884LF OF 42" TALL 3-LINE ALUMINUM GUARDRAIL AT (93) BALCONIES ON THE 2ND-6TH FLOORS OF BUILDING #3 PER THE DESIGN SUPPLIED BY SERH.                                                                                                                                                                                                                                                                                                                                                  |             | \$135,648.00   |
|          | <b>BUILDING #3 - 16" 3-LINE BALCONY GUARDRAILS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |             |                |
| 11       | APPROXIMATELY 566LF OF 16" TALL 3-LINE ALUMINUM GUARDRAIL AT (27) BALCONIES ON THE 2ND & 3RD FLOORS OF BUILDING #3 PER THE DESIGN SUPPLIED BY SERH.                                                                                                                                                                                                                                                                                                                                                  |             | \$39,620.00    |
|          | <b>BUILDING #3 - ALUMINUM LOUVERS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |                |
| 12       | APPROXIMATELY 992 SQUARE FEET OF ALUMINUM LOUVERS AT (15) LOCATIONS ON THE 1ST FLOOR OF BUILDING #3 PER A DESIGN TO BE SUPPLIED BY SERH.                                                                                                                                                                                                                                                                                                                                                             |             | \$49,600.00    |
|          | <b>CLUBHOUSE - 42" 3-LINE BALCONY GUARDRAILS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |             |                |
| 13       | APPROXIMATELY 118LF OF 42" TALL 3-LINE ALUMINUM GUARDRAIL ON THE AQUA LOUNGE DECK AND FRONT ENTRANCE OF THE CLUBHOUSE PER THE DESIGN SUPPLIED BY SERH.                                                                                                                                                                                                                                                                                                                                               |             | \$8,496.00     |
|          | <b>CLUBHOUSE - 42" GLASS GUARDRAIL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |             |                |
| 14       | APPROXIMATELY 140LF OF 42" GLASS GUARDRAIL ON THE AQUA LOUNGE DECK AT THE REAR OF THE CLUBHOUSE PER A DESIGN TO BE SUPPLIED BY SERH.                                                                                                                                                                                                                                                                                                                                                                 |             | \$59,500.00    |
|          | <b>15'W X 35'L X 10'H ALUMINUM TRELLIS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             |                |
| 15       | (1) 15'W X 35'L X 10'H ALUMINUM TRELLIS AT THE AQUA LOUNGE AT THE REAR OF THE CLUBHOUSE PER A DESIGN TO BE SUPPLIED BY SERH.                                                                                                                                                                                                                                                                                                                                                                         |             | \$31,500.00    |
|          | <b>SALES TAX &amp; LIFT RENTAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |             |                |
| 16       | SALES TAX                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |             | \$27,850.00    |
| 17       | LIFT RENTAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             | \$18,500.00    |
|          | <b>*****OPTIONS*****</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |             |                |
| OPTION 1 | FURNISH AND DELIVER (1015) ALUMINUM POST STANCHION SLEEVES FOR ITEMS 2, 6, & 10.                                                                                                                                                                                                                                                                                                                                                                                                                     | \$35,500.00 |                |
| OPTION 2 | LABOR TO INSTALL OPTION 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | \$35,500.00 |                |
|          | <b>*****NOTES*****</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |             |                |
| ****     | ITEMS 1-15 TO BE POWDER-COATED A STANDARD COLOR. SPECIALTY COLORS ARE SUBJECT TO A CHANGE ORDER.                                                                                                                                                                                                                                                                                                                                                                                                     |             |                |
| ****     | PRICE INCLUDES SHOP DRAWINGS FOR ITEMS 1-15 AND ENGINEERING & CALCS FOR ITEMS 2, 3, 6, 7, 10, 11, 13, & 14.                                                                                                                                                                                                                                                                                                                                                                                          |             |                |
| ****     | ALL RAIL ENDS FOR ITEMS 2, 3, 6, 7, 10, & 11 TO ATTACH TO WOOD FRAMED COLUMNS AND/OR BUILDING EXTERIOR USING A SLEEVE BRACKET AND LAG SCREWS.                                                                                                                                                                                                                                                                                                                                                        |             |                |
| ****     | ALL RAIL POST FOR ITEMS 2, 6, & 10 TO MOUNT TO A WOOD FRAMED BALCONY COVERED WITH LIGHTWEIGHT CONCRETE USING A POST STANCHION SLEEVE PER OPTION 1 & 2.                                                                                                                                                                                                                                                                                                                                               |             |                |
| ****     | PRICE INCLUDES (9) TRIPS TO FIELD MEASURE AND (9) TRIPS TO INSTALL. ANY ADDITIONAL TRIPS REQUIRED WILL RESULT IN A CHANGE ORDER FOR A \$2500.00 MOBILIZATION FEE PLUS ALL MAN-HOURS INCURRED.                                                                                                                                                                                                                                                                                                        |             |                |
| ****     | ANY FIELD MEASUREMENT OR INSTALLATION TRIPS THAT ARE CANCELED WITHOUT A 48 HOUR NOTICE, OR ARE UNABLE TO BE PERFORMED AT THE TIME OF ARRIVAL DUE TO NEGLIGENCE OF THE GC ARE SUBJECT TO A CHANGE ORDER. (\$2500.00 MOBILIZATION FEE PLUS ALL MAN-HOURS INCURRED).                                                                                                                                                                                                                                    |             |                |
|          | Click on the link below for PPG's Powder-Coat Color Chart. Southeast Rails standard colors are: PCTT89102 SUPER WET WHITE 90% GLOSS; PCTT99115 SUPER WET BLACK 90% GLOSS; PCTT99125 BLACK 60% GLOSS; PCTT90169 BLACK 40% GLOSS; PCTT90236 DULL BLACK 25% GLOSS; PCTT20122 ALMOND 80% GLOSS; PCTT20171 DERBY BROWN 90% GLOSS; PCTT20167 BRONZE 50% GLOSS; PCSZ29109 BRONZE 30% GLOSS; all other colors shown on the chart are specialty colors and subject to a change order due to increase in cost. |             |                |
|          | <a href="http://www.ppgtruefinish.com/getmedia/51284b71-f012-4a2b-9c79-3865dde261bc/PPG-Preferred-Powder-Color-Card.pdf.aspx">http://www.ppgtruefinish.com/getmedia/51284b71-f012-4a2b-9c79-3865dde261bc/PPG-Preferred-Powder-Color-Card.pdf.aspx</a>                                                                                                                                                                                                                                                |             |                |
|          | IF ANY QUESTIONS, PLEASE CONTACT: RICHARD LEE<br>DIRECT LINE: 843-547-8139 CELL: 843-217-0217 richard@southeastrails.com                                                                                                                                                                                                                                                                                                                                                                             |             |                |
|          | <b>*****PLEASE NOTE THE FOLLOWING DISCLOSURES*****</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               |             |                |
|          | TOTAL:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |             | \$1,284,117.00 |

By execution of this Quote below, the undersigned acknowledges and agrees as follows:

1. QUOTE IS VALID FOR THIRTY (30) DAYS AND IS SUBJECT TO CHANGE UPON FIELD MEASUREMENTS. Length/distance measurements stated above are approximated. Additional sums will be added to the total price should additional footage be discovered upon field measurement.
2. TARIFFS. Additional sums will be added to the total price due to an increase in material costs due to imposed tariffs for materials purchased subsequent to the date above.
3. REQUESTS FOR ADDITIONAL LIABILITY INSURANCE WILL RESULT IN ADDITIONAL CHARGE. Any Subcontract issued subsequent to the date above which requires insurance coverages in excess of the liability limits of SE Rails Holdings, LLC as of the date hereof will require either: (a) a written waiver of the requirement, or (b) an executed Change Order totaling the sum of any additional costs incurred by SE Rails Holdings, LLC associated therewith.
4. NON-STANDARD POWDER COAT COLORS WILL RESULT IN ADDITIONAL CHARGE. Any powder coat color selection other than the standard powder coat colors listed above will result in an additional sum added to the total price. Any Subcontract issues subsequent to the date above wherein a non-standard powder coat color is required, an executed Change Order will be required totaling the sum of any additional costs incurred by SE Rails Holdings, LLC associated therewith.
5. SE Rails Holdings, LLC is not responsible for any damage done to masonry during drilling and/or core drilling.
6. The person signing below represents that he/she has the authority to execute this document on behalf of the customer/client/owner/contractor identified above.

ACCEPTED BY: \_\_\_\_\_

(MUST BE SIGNED)

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

**Thank you for your business!**

Please visit our website at: [www.southeastrails.com](http://www.southeastrails.com).



## **Division #6**



**Division 06.100**

**Rough Carpentry**

**Project:** OCA Broad Creek  
**Location:** Hilton Head, SC  
**Unit Count:** 254  
**Approx. GSF:**

**Proposal Date:** August 7, 2026  
**Proposal #:** SBS-26-198  
**Revision #:** 00

**ATTN:** Carl Byars – CF Evans Construction

Santee Building Solutions appreciates the opportunity to provide this proposal for material, labor, and equipment for Rough Carpentry on the aforementioned project.

**Project Description:** (254) units across 3 separate buildings. Buildings 1 & 3 are grade level parking under podium with 5 levels of Type-III wood framing. Building 2 is grade level parking under podium with 3 levels of Type-V wood framing. Other stand-alone type V buildings include Bike Barn, Maintenance, Clubhouse, Spa/Fitness Building, and Pool House.

#### General Notes:

1. The pricing below includes the best evaluation of the plans and specifications but shall not obligate Santee Building Solutions (SBS) in any way until a binding contract is negotiated and executed.
2. Some items included in this package may be subject to long lead times, supply interruptions, and/or availability issues; these conditions may result in quickly changing market conditions affecting supply and pricing.
3. Assumptions made where plans and/or specifications were missing or conflicting.
4. Proposal assumes mutually agreeable building sequence, schedule, site logistics, staging, hoisting and other project coordination items as needed.
5. Location onsite needed for office and/or storage trailer(s). Power required by others.
6. Complete equipment access around the building(s) will be required for this scope of work, unless specifically discussed and agreed to by all parties. Curb crossings, if required, to be agreed upon prior to work taking place.
7. Santee Building Solutions maintains General Liability and Workers' Compensation insurance; a Certificate of Insurance is available upon request.
8. Any changes to the scope of work will be documented and priced via a written Change Order prior to proceeding.

### Proposal Notes

#### • Wall Framing:

|                             |                                        |
|-----------------------------|----------------------------------------|
| o Studs:                    | SPF 2x, FRT 2x                         |
| o Exterior Sheathing:       | 7/16 OSB, 15/32 FRT Ply, 19/32 FRT Ply |
| o Corridor Sheathing:       | 7/16 OSB, 19/32 OSB                    |
| o Interior Shear Sheathing: | 7/16 OSB, 19/32 OSB                    |
| o Headers:                  | YP 2x, FRT 2x                          |
| o Plates:                   | YP 2x FRT 2x, PT 2x at slab            |
| o Engineered Headers:       | LVL                                    |
| o Fire Wall:                | (2) layers of 5/8" Densglass           |
| o Mech. Shafts/Chutes:      | Excluded (See Notes)                   |

**• Floor Framing**

|                       |                            |
|-----------------------|----------------------------|
| o Strong-back:        | YP 2x6                     |
| o Subfloor sheathing: | 23/32 OSB T&G, 3/4 FRT T&G |
| o Floor Draft-stop:   | 7/16 OSB                   |

**• Deck Framing**

|                     |                |
|---------------------|----------------|
| o Truss or Joist:   | Joists         |
| o Beams:            | PT 2x, PT GL   |
| o Ledger:           | PT 2x          |
| o Decking:          | PT 3/4 Plywood |
| o Columns/Post:     | PT 2x          |
| o PT or YP Framing: | PT 2x          |

**• Breezeway/Corridor Framing**

|                      |                     |
|----------------------|---------------------|
| o Truss or Joist:    | Trusses             |
| o Ledgers:           | YP 2x               |
| o Sheathing/Decking: | 23/32 OSB T&G       |
| o Beams:             | YP 2x, Girder Truss |

**• Roof Framing**

|                             |                                |
|-----------------------------|--------------------------------|
| o Parapet Framing:          | None                           |
| o Sheathing (Flat Area):    | 23/32 OSB T&G, 3/4 FRT Ply T&G |
| o Sheathing (Pitched Area): | 19/32 OSB, 5/8 FRT Ply         |
| o Rafters:                  | Trusses                        |
| o Roof Draft-stop:          | 15/32 Plywood                  |

**• Framing Hardware**

|                                           |                                            |
|-------------------------------------------|--------------------------------------------|
| o Hold downs & straps above:              | Hold Down System                           |
| o Uplift:                                 | Hold Down System                           |
| o Shear:                                  | Hold Down System                           |
| o Wall to Concrete: Shear and Interior LB | 5/8" All-Thread Rod & Chair, 1/2" Titen HD |

**• Accessories**

|                             |                           |
|-----------------------------|---------------------------|
| o Subfloor glue:            | Tytan Subfloor Glue       |
| o Sill Sealer:              | 1/8" Sill Sealer          |
| o Window Caulk:             | Tower Residential Sealant |
| o Door:                     | NP1 (balcony only)        |
| o Sleepers at HVAC on roof: | None                      |

**• House wrap and Flashings**

|                          |                                     |
|--------------------------|-------------------------------------|
| o Wrap:                  | Tyvek Commercial Wrap               |
| o Windowsill:            | 9" Dupont FlexWrap                  |
| o Window Jamb/Head:      | 9" Dupont StraightFlash             |
| o Door:                  | 6" Dupont VF Flashing Tape          |
| o Inside/Outside Corner: | 12" Dupont Flashing Tape            |
| o Perimeter at Concrete: | 9" Dupont StraightFlash             |
| o Balcony: Ledger        | 12" Dupont Flashing Tape            |
| o Penetrations:          | Quickflash, 4" Dupont Flashing Tape |

**Specific Job Notes:**

| No. | Ref.     | PROJECT NOTES                                                                                                                                                                                                                                             |
|-----|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1   | 1/S5.0.0 | Structural unit deck framing side/return beams are not labeled. Assumed to be (2ply) 2x12s to match the depth of the front beam. Included and assumed HUCQs for these beams as well.                                                                      |
| 2   | 8/S1.2.1 | Balcony section calls for LU28 (HDG) joist hangers. This is an unusual and custom item from Simpson. Included as LUS28z.                                                                                                                                  |
| 3   | A8.C1    | Balcony Flashing details are complex. Included the 4" SAM from WBR to deck, SAM behind ledger, Drip Edge over beam, and Metal L at door sill. All other flashing assumed to be by LW contractor.                                                          |
| 4   | A9.C2    | Details show traditional patio door flashing with standard 9"/12" flashing wrapped into the jamb/head. Included as VF flashing for now. RFI to ensure this can be used.                                                                                   |
| 5   | 5/S5.0.2 | Flush beam in unit is tagged 3-19L which is not on the header schedule assumed to be a 3-18L (18" LVL)                                                                                                                                                    |
| 6   |          | If structural unit plans tag IW2, assumed all load bearing walls in unit to be of that spacing. Unclear if only that particular wall is to be heavier, or if all the interior walls. Included worst case.                                                 |
| 7   | S3.A7    | Corridor structural plans do not have headers or beams labeled. Assumed all to be 3ply 2x10s.                                                                                                                                                             |
| 8   |          | Bike Barn tags 6 out of the 8 posts as HSS sleeves and 2 as ABU post bases. Assumed all posts to be wet-set HSS sleeves. This HSS material is assumed to be provided and installed by others.                                                             |
| 9   | S3.A7    | Resident Storage structural plan is missing/unlabeled. Assumed all headers and beam sizes based off floor plans. Will need to revise when new drawings come out.                                                                                          |
| 10  | S1.0.10  | Shearwall schedule calls out 19/32 OSB on the Type III buildings. Will include as 5/8 FRT Ply at exterior locations. Need to confirm this substitution prior to construction.                                                                             |
| 11  | S4.F1    | Assumed all clubhouse door/window headers to be 3 ply 2x8s                                                                                                                                                                                                |
| 12  |          | Assumed open terrace area to have 3/4 PT Plywood subflooring.                                                                                                                                                                                             |
| 13  | A9.A2    | Details show window flashing, turning out the sill and out a minimum of 6". Assumed 12" Dupont Flashing tape at these locations. This is typically 9" Flexible flashing.                                                                                  |
| 14  | S1.0.2   | Horizontal and uplift note 10 states that Interior LB Non-shear walls may be attached with Hilti X-U 57 PAF pins. Carried as the Simpson Equal (PDPAWL-225) but may want to RFI if this is acceptable as it seems less than the standard of a titan bolt. |
| 15  |          | Structural unit deck framing side/return beams are not labeled. Assumed to be (2ply) 2x12s to match the depth of the front beam. Included and assumed HUCQs for these beams as well.                                                                      |
| 16  | A4.B08   | Trash chute wood walls and concealed gypsum between walls will be provided. All other shaft material such as tilt-in wall, divider wall, and chute gypsum assumed to be provided and installed by others.                                                 |
| 17  |          | If tower crane(s) are not provided for Buildings 1 & 3, please include the mobile crane adder provided in alternate pricing below. Mobile cranes are not included in base bid. Adder is for Rough Carpentry Scope of Work only.                           |

**Exclusions** (unless specifically included in this proposal):

1. Temporary/permanent power, power management, or fuel for power.
2. Traffic control, flagging, signage, etc.
3. Material and labor of any wet-set exterior sill plate anchor, anchor bolts, MASA or embed plate.
4. Material and labor of any wet-set steel embed plates and welding.
5. Material and labor of any structural steel, steel columns or beams, metal framing, welding, blocking in these areas or drilling steel.
6. Material and labor of any steel pan/concrete stairs, railings, or trim.
7. Material and labor of any exterior railings.
8. Material and labor of any pergolas, arbors, trellis, or exterior hardscapes.
9. Material and labor of any wood for interior or exterior trim or siding build up outside moisture barrier.
10. Material and labor of any draft stopping or sheetrock in floor or roof, unless concealed by framing.
11. Material and labor of any soffits and/or drops after sheetrock. Assumed to be by other.
12. Material and labor of any walkways framing or subfloor in attic. Unless specified on drawings.
13. Material and labor of any gypcrete/concrete pour stops for tubs or showers.
14. Material and labor of any subfloor repairs after framing punch acceptance.
15. Material and labor of any membrane flashing on column corners.
16. Material and labor of any membrane flashings at siding, roof, or masonry.
17. Labor/Installation of any Quick Flash material or flashing.
18. Material and labor of any insulation.
19. Material and labor of any caulking or sealants.
20. Material and labor of any interior doors, pocket doors/frames, hardware, or door pans.
21. Material and labor of any interior/finish trim.
22. Material and labor of any commercial, metal frames, knock down doors/frames or hardware.
23. Material and labor of any window, glazing, hardware, or screens.
24. Material and labor of any aluminum storefront doors, windows, or hardware.
25. Material and labor of any taping, filling, or sanding of any drywall.
26. Material and labor of any blocking/deadwood after sheetrock.
27. Material and labor of any fire caulking (incl. hold down penetrations) and mineral wool fire stopping.
28. Material and labor of any mold remediation.
29. Material and labor of any scaffolding.

**PLAN DATE:** 07.03.2026 – 60% CD Set

**ADDENDUMS:** 0

**ARCHITECT:** Housing Studio

**Inclusions:**

- Sales Tax (7%).
- Storage/Freight.
- Project Management and Supervision.
- Clean-up Labor.
- Wood floor and roof trusses.
- Framing Hardware.
- Exterior Sheathings.
- Building Wrap and Flashings.
- Labor for Ext. Windows & Patio Doors.
- Nails and Concrete Nails.
- Equipment for this scope. (**excl. tower crane**).
- Fire Wall (M&L)

|                                                  |                 |
|--------------------------------------------------|-----------------|
| Loose Lumber Package:                            | \$ 3,980,113.06 |
| Framing Hardware, Accessories & Holddown System: | \$ 437,967.89   |
| House Wrap, Flashings, Quick Flash:              | \$ 266,194.70   |
| Prefabricated Floor and Roof Trusses:            | \$ 1,834,656.20 |
| Stick Framing Labor:                             | \$ 5,101,881.16 |

|                                       |                         |
|---------------------------------------|-------------------------|
| <b>Total Rough Carpentry Package:</b> | <b>\$ 11,620,813.01</b> |
|---------------------------------------|-------------------------|

**Alternate Pricing** (not included in base pricing):

|                                  |              |
|----------------------------------|--------------|
| 1. Mobile Crane Adder (4 months) | \$240,000.00 |
|                                  |              |

**Price is good until:** September 7, 2026
**Terms:**

- \* Monthly progress billing based on percentage of work completed.
- \* Receive 1/2 retention 30 days after passed framing inspection.
- \* Receive balance of retention 30 days after final inspection.
- \* Workmanship warranty for one (1) year.

Thank you for the opportunity to provide our services. Feel free to reach out should you have any questions or concerns.

Respectfully,

Robby Jackson  
 Sr. Preconstruction Manager  
 rjackson@santeebuildingsolutions.com  
 803.378.0635





**Division 06.220**

**Cabinets & Countertops**



Absolute Stone Corp.

# CABINETS & COUNTERTOPS QUOTE

## Project Name:

OCA Broad Creek  
Apartments -  
Craftsman Quartz

## COUNTERTOPS TOTAL:

\$670,897.12

## CABINETS TOTAL:

\$1,837,311.00

## GRANDTOTAL:

**\$2,508,208.12**



## Contact:

estimating@absolute-stone.com  
Phone: 919-462-8084 Office  
Countertops: Adriana Gomez  
agomez@absolute-stone.com  
919-224-6631 M  
Cabinets: Amilcar Garcia  
amilcar@absolute-stone.com  
919-358-9381 M

**OCA Broad Creek Apartments**

Hilton Head Island, SC

CF Evans

Total Units 254

Send all questions to: Chris Miller

Email: estimating@absolute-stone.com

P- 919.462.8084 (ext. 111)

Sales Representative: Adriana Gomez

Email: agomez@absolute-stone.com

Director: Victor Torres

Email: vtorres@absolute-stone.com

P.O. Box 3749 Cary, NC 27519



\*See separate quote for Amenities, if applicable.

|                                                                             |                     |
|-----------------------------------------------------------------------------|---------------------|
| <b>Total Cost for all included items (Estimated Tariffs listed below) =</b> | <b>\$670,897.12</b> |
|-----------------------------------------------------------------------------|---------------------|

**Please take note of the following:****This quote based on plans dated: 7/3/2026**

|                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Before any order can be placed, all submittal items must be approved. We also require a 50% deposit of the Total Contract value.                                                                                                                    |
| Please allow 24-26 weeks lead time for imported quartz.                                                                                                                                                                                             |
| Unless noted otherwise, pricing does not include a mock-up. If needed, a mock-up can be provided, but may require a change order.                                                                                                                   |
| Pricing is valid for 30 days from the posted date of the quote.                                                                                                                                                                                     |
| Craftsman Collection quartz pricing is based on current tariff rates (see date listed at the top of this quote). Take note that tariff rates are subject to change and pricing should be verified prior to issuing a contract.                      |
| This proposal includes 12 mobilizations. Any additional trips required due to change in phasing, site readiness, customer requests, trade delays, or other circumstances beyond Absolute Stone's control will be billed at \$1800 per mobilization. |

**Breakdown of included items; ADD/DEDUCT options, will need to be applied to the Total Cost above if selected.**

|                                                          |                     |
|----------------------------------------------------------|---------------------|
| <b>3cm Imported Level 2 Craftsman Collection Quartz:</b> | <b>\$411,303.60</b> |
| Unit Kitchen Countertops                                 | Included            |
| Unit Bar Countertops                                     | Included            |
| <b>2cm Imported Level 2 Craftsman Collection Quartz:</b> | <b>\$173,213.52</b> |
| Unit Vanity Countertops                                  | Included            |
| 4" Back/Side splashes                                    | Included            |

**Plumbing Fixtures & Brackets: (Unit overhangs - See notes page regarding when brackets are required) \$86,380.00**

| Cost Breakdown (by item) for Total shown above - *ADD prices (if applicable) NOT included in Subtotal |                                               |                  |          |                    |
|-------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------|----------|--------------------|
| -                                                                                                     | Dishwasher Brackets                           |                  |          | Incl'd - No Charge |
| 258                                                                                                   | Standard Unit Kitchen Sinks                   | LC3018           | SUPPLY   | \$20,640.00        |
| 13                                                                                                    | ADA Unit Kitchen Sinks                        | LC3018ADA        | SUPPLY   | \$1,235.00         |
| 805                                                                                                   | Standard Unit Vanity Bowls                    | W-018            | SUPPLY   | \$24,150.00        |
| 42                                                                                                    | ADA Unit Vanity Bowls                         | W-018ADA-RD      | SUPPLY   | \$2,100.00         |
| 10                                                                                                    | Kitchen Overhang Supports                     | 28" S.S. Bracket | Included | \$650.00           |
| 271                                                                                                   | Installation of Kitchen/Wet Bar/Laundry Sinks |                  |          | \$12,195.00        |
| 847                                                                                                   | Installation of Vanity Sinks                  |                  |          | \$25,410.00        |

**Estimated Tariffs for Imported Prefab Material**

|                     |                             |
|---------------------|-----------------------------|
| <b>19%</b>          | Tariff Percentage           |
| \$38,107.92         | Total Tariff Cost           |
| <b>\$709,005.04</b> | <b>Total Contract Value</b> |

**Notes for Imported Prefabricated Materials:**

|                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lead times mentioned above begin at the time of placing the order, not at the time of award or signing of a contract. Please allow for additional time needed to finalize shop drawings and approve all submittals.                                     |
| Final countertop shop drawings will be prepared only after final cabinet shop drawings have been received.                                                                                                                                              |
| After fabrication has begun, any changes to cabinets, sinks, appliances, or faucets may cause material to not fit properly. If materials are affected by these changes, the cost of refabrication will be the responsibility of the General Contractor. |
| Total cost includes Square Flat Polished Edge. Other edge profiles may be available at an additional cost.                                                                                                                                              |
| Total cost includes all relevant taxes.                                                                                                                                                                                                                 |
| If chosen color of quartz has a veining pattern/flow through the slab, seaming may be more noticable than with other colors.                                                                                                                            |

**Notes for Plumbing Fixtures:**

|                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| U.N.O., plumbing fixture costs include supply and installation. For units, Absolute Stone will attempt to provide a VE model that is as close to the specified model as possible. Please confirm that any suggested VE plumbing fixture is acceptable, prior to issuing a contract.                                                                                                                                                  |
| <b>If plumbing fixtures are to be supplied by others, Absolute Stone will still require an installation fee.</b> This does not apply to any top-mounted fixtures, as these would not be installed by Absolute Stone. For each typical kitchen sink, please account for a charge of \$45. For a typical vanity bowl, please account for a charge of \$30. This includes cutting, polishing, and installation of the plumbing fixtures |

**Notes for VE Supports:**

|                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------|
| 3cm quartz overhangs can be left unsupported up to a maximum of 14". Any overhang that extends beyond that maximum will require supports. |
| 2cm quartz overhangs can be left unsupported up to a maximum of 10". Any overhang that extends beyond that maximum will require supports. |

**Bond Rates:**

|                                                                           |
|---------------------------------------------------------------------------|
| \$25 per \$1000 of the initial \$100,000.00 of contract                   |
| \$15 per \$1000 of the next \$400,000.00 of contract                      |
| \$10 per \$1000 for any remaining balance of contract beyond \$500,000.00 |

**Townhome Specific Notes:**

|                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| *Logistic costs tend to be greater with Townhomes, when compared to apartments. Pricing is based on a typical number of mobilizations. <b>Excessive mobilizations may necessitate a change order.</b> As kitchens are often located above ground level, it is imperative that access for lifting large items to the upper floors be made available (open balcony, large window, etc). |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Threshold Notes:**

|                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------|
| 200 pieces is the Minimum Order for Granite thresholds <b>(No Minimum Order quantity if Quartz)</b>                                   |
| 50% Deposit is required prior to fabrication. Remaining balance is required prior to receiving the material.                          |
| FOB, our Cary Location                                                                                                                |
| 20% Additional Material included at No Cost to cover breakage. Any Material required beyond that, will need to be a separate order.   |
| Damage/Shortage Claims must be reported within 48 hours of delivery.                                                                  |
| <b>Exclusions:</b> Installation, Field Measurements, Substrate Prep, Removal/Disposal, Protection, and any work not expressly listed. |

**OCA Broad Creek Apts**

Hilton Head, SC

CF Evans

Total Units 254

Send all questions to: EstimatingEmail: [estimating@absolute-stone.com](mailto:estimating@absolute-stone.com)

P- 919.462.8084

Sales Representative: Adriana Gomez

Email: [agomez@absolute-stone.com](mailto:agomez@absolute-stone.com)

Cabinet Division Director: Amilcar Garcia

Email: [Amilcar@absolute-stone.com](mailto:Amilcar@absolute-stone.com)

P.O. Box 3749 Cary, NC 27519



\*See separate quotes for Unit Countertops, if applicable.

**Quote Includes: Cabinets - Monarca Series**

|                    |                       |
|--------------------|-----------------------|
| Species:           | Poplar                |
| Door Style:        | Shaker                |
| Box Style:         | Face Frame            |
| Box Construction:  | Particle Board        |
| Overlay:           | Full Overlay          |
| Finish:            | Paint TBD             |
| <b>Total</b>       | <b>\$1,837,311.00</b> |
| (Supply & Install) |                       |

**Residential Casework Scope of Work**

|                         |                                    |
|-------------------------|------------------------------------|
| Upper Cabinet Height:   | 42" tall x 12" deep                |
| Lower Cabinet Height:   | 34-1/2" tall x 24" deep            |
| Vanity Cabinet Height:  | 32-1/2" tall x 21" deep            |
| # of Units:             | <b>254</b>                         |
| Clubroom/Amenities:     | NO                                 |
| Hardware:               | P-1096.BK 6" Bar Pull              |
| # of Deliveries:        | Full Truck Loads                   |
| Shelves:                | Standard                           |
| Door Hinges:            | Soft Close                         |
| Drawer Glides:          | Undermount - Soft Close            |
| HC/ADA Units:           | YES                                |
| Drawer Stacks:          | NO                                 |
| Installation:           | YES                                |
| Pantry Cabinets/Fronts: | YES - 96"                          |
| Linen Cabinets/ Fronts: | YES - 96"                          |
| Desk Areas:             | YES                                |
| Mudroom Benches:        | YES - (Wall Cabs, no base cubbies) |

|                   |          |
|-------------------|----------|
| Wrapping:         | CARTON   |
| Blueprints Dated: | 7/3/2026 |

**Quote per Absolute Stone "Cabinets" Product Spec, Sizes, & Configurations**

24" Deep Refrigerator Cabinet. Fridge End Panel is included  
 No Blind / No Wall Corner / No Lazy Susan Base. Void Corners  
 Plywood Drawer Box  
 No Elevations, Quote based off floor plans with multiple assumptions  
 Kitchen Drawer Stacks none / Vanity Drawer Stack none  
 No Shoe Molding, No Light Rail (Scribe Molding is included)  
 No Crown Molding  
 No Custom Size Cabinets / No Custom Colors  
 No Hardware at Sink Bases False Front  
 No Built In Cabinets, No WIC, No Open Shelving, No Laundry Area, No Booskhelf Area  
 No built in Linen Cabinets at Bathroom, Only Linen Cabs along the vanity cabinet run included  
 Dry Bar Area Included, Mudroom (wall cabinets) included not cubbies

NO COMMON AREAS-CLUB-AMENITY-LEASING-BOH  
 RETAINAGE ONLY ON LABOR PORTION

**ADD/Alternates****ADD****DEDUCT****\*Please see Notes page for Important Information:**

**Notes for Imported Cabinets:**

|                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Pricing is valid for 30 days from the posted date of the quote.                                                                                                                                                                      |
| Total cost includes all relevant taxes.                                                                                                                                                                                              |
| Quote is based on <b>(Mobilizations - Full Truck Loads)</b> . Fewer units per delivery may incur additional charges per mobilization.                                                                                                |
| <b>Lifting equipment has NOT been included in our quote.</b>                                                                                                                                                                         |
| Please allow <b>16-18 weeks</b> for delivery of imported cabinets.                                                                                                                                                                   |
| Before any material order can be placed, all submittal items must be approved and returned; shop drawings will be generated after contract is received. We also require a 50% Deposit of the Total Contract Value.                   |
| Lead times mentioned above begin at the time of placing the order, not at the time of award or signing of a contract. Please allow for additional time needed to finalize shop drawings and approve all submittals.                  |
| After fabrication has begun, any changes to framing, plumbing rough-ins, appliances, cabinet color/style will need to be handled via a change order. The cost of refabrication will be the responsibility of the General Contractor. |
| Due to fluctuations in market rates for materials/hardware, shipping costs, etc. All pricing should be considered budgetary until an order is placed.                                                                                |
| Retainage Only to apply on Labor Portion.                                                                                                                                                                                            |
| Unless noted otherwise, pricing does NOT include a mock-up. If needed, a mock-up can be provided, but may require a change order.                                                                                                    |

**Bond Rates:**

|                                                                           |
|---------------------------------------------------------------------------|
| \$25 per \$1000 of the initial \$100,000.00 of contract                   |
| \$15 per \$1000 of the next \$400,000.00 of contract                      |
| \$10 per \$1000 for any remaining balance of contract beyond \$500,000.00 |

**Townhome Specific Notes:**

|                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| *Logistic costs tend to be greater with Townhomes, when compared to apartments. Pricing is based on a typical number of mobilizations. <b>Excessive mobilizations may necessitate a change order.</b> As kitchens are often located above ground level, it is imperative that access for lifting large items to the upper floors be made available (open balcony, large window, etc). |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Monarca Series - Tariff Exemption Statement**

|                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The <del>Monarca Series</del> is produced using components sourced from within the United States, Mexico, and Canada (excluding hardware). Under the <b>USMCA Rules of Origin</b> , products that meet the regional value requirements and are assembled within these three countries, are considered originating goods and therefore exempt from international tariffs. |
| Because our <b>Monarca line is manufactured and assembled entirely within the North American region, it qualifies for duty-free treatment</b> between the US, Mexico, and Canada.                                                                                                                                                                                        |
| While trade classifications and tariffs are always subject to change, there are <b>no current indications</b> of any changes that would affect the tariff-exempt status of the Monarca Series.                                                                                                                                                                           |
| At <b>Absolute Stone and Absolute Cabinets</b> , we continually monitor trade regulations to ensure our products remain compliant, competitively priced, and backed by the highest standards of quality, consistency, and reliability delivering peace of mind for our partners.                                                                                         |

# Imported Quartz

Craftsman Collection | Level 2



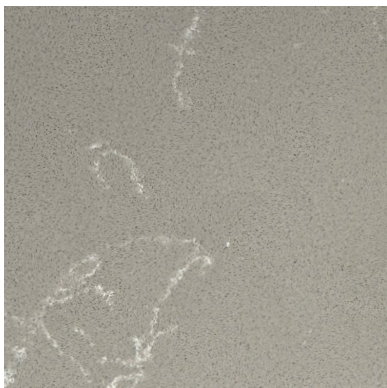
Pure White



Carrara White



Lincoln White



Carrara Grey



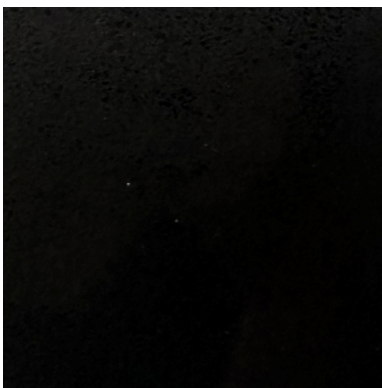
King Grey



Storm



Nocturnal Black



Night Sky

Imported from South Asia

Absolute Stone Corporation | Craftsman Collection – Level 2



# LC3018

## Undermount Stainless Steel Sink Specification Sheet

### FEATURES

- Dimensions 30" x 18" x 9"
- Certified 18 Gauge 304 Stainless
- Under Mount Design
- Single Compartment
- Rounded Bowl
- Unique Sound-Deadening System
- With Sound Pads & Special Coating
- Limited Lifetime Warranty

### PRODUCT IMAGE

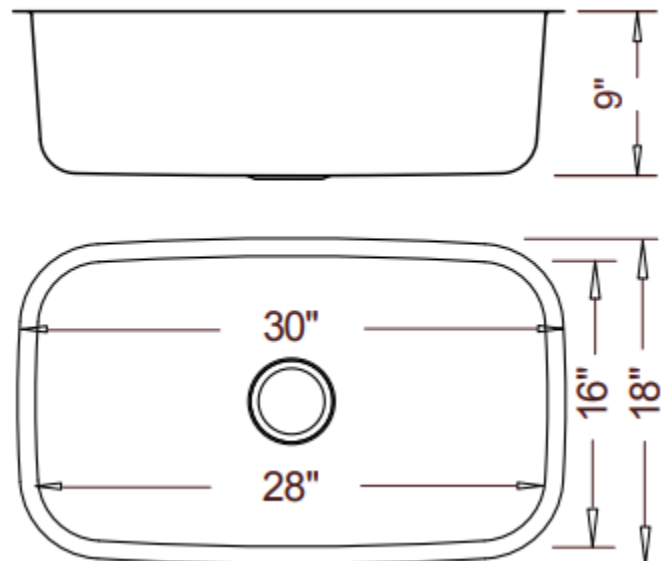


### CODES/STANDARDS APPLICABLE

Specified model meet or exceeds the following:

- UPC Certified

### PRODUCT DIAGRAM



### INCLUDED COMPONENTS

- Mounting Clips



# LC3018ADA

## Undermount Stainless Steel Sink Specification Sheet

### FEATURES

- Dimensions 30" x 18" x 5-1/2"
- ADA Compliant\*
- Certified 18 Gauge 304 Stainless
- Under Mount Design
- Single Compartment
- Rounded Bowl
- Unique Sound-Deadening System
- With Sound Pads & Special Coating
- Limited Lifetime Warranty

### CODES/STANDARDS APPLICABLE

Specified model meet or exceeds the following:

- UPC Certified

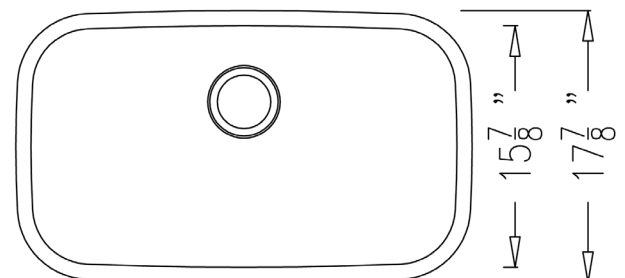
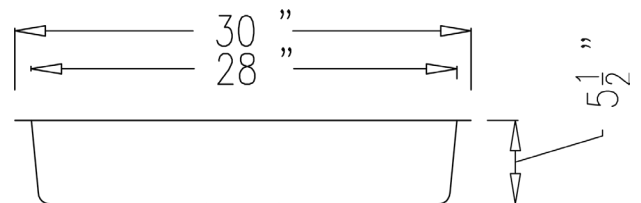
### INCLUDED COMPONENTS

- Mounting Clips

### PRODUCT IMAGE



### PRODUCT DIAGRAM



\*When installed according to ADA mounting guidelines

# W-018

## Undermount Rectangular Sink Specification Sheet

### FEATURES

- Outside 18-1/2" x 13-3/4"
- Inside 16-1/2" x 11-3/4"
- Depth 7-3/4"
- ADA Compliant★
- Under Mount Design
- Overflow Release
- Limited Lifetime Warranty

### PRODUCT IMAGE



### CODES/STANDARDS APPLICABLE

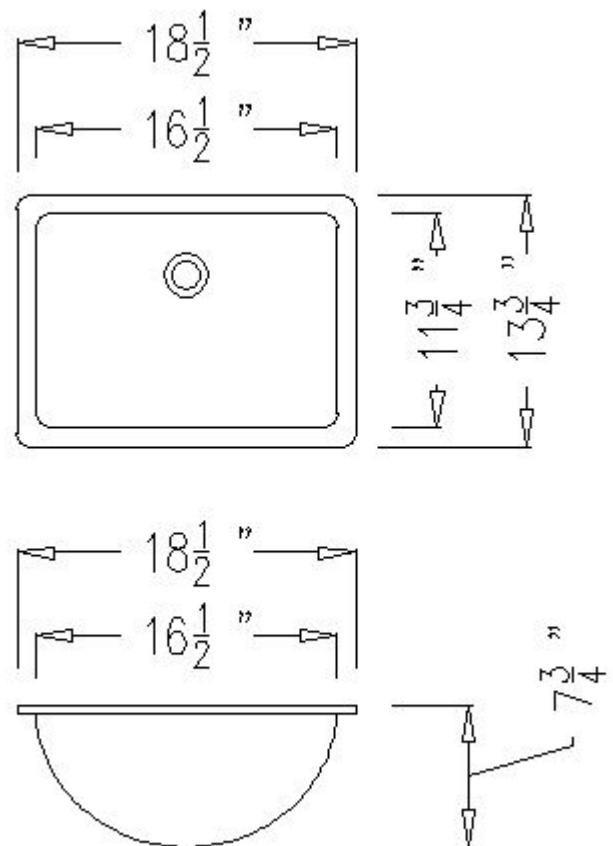
Specified model meet or exceeds the following:

- N/A

### INCLUDED COMPONENTS

- Mounting Clips

### PRODUCT DIAGRAM



★When installed according to ADA mounting guidelines

# W018-ADA-RD

## Undermount Rectangular Sink Specification Sheet

### FEATURES

- Outside 17-3/4" x 13-3/4" x 5-1/2"
- Inside 15-3/4" x 11-3/4"
- Depth 5-1/2"
- ADA Compliant\*
- Under Mount Design
- Overflow Release (Rear)
- Limited Lifetime Warranty
- This sink will work with plumbing shield

### CODES/STANDARDS APPLICABLE

Specified model meet or exceeds the following:

- N/A

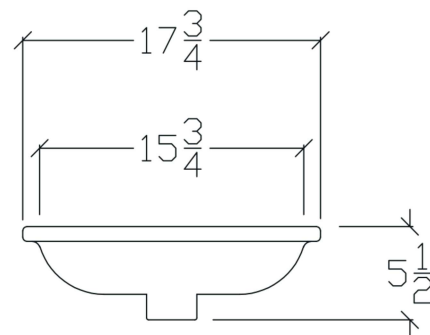
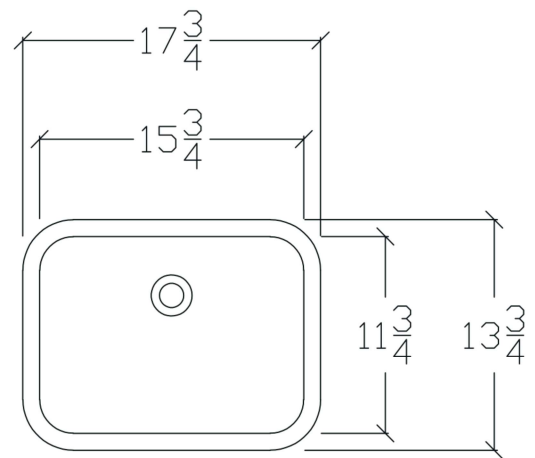
### INCLUDED COMPONENTS

- Mounting Clips

### PRODUCT IMAGE



### PRODUCT DIAGRAM



\*When installed according to ADA mounting guidelines

**ASCH, LLC**

Jason Grubb

Business Development Manager

(614)806-4700

jason@aschfm.com

# ASCH

**SOLD TO:**

CF Evans Construction

**SHIP TO:**

Broad Creek Apartments

Hilton Head, South Carolina

August 5, 2026

## Broad Creek Apartments

Rev A - 60% CD set dated 07/03/2026

|                  | MATERIAL |              | INSTALL             |            | TOTAL               |
|------------------|----------|--------------|---------------------|------------|---------------------|
| ASCH Cabinetry   | \$       | 935,517.93   | \$                  | 257,879.20 | \$ 1,193,397.13     |
| ASCH Countertops | \$       | 415,262.00   | \$                  | 212,868.00 | \$ 628,130.00       |
| <b>Subtotal:</b> | \$       | 1,350,779.93 | \$                  | 470,747.20 | \$ 1,821,527.13     |
|                  |          |              | Sales Tax (0%):     | \$         | -                   |
|                  |          |              | Bond:               | \$         | -                   |
|                  |          |              | <b>Grand Total:</b> | <b>\$</b>  | <b>1,821,527.13</b> |

ASCH requires 50% deposit on materials to begin production  
See following pages for cabinet and countertop specifications

**Alternates (includes applicable tax & bond):**

|                                                                                                                                                                                                                                                                                                                                           |    |             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-------------|
| ADD/ALT #1 - Add supply and installation of unit kitchen and vanity undermount sinks (based on ASCH standard selections)                                                                                                                                                                                                                  | \$ | 81,578.00   |
| ADD/ALT #2 - Add allowance for supply of dedicated on-site equipment for material offloading and distribution (based on 7 months, pending final schedule)                                                                                                                                                                                 | \$ | 34,533.33   |
| ADD/ALT #3 - Add allowance for potential tariff impact (ASCH base pricing does not include tariffs on cost of materials. This allowance includes tariff coverage up to 25% on cabinets and 12.5% on countertops based on cost of materials. ASCH to provide supporting documentation to back up tariff amounts paid at time of shipment.) | \$ | 136,873.93  |
| VE #1 - Deduct for melamine (TFL) cabinet doors in lieu of thermofoil (does not include applicable tariffs)                                                                                                                                                                                                                               | \$ | (42,589.60) |

---

## Cabinetry Product Details:

|                     |                                       |
|---------------------|---------------------------------------|
| Box Construction    | European frameless                    |
| Box Material        | 5/8" MFC                              |
| Box Exterior Finish | Complementary melamine                |
| Box Interior Finish | White melamine                        |
| Door Style          | Slim shaker door / slim shaker drawer |
| Door Material       | Thermofoil                            |
| Finish              | Multi finish                          |
| Drawer Material     | White melamine                        |
| Drawer Guides       | Sidemount soft close (ball bearing)   |
| Door Hinges         | Soft close                            |
| Door & Drawer Pulls | To meet design intent                 |

## Countertop Product Details:

|                       |                       |
|-----------------------|-----------------------|
| Kitchen Top Material  | Quartz                |
| Kitchen Top Thickness | 3cm                   |
| Kitchen Top Level     | ASCH Level 1          |
| Kitchen Splash        | NA (by others)        |
| Bath Top Material     | Quartz                |
| Bath Top Thickness    | 3cm                   |
| Bath Top Level        | ASCH Level 1          |
| Bath Splash, 2cm      | 4" (where applicable) |

---

## Inclusions & Exclusions:

### Includes:

- Drafting, shipping, warehousing, delivery to jobsite, and shakeout
- 254 units (98 unit types)
- Kitchen uppers at 36" height
- 24" deep cabinet above refrigerator
- Tall pantries, linen cabinets, and drawer stacks where indicated
- Removable base cabinets at Type A / ADA units
- Dry bars and wet bars at units where indicated in unit floorplans
- BUDGETARY - based on unit floorplans, pending unit interior elevations

### Excludes:

- Common areas
- On-site equipment (required for offloading & distribution)
- Built-in shelving (closet, laundry room, pantry, linen, etc.)
- Bathroom mirrors and medicine cabinets
- Island / peninsula backs (site framing & finish by others)
- Kitchen and bathroom sinks
- Dishwasher brackets
- Built-in bookshelves and mudrooms, coat hooks
- Textura
- KCMA certification / seals

---

## Terms and Conditions:

1. This quote is valid for 30 days as material pricing is subject to market fluctuations.
2. 50% deposit is required on all material to begin production.
3. Production lead time is 16-18 weeks after all approvals and deposits. Shipping lead time is 6-8 weeks after production.
4. Included warehousing covers a period of 6 weeks storage to accommodate limited delays in the project schedule. If additional storage is needed due to delays in the project schedule, warehousing will be billed as a change order.
5. One year warranty from date of substantial completion is included for all ASCH supplied products.
6. Products are quoted using ASCH's standard cabinet and countertop lines to meet design intent.
7. Products are fabricated based on shop drawings approved by Contractor or Architect. Material procurement is not field measure dependent. Any conflict between supplied materials and field layout conditions requiring significant modification to ASCH supplied product will require a change order.
8. All cabinets and cabinetry components to be provided based on 3" increments.
9. Fillers are included at walls and corners to ensure proper function of cabinets, and to account for dimensional variations.
10. Solid blocking is required behind drywall at base and upper cabinets. Floating shelves and vanities may require additional support. Locations to be coordinated based on shop drawings.
11. Cabinets to be shipped flat packed for on site assembly.
12. Countertops are oversized at walls to account for dimensional variations, where ASCH deems necessary.
13. Countertop seam locations will be placed to maximize material yield. Any reduction of seams may increase material costs and will be addressed via change order.
14. Countertops include drilling for customer supplied faucets.
15. 3cm countertop overhangs under 15" do not require support brackets if 2/3 depth is supported.
16. 2cm countertop overhangs under 12" do not require support brackets if 2/3 depth is supported.
17. Natural stone is subject to variations in color, pattern, texture, and veining. These variations are inherent to the product and are not cause for rejection or replacement.
18. ASCH supplied kitchen sinks are undermount 18 gauge stainless steel with a fine brushed finish and tight radius corners. Style and size comparable to specified sink.
19. ASCH supplied vanity sinks are undermount porcelain with overflow valve. Style and size comparable to specified sink.
20. If ASCH does not supply installation services, material will be delivered to the job site (F.O.B. destination). Offloading and distribution will be the responsibility of the buyer. Product will be invoiced upon delivery. Payment shall be made no later than thirty (30) days after receipt of invoice.
21. ASCH supplied installation includes caulking within cabinet and countertop systems provided. Caulking of cabinets and countertops to walls or floors is excluded.
22. ASCH supplied mock-ups as detailed in proposal. Unless specifically noted under inclusions, full size mock-ups are excluded.
23. ASCH delivery includes hoisting activity and hoisting coordination. Unless specifically included in the proposal, supply of hoisting equipment is excluded.
24. Pricing assumes award of full scope as listed. Changes in scope of work will result in updated proposal costs.
25. Prices quoted do not include tariffs, duties, or other government-imposed charges unless explicitly stated. ASCH reserves the right to adjust pricing to reflect these charges accordingly. These adjustments will be calculated to ensure fair allocation of the increased costs. ASCH will provide advance notice of any such adjustments.

**Elite Multi-Family Interiors**

15167 Business Ave

Addison TX 75001

972-606-9667 972-735-0934

Quote #

66081

Customer PO

Contract #

Date

8/6/2026

Sales Person1

Brian Weidinger

Sales Person2

Scott Studebaker

Acct # 491

For: Fax

CF Evans Construction

125 Suite 200, Regional Pkwy

Orangeburg, SC 29118

Ship To:

Broad Creek Apartments / 254 Units, Podium

Hilton Head Island, SC

| Quantity                                             | General Information / Description                                                                                                                                                                                                          | Unit Cost   | Total        |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------|
| 6128 SF                                              | 3cm Kitchen Countertops with NO Backsplash and Eased Edge - Catalina Quartz - Brisk Grey                                                                                                                                                   | \$27.75     | \$170,052.00 |
| 8395 SF                                              | 3cm Island/Peninsula Countertops with Eased Edge - Catalina Quartz - Brisk Grey                                                                                                                                                            | \$27.75     | \$232,961.25 |
| 2156 SF                                              | 3cm Dry Bar Countertops with NO Backsplash and Eased Edge - Catalina Quartz - Brisk Grey                                                                                                                                                   | \$27.75     | \$59,829.00  |
| 7585 SF                                              | 3cm Vanity Countertops with 2cm, 4" Backsplash and Eased Edge - Catalina Quartz - Group B (Carrara Bravo/Cielo)                                                                                                                            | \$25.25     | \$191,521.25 |
| <b>**Deduct for 2cm Vanity countertops (\$24k)**</b> |                                                                                                                                                                                                                                            |             |              |
| 241 EA                                               | <b>H4501SN - Kitchen Sink (Standard)</b> – 9" Deep, 18 Gauge, Stainless Steel, Single Bowl - Undermount<br><i>*Not ADA Compliant</i>                                                                                                       | \$130.00    | \$31,330.00  |
| 13 EA                                                | <b>H4501SN-ADA - Kitchen Sink (ADA Compliant)</b> – 5.5" Deep, 18 Gauge, Stainless Steel, Single Bowl - Undermount                                                                                                                         | \$130.00    | \$1,690.00   |
| 254 EA                                               | Cut, Polish and Install for - Kitchen Undermount Sinks                                                                                                                                                                                     | \$40.00     | \$10,160.00  |
| 802 EA                                               | <b>VBM8006 - Vanity Sink</b> – 7 1/2" Deep, 20" Wide, Rectangular, Vitreous China - Undermount                                                                                                                                             | \$32.00     | \$25,664.00  |
| 42 EA                                                | <b>VBM8012 - Vanity Sink</b> – 7" Deep, 18" Wide, Rectangular, Vitreous China - Undermount                                                                                                                                                 | \$32.00     | \$1,344.00   |
| 847 EA                                               | Cut, Polish and Install for - Vanity Undermount Sinks                                                                                                                                                                                      | \$30.00     | \$25,410.00  |
| 254 EA                                               | Dishwasher E-Z Bracket - 24" -                                                                                                                                                                                                             | \$15.00     | \$3,810.00   |
| 1 EA                                                 | Section 301 Tariff - Estimated Tariff of 12.5% on Quartz Materials Only<br><i>*Cost is subject to increase/decrease based on the tariff rate at time of entry</i>                                                                          | \$29,615.00 | \$29,615.00  |
| 1 EA                                                 | Section 201 Tariff - Estimated Tariff of 25% on Quartz Materials Only<br><i>*Cost is subject to an additional 25% increase (for a total increase of 50%) at the time of order entry, depending on the status of the Section 201 quota.</i> | \$59,230.00 | \$59,230.00  |

## Continuation For: CF Evans Construction, Quote # 66081

| Quantity | General Information / Description | Unit Cost   | Total       |
|----------|-----------------------------------|-------------|-------------|
| 1        | Adjustment                        | -\$2,616.50 | -\$2,616.50 |
| EA       |                                   |             |             |

- No other tariffs are included in this proposal. For further information regarding their potential impact, please contact your account manager as the contract date approaches.

- Subcontractor shall not be responsible for composite/group cleanup
- Any and all applicable taxes are included
- Maximum overhang without additional support for 2cm is 6"-8" and 8"-12" for 3cm
- Additional support is not included in this bid, see alternates below
- Book matching or vein alignment across countertop/backsplash joints is not available
- All sinks are to be understood as "Undermount" sinks
- No other item than specifically listed above are included in this bid
- A separate bid will be submitted for the Clubhouse
- All Units Measured were based off of Unit Tabulation provided (Sheet: A1.0 Dated: 07/03/2026)
- Additional charges for special equipment needed may be added based upon availability of Freight Elevators and accessibility to Units at time of job

**ALL MEASUREMENTS WERE BASED OFF OF STANDARD CABINET DEPTH, SEE BELOW:**

**Kitchen** - 24" before waste

**Vanity** - 21" before waste

**ALTERNATE PRICING FOR PROTECTIVE COVERING:**

**Rolled Corrugated Cardboard** - \$600.00 per roll (1,000 sf)

**Protective Film Covering** - \$600.00 per roll (1,300 sf)

**ALTERNATE PRICING FOR STEEL COUNTERTOP SUPPORTS:**

\$22.00 each (13"L x 2 1/2"W – Supports overhangs of 6"-16")

**\*NO supports needed for 12" overhangs and 3cm quartz material**

**NOTE FOR UNITS WITH NO KNEE WALL PRESENT:**

If Units are to not have a Knee Wall, cabinets will need to be anchored and reinforced in order to support the weight of the countertop. If the overhang still exceeds the maximum for thickness of material bid, additional support will still be needed and provided by others

*\*If not supplying, undermount sinks must be staged in Units at time of installation*

*\*Drop In sinks (if any) are to be installed by the Plumber*

**If information in this bid is to change, please notify us so we can adjust and send a revised bid**

**Total**

|                    |                     |
|--------------------|---------------------|
| Contract Total     | \$840,000.00        |
| Sales Tax          |                     |
| <b>Grand Total</b> | <b>\$840,000.00</b> |
| Date               | Ck #                |
| Deposit            |                     |

Thank you for your business. This quote is valid for 90 days as material pricing is subject to market fluctuations.

50% Down required on all Quartz materials and remainder of balance due to be drawn for upon arrival to Elite's warehouse. Subcontractor must receive the following items for on time delivery:

*\*Fully Executed Contract, approved cabinet shop drawings and job specific items (150 days of 1st delivery)*

*\*Approved stone countertop shop drawings and job specific items (120 days of 1st delivery)*

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_





GC: CF Evans - Orangeburg  
 Attention: Carl Byers  
 Email: cbyars@cfevans.com  
 Cosmo Rep: Kevin Bourassa

Plan Date: 7/3/2026  
 Project: Broad Creek  
 Project Location: Marshland Road, Hilton Head Island, South Carolina 29926  
 Cosmo Email: kevin.bourassa@cosmocabinets.com  
 Quote Date: 8/10/2026  
 Phone: 256-466-6615

| Cabinet Quote         |                                        |
|-----------------------|----------------------------------------|
| Total Number of Units | 254 Units                              |
| Box Material          | Particle Board                         |
| Box Construction      | Frameless with ABS Leg Leveling System |
| Series                | Delta                                  |
| Color                 | Perfect White                          |
| Drawer Box            | Particle Board Drawer Box Epoxy Slides |
| Cabinet Materials     | Included                               |
| Decorative Hardware   | Group 1 Included                       |
| Cabinet Install       | Included                               |
| Delivery              | Included                               |
| Sales Tax (7%)        | Included                               |
| Total                 | \$ 1,281,450.00                        |

1. The pricing in this Quote is valid for 30 calendar days from the Proposal Date. Pricing will remain valid for one (1) year from the date of execution of the Quote.
2. All pricing is based on the latest drawings with plan date 05/15/26
3. Delivery includes 28 truckloads. Any additional loads due to scheduling or sequence changes will need to be discussed.
4. All necessary filler material is included above.
5. Pricing is based on basic VE optimization to the standard blueprints.
6. Standard Cosmo hardware is included in the price. Special pulls on request subject to pricing and availability.
7. If your project is qualifying for NGBS Green Certification, using Cosmo Cabinets will award you 2 additional points.
8. Soft close hinges are included with standard self close drawer guides.
9. Pony walls assumed to be finished, material to wrap the islands not included.
10. Club Areas ARE NOT included.
11. Domestic Production - No impact of Tariffs as of 07/01/26

**Add Options - Not Included in above Total**

Turnkey Light Rails - With LED's = \$83,425.00 (All Units) Additional Electrical work not included.  
 Turnkey Light Shields - No LED's = \$65,540.00 (All Units).  
 Full Ext. Undermount Soft-Close Drawer Glides = \$45,295.00 (All Units).  
 Mudrooms in 235 Units = \$176,250.00 (All Units).

Door Style Options;  
 Delta to Shaker Foil add \$42,000  
 Delta to Sierra/Santa Fe (Textured Laminate Slab) add \$81,000  
 Delta to Yosemite/Superior/Olympic (Shaker Duratek) add \$163,000  
 Delta to Oconee (Shaker Paint) add \$246,000

1. OCIP/CCIP - Owner or Contractor Controlled Insurance Program will require and additional charge.
2. Certified Payroll and/or Davis-Bacon is not included.

1. Bond is excluded. Surety letter can be provided.
2. 30% material deposit required upon signing contract.
3. Full time site supervision not included.
4. No retainage of material, 10% retainage allowed on installation.



| <u>Unit Type</u> | <u>Unit Qty</u> |  |
|------------------|-----------------|--|
| A1-1             | 2               |  |
| A1-10            | 6               |  |
| A1-11            | 2               |  |
| A1-12            | 1               |  |
| A1-13            | 1               |  |
| A1-14            | 2               |  |
| A1-2             | 2               |  |
| A1-3             | 2               |  |
| A1-4             | 2               |  |
| A1-4 TYPE A      | 4               |  |
| A1-5             | 1               |  |
| A1-6             | 1               |  |
| A1-7             | 2               |  |
| A1-8             | 1               |  |
| A1-9             | 2               |  |
| A2-1             | 2               |  |
| A2-2             | 2               |  |
| A2-3             | 4               |  |
| A2-4             | 2               |  |
| A3-1             | 1               |  |
| A3-2             | 2               |  |
| A3-2 TYPE A      | 1               |  |
| A3-3             | 1               |  |
| A4-1             | 1               |  |
| A4-2             | 1               |  |
| A4-3             | 1               |  |
| A4-4             | 1               |  |
| A4-5             | 1               |  |
| A4-6             | 1               |  |
| A5-1             | 2               |  |
| A5-2             | 2               |  |
| B1-1             | 2               |  |
| B1-10            | 15              |  |
| B1-11            | 5               |  |
| B1-12 TYPE A     | 2               |  |
| B1-13            | 4               |  |
| B1-13 TYPE A     | 2               |  |
| B1-14            | 2               |  |
| B1-15            | 2               |  |
| B1-15 TYPE A     | 1               |  |

|              |    |  |
|--------------|----|--|
| B1-16        | 3  |  |
| B1-16 TYPE A | 2  |  |
| B1-17        | 3  |  |
| B1-18        | 1  |  |
| B1-19        | 3  |  |
| B1-2         | 2  |  |
| B1-20        | 1  |  |
| B1-3         | 4  |  |
| B1-4         | 1  |  |
| B1-5         | 2  |  |
| B1-6         | 10 |  |
| B1-7         | 24 |  |
| B1-8         | 10 |  |
| B1-9         | 5  |  |
| B2-1         | 2  |  |
| B2-2         | 6  |  |
| B2-3         | 2  |  |
| B3-1         | 2  |  |
| B3-2         | 6  |  |
| B4-1         | 2  |  |
| B4-2         | 2  |  |
| B4-3         | 4  |  |
| B4-4         | 2  |  |
| B5-1         | 2  |  |
| B5-2         | 2  |  |
| B5-3         | 2  |  |
| B5-4         | 1  |  |
| B5-5         | 1  |  |
| B5-6         | 2  |  |
| B5-7         | 1  |  |
| B6-1         | 2  |  |
| B6-2         | 2  |  |
| B6-3         | 2  |  |
| B7-1         | 1  |  |
| B7-2         | 1  |  |
| B7-3         | 2  |  |
| B7-4         | 1  |  |
| B8-1         | 2  |  |
| B8-2         | 6  |  |
| B8-3         | 2  |  |
| B9-1         | 4  |  |

|             |   |  |
|-------------|---|--|
| B9-2        | 4 |  |
| B9-3        | 1 |  |
| C1-1        | 1 |  |
| C1-2 TYPE A | 1 |  |
| C1-3        | 2 |  |
| C1-4        | 1 |  |
| C2-1        | 1 |  |
| C2-2        | 1 |  |
| C2-3        | 2 |  |
| C2-4        | 1 |  |
| C3-1        | 2 |  |
| C3-2        | 2 |  |
| C3-3        | 4 |  |
| C3-4        | 2 |  |
| PH-1        | 1 |  |
| PH-2        | 1 |  |
| PH-3        | 1 |  |
| -           | - |  |

| Kitchen Area                                |                                        |                              |
|---------------------------------------------|----------------------------------------|------------------------------|
| Upper Cabinets                              | 42" High                               | 12" Deep                     |
| Cabinets above Refrigerator                 | Included                               | 24" Deep                     |
| Refrigerator Side Panel                     | Included                               | 253 Refrigerator Side Panels |
| Kitchen Base Cabinets                       | 34.5" High                             | 24" Deep                     |
| Kitchen Base Cabinets in HC Units           | 32.5" High                             | 24" Deep                     |
| Removable Kitchen Base Cabinets in HC Units | Included                               | 26 Removable Kitchen         |
| Drawer Base Stacks                          | Not Included                           |                              |
| Soft Close Hinges                           | Included                               |                              |
| 24" Deep Pantries                           | Included                               | 372 Pantry Cabinets          |
| Drawer Box Construction                     | Particle Board Drawer Box Epoxy Slides |                              |
| Blind Wall and Base Cabinets                | Not Included                           |                              |
| Corner Cabinets                             | Not Included                           | Void Spaces                  |
| Decorative Hardware                         | Included                               | Group 1                      |

| Bathroom Area                              |                                        |                     |
|--------------------------------------------|----------------------------------------|---------------------|
| Vanity Base Cabinets                       | 32.5" High                             | 21" Deep            |
| Vanity Base Cabinets in HC Units           | 32.5" High                             | 21" Deep            |
| Removable Vanity Base Cabinets in HC Units | Included                               | 13 Removable Vanity |
| Linen Cabinets                             | Included                               | 760 Linen Cabinets  |
| Vanity Drawer Base Stacks                  | Not Included                           |                     |
| Head knocker Cabinets                      | Not Included                           |                     |
| Medicine Cabinets                          | Not Included                           |                     |
| Soft Close Hinges                          | Included                               |                     |
| Drawer Box Construction                    | Particle Board Drawer Box Epoxy Slides |                     |
| Decorative Hardware                        | Included                               | Group 1             |

| Other Items in Scope                |              |                     |
|-------------------------------------|--------------|---------------------|
| Crown Molding                       | Not Included |                     |
| Cove Molding                        | Not Included |                     |
| Shoe Molding                        | Not Included |                     |
| Floating Shelves                    | Included     | 15 Floating Shelves |
| Laundry Room Cabinets (Base & Wall) | Not Included |                     |
| Finished End Panels (Base & DW)     | Included     | 8 Panels            |
| Back Panels on Islands              | Not Included |                     |
| Wine Rack Cabinets                  | Not Included |                     |
| Toe Kick                            | Included     | 1335 Toe Kicks      |
| Outside Corner Molding              | Not Included |                     |
| Batten Molding                      | Not Included |                     |
| Cabinet Fillers                     | Included     | 3170 Fillers        |



GC: CF Evans - Orangeburg  
 Attention: Carl Byers  
 Email: cbyars@cfevans.com  
 Cosmo Rep: Kevin Bourassa

Plan Date: 7/3/2026 Quote Date: 8/10/2026 Project: Broad Creek  
 Project Location: Marshland Road, Hilton Head Island, South Carolina 29926

Cosmo Email: kevin.bourassa@cosmocabinets.com

Phone: 256-466-6615

| Countertop Quote              |                   |                    |
|-------------------------------|-------------------|--------------------|
| Total Number of Units         | 254 Units         |                    |
| Countertop Material           | Kitchens: Quartz  | Bathrooms: Quartz  |
| Group                         | Kitchens: Level 1 | Bathrooms: Level 1 |
| Thickness                     | Kitchens: 3CM     | Bathrooms: 2CM     |
| Color                         |                   |                    |
| IMPORT/DOMESTIC               | IMPORT            |                    |
| Countertop Materials          | Included          |                    |
| Countertop Installation       | Included          |                    |
| Sales Tax (7%)                | Included          |                    |
| Quartz 1 - Including Tariffs  | \$ 522,150.00     |                    |
| Granite 1 - Including Tariffs | \$ 420,23000      |                    |
|                               |                   |                    |

| Add Options - Not Included in above Total (Including Tariffs as of 07/01/26) |              |            |                                     |
|------------------------------------------------------------------------------|--------------|------------|-------------------------------------|
| Kitchen Sinks                                                                | \$ 25,520.00 | Accepted - | <input checked="" type="checkbox"/> |
| Bath Sinks                                                                   | \$ 40,785.00 | Accepted - | <input checked="" type="checkbox"/> |
| CTop Supports                                                                | \$ 11,530.00 | Accepted - | <input checked="" type="checkbox"/> |
| Mudroom Tops (Quartz Level 1)                                                | \$ 45,955.00 | Accepted - | <input checked="" type="checkbox"/> |
| Shower Benches (Quartz Level 1)                                              | \$ 19,255.00 | Accepted - | <input checked="" type="checkbox"/> |
| Dry Bar Areas (Quartz Level 1)                                               | \$ 45,955.00 | Accepted - | <input checked="" type="checkbox"/> |

|  |  |
|--|--|
|  |  |
|  |  |

1. The pricing in this Quote is valid for 30 calendar days from the Proposal Date. Pricing will remain valid for one (1) year from the date of execution of the Quote.
2. All pricing is based on the latest drawings with plan date 05/15/26
3. Pricing includes shipping of containers directly to jobsite. Purchaser is responsible for any storage charges incurred.
4. Pricing includes container freight of up to \$6,000/Container. Should prices exceed this at the time of shipment purchaser shall be responsible for additional charges.
5. Onsite fencing provided by purchaser.
6. If Cosmo does not provided the sinks, sink installation is not included.
7. Standard Cosmo hardware is included in the price. Special pulls on request subject to pricing and availability.
8. Cosmo to provide our closest match to the specified color.
9. Dishwasher brackets ARE included in the base price.
10. Kitchen Backsplashes ARE NOT included in base price. Bathroom backsplashes ARE included in base price.
11. All countertops are bid as eased edge.
12. Club Areas ARE NOT included.

**Options - Not Included in above Total (Including Tariffs as of 07/01/26)**

Granite Level 1 = \$429,101.00 (All Units).

Quartz Level 2 = \$598,097.00 (All Units).

1. OCIP/CCIP - Owner or Contractor Controlled Insurance Program will require and additional charge.
2. Certified Payroll and/or David-Bacon is not included.

1. Bond is excluded.
2. 50% material deposit required upon signing contract.
3. Full time site supervision not included.
4. No retainage of material, 10% retainage allowed on installation.



# WHY CHOOSE COSMO CABINETS OVER IMPORTS?

*Comparison of Advantages of Buying Domestic*



## COSMO CABINETS

### MINIMAL TARIFF IMPACTS

Domestic manufactured cabinets are less impacted by recent tariffs, not only making them competitive but more reliable and financially predictable.

### ADVANTAGES OF COSMO CABINETS

- **Reciprocal Tariff:** No impact. 100% made in USA.
- **Stable Pricing:** Our pricing is competitive against imports with current tariffs in place.
- **Domestic Cost Impact:** If Section 232 is applied, our price impact will be very minimal.
- **Reliable Supply:** Ensuring on-time deliveries to avoid project delays.
- **Guaranteed Production:** Secure your capacity now!



## ACT NOW!

*Secure your domestic cabinet supply today in your buy out. We are protecting your downside. Avoid potential tariff-driven price hikes, delays, and shortages. Reserve your spot now!*

**770-934-4044**

**sales@cosmocabinets.com**



## IMPORT CABINETS

### HIGH TARIFF IMPACTS

Recent tariffs significantly raise the cost of imported cabinets.

**Reciprocal Tariff:** A global 10% tariff is in place until July 9 which importers will likely pass on to you.

Potential tariffs after July 10:

|           |     |
|-----------|-----|
| Vietnam:  | 46% |
| Cambodia: | 48% |
| Thailand: | 36% |
| Malaysia: | 24% |
| Europe:   | 20% |

### FUTURE TARIFF RISKS: SECTION 232 INVESTIGATION

Investigation focusing on lumber products (including cabinets) is expected to conclude by Dec. 2025. Tariffs resulting from this could be up to 25%, impacting imports from all countries, including Canada & Mexico. Same as Auto, Steel, and Aluminum duties in place today.

### RISKS OF CHOOSING IMPORTS

- **Significant Cost Increase:** Potentially 25% additional tariff costs.
- **Supply Uncertainty:** Delays due to tariff-driven supply chain disruptions, ship sailing cancellations due to low import demand.
- **Erosion of Savings:** Any price advantages quickly diminish with rising tariffs.



## Standard Cabinet Dimensions:

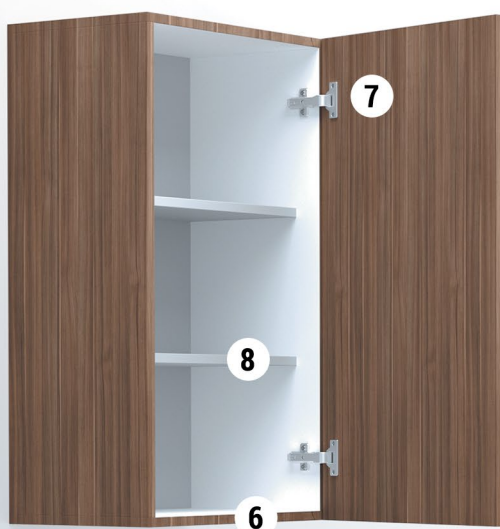
|                               |                                    |
|-------------------------------|------------------------------------|
| Wall Cabinets                 | 12" Deep                           |
| Base Cabinets                 | 24" Deep x 34 1/2"                 |
| Handicap Base Cabinets        | 24" Deep x 32 1/2"                 |
| Vanity Cabinets               | 21" Deep x 34 1/2"                 |
| Handicap Vanity Base Cabinets | 21" Deep x 32 1/2"                 |
| Oven / Utility Cabinets       | 24" Deep x 84/90/96"               |
| Linen Cabinets                | 21" Deep x 84/90/96" High          |
| Drawer Depth                  | Vanity-18" ; Kitchen cabinet - 20" |

## Construction Details:

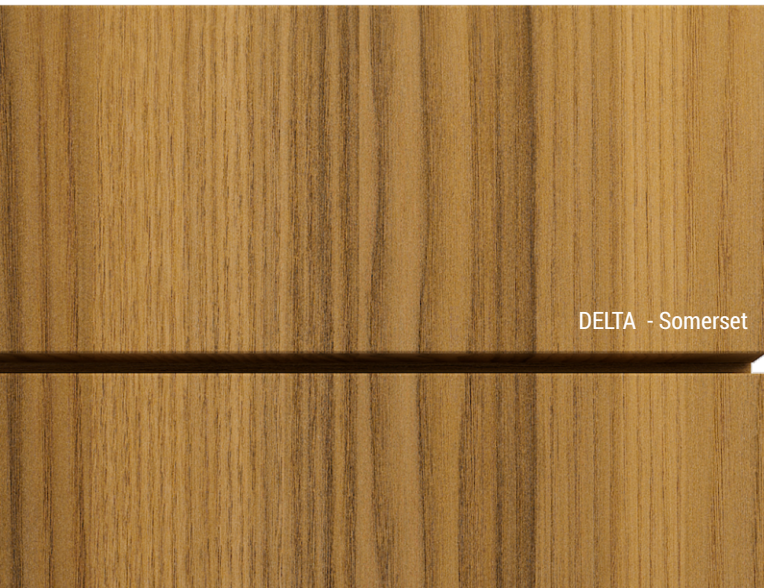
- Cabinet Box** Particle Board (5/8") Or Plywood (3/4") Box With White Coated Foil
- Cabinet Back** 1/4" Back with 3 Runners in Particle Board (5/8") or Plywood (3/4")
- Cabinet End Panel** Finished Ends need to be specified at the time of order. Both sides finished when specified
- Box Assembly** Glued Bore And Dowel Construction
- Cabinet Fronts** Door And Drawer Front 3/4" Thick
- Edge Banding** PVC In Matching Color To Doors
- Hinges** Soft Close 6 Way Adjustable
- Shelves** 3/4" Thick White Coated Foil
- Toe Kick** Removable Toe Kick With Clip-On System
- Folding Plastic Legs** Waterproof Plastic Leg Levelers with 3 1/2" - 6" H adjustment range
- Drawer Box Options**
  - A White 5/8" Particle Board Box With Epoxy Coated Self Close Slide \*
  - B White 5/8" Particle Board Box With Undermount Soft Close Full Extension Slide
  - C Blum Meta Box With 5/8" Thick Bottom With Soft-Close
  - D Double Wall Meta Box with 5/8" Thick Bottom With Undermount Soft Close Full Extension Slide
  - E Dovetail 5/8" Solid Wood Box With Undermount Soft Close Full Extension Slide



\* Options A is also available in Plywood Box when ordering a plywood cabinet







DELTA - Somerset

## DELTA (Group 1)

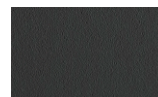
The Delta Value Line combines affordability with quality. The slab door design brings a touch of modern elegance to any space, while the solid and wood grain look gives you the aesthetic appeal of natural wood without the cost. Built with a  $\frac{3}{4}$ " engineered wood core and Thermofused Laminate (TFL), this product ensures durability and longevity.



Perfect White



Fossil Grey



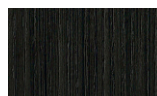
Slate



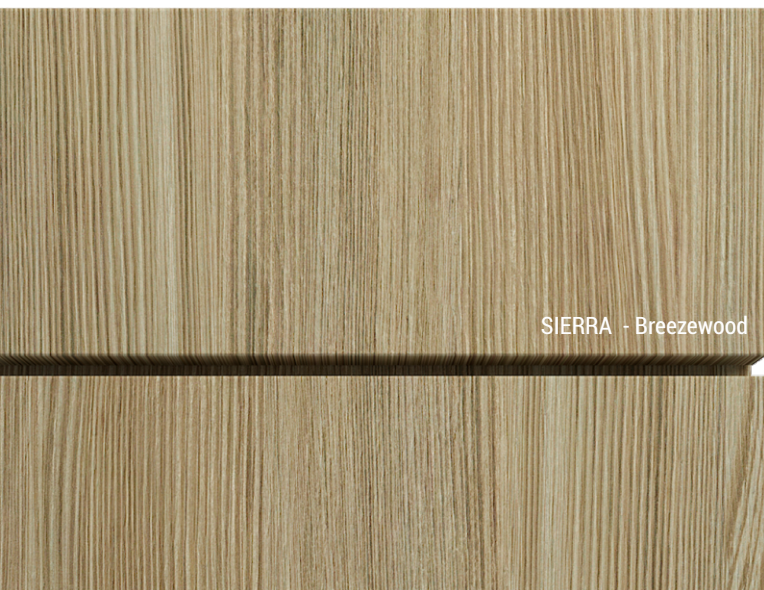
Dune



Somerset



Licorice



SIERRA - Breezewood

## SIERRA (Group 2)

Featuring a textured wood grain look, this door adds depth and character to any room. The Thermofused Laminate (TFL) surface is not only visually appealing but also durable. Its  $\frac{3}{4}$ " engineered wood core provides the ideal stability for long-term use.



Breezewood



Carmel



SANTA FE - Cinnamon

## SANTA FE (Group 2)

Santa Fe is a beautifully crafted DuraTek™ slab door and drawer front designed in solid colors or a textured wood grain. More than just a pretty face, it offers unmatched durability with its scratch-resistant vinyl finish. Its superior coating keeps it impeccably clean and resists fingerprints, creating a pristine look that really lasts.

Color options on next page

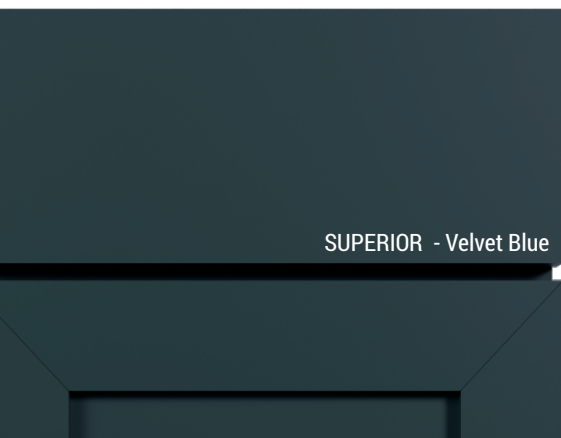




YOSEMITE - Natural Oak

## YOSEMITE (Group 3)

Yosemite is a DuraTek™ Shaker door with 2 ½" rail width that combines classic elegance with modern durability. Available in solid color or a textured wood grain, the fully sealed design with a superior coating offers excellent scratch resistance and resists fingerprints. It's ideal for those who appreciate timeless design with low maintenance.



SUPERIOR - Velvet Blue

## SUPERIOR (Group 3)

Superior is a DuraTek™ Shaker door with 2 ½" rail width constructed with a 45° mitered joint that combines classic elegance with modern durability. Available in solid color or a textured wood grain, the fully sealed design with a superior coating offers excellent scratch resistance and resists fingerprints. It's ideal for those who appreciate timeless design with low maintenance.



OLYMPIC - Cinnamon

## OLYMPIC (Group 3)

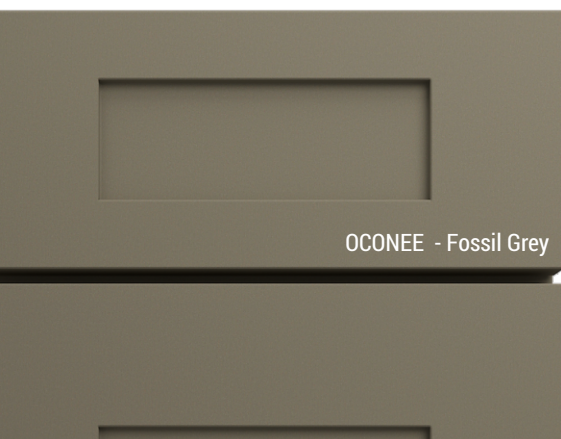
Olympic is a DuraTek™ Thin Shaker door with 1/2" rail width constructed with a 45° mitered joint that combines classic elegance with modern durability. Available in solid color or a textured wood grain, the fully sealed design with an superior coating offers excellent scratch resistance and resists fingerprints. It's ideal for those who appreciate timeless design with low maintenance.

### COLOR OPTIONS FOR SANTA FE, YOSEMITE, SUPERIOR AND OLYMPIC:

|                   |             |               |                 |             |
|-------------------|-------------|---------------|-----------------|-------------|
|                   |             |               |                 |             |
| Perfect White* ** | Dolphin     | Fossil Grey** | Charleston Grey | Velvet Blue |
|                   |             |               |                 |             |
| Spring Green      | Slate       | Velvet Black  | White Haven*    | Ivory       |
|                   |             |               |                 |             |
| Dark Knight       | Natural Oak | Cinnamon      | Cacao           | Aspen Grey  |
|                   |             |               |                 |             |
| Heritage Grey     |             |               |                 |             |

\* Perfect White and White Haven are not available in Superior

\*\* Perfect White and Fossil Grey are not available in Santa Fe



OCONEE - Fossil Grey

## OCONEE (Group 4)

The Oconee range caters to those who seek luxury and sophistication. Choose between the premium slab high gloss door for a sleek, modern look or the painted shaker door with 2 ¾" rail width for a timeless appeal. Both options are constructed with a ¾" MDF core, offering superior durability.

|             |               |             |                           |
|-------------|---------------|-------------|---------------------------|
|             |               |             |                           |
| Fossil Grey | Perfect White | Velvet Blue | High Gloss Perfect White* |

\* Available in Slab door and drawer front only

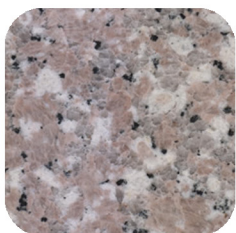


# GRANITE COUNTERTOP COLLECTION

## GROUP 1



Tongan Red



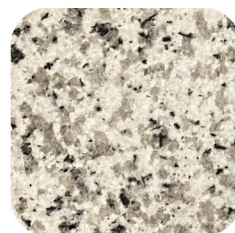
Zhangpu Red



Salt N Pepper



Jilin White



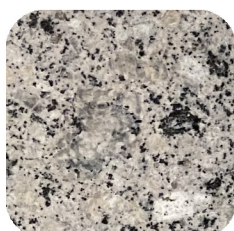
Luna Pearl



Tiger Skin Red



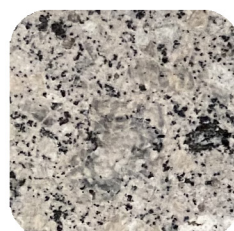
Tiger Skin White



Pearl Grey



Swan Grey



Pauline Grey



Bala White

## GROUP 2



Sesame Black



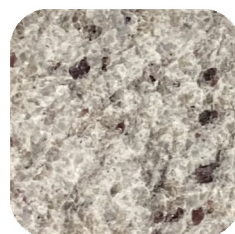
Sesame White



White Wave



China Viscont White



Palmas White



Gibraltar Granite



Graphite Brown



Santa Cecilia Light



Golden Sand



Butterfly Blue

*Note: Granite is a natural stone product. Variation in color and grain may differ from actual product.*



**COSMO  
CABINETS**

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[www.cosmocabinets.com](http://www.cosmocabinets.com)



KITCHEN CABINET  
MANUFACTURERS ASSOCIATION



# QUARTZ COUNTERTOP COLLECTION

## GROUP 1



Speckled White



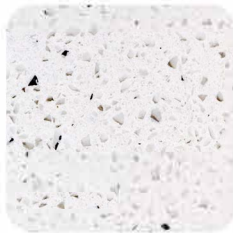
Sea Salt



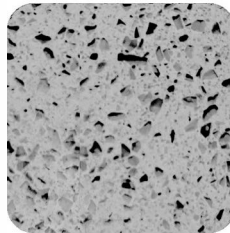
Morning Sand



Pure White



Sparkling White



Sparkling Light Grey



Sparkling Dark Grey



Sparkling Black

## GROUP 2



Speckled Dark Grey



KenSou Grey



Vilano



Carrara



Dual Carrara



Super White



Fairy White

*Note: Variation in color, shade, and pattern is an inherent and natural characteristic of quartz. A sample piece is a general representation and does not indicate all design characteristics of the full slab or the final installed product*



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### K-910

30mm Diecast Knob

**WEIGHT/CASE** 33 lbs  
**DIAMETER** 30mm

**PROJECTION** 28mm

**Available Colors**  
Matte Black  
Polished Chrome  
Rose Gold  
Satin Nickel

**Item Number**  
K-910.BK  
K-910.PC  
K-910.RG  
K-910.SN



### P-86373 ✓

Vail Pull 96mm C/C

**WEIGHT/CASE** 46 lbs  
**LENGTH** 115mm

**PROJECTION** 30mm  
**WIDTH** 12mm

**Available Colors**  
Matte Black  
Polished Chrome  
Rose Gold  
Satin Nickel

**Item Number**  
P-86373.BK  
P-86373.PC  
P-86373.RG  
P-86373.SN



### P-1096

Bar Pull 6" OL x 96mm C/C x 12mm Dia.

**WEIGHT/CASE** 36 lbs  
**LENGTH** 6"

**PROJECTION** 35mm  
**WIDTH** 12mm

**Available Colors**  
Matte Black  
Polished Chrome  
Rose Gold  
Satin Nickel

**Item Number**  
P-1096.BK  
P-1096.PC  
P-1096.RG  
P-1096.SN



### K-81091

32mm Square Knob

**WEIGHT/CASE** 38 lbs  
**LENGTH** 32mm

**PROJECTION** 26mm  
**WIDTH** 32mm

**Available Colors**  
Matte Black  
Polished Chrome  
Rose Gold  
Satin Nickel

**Item Number**  
K-81091.BK  
K-81091.PC  
K-81091.RG  
K-81091.SN



### P-1803

46mm C/C x 76mm (3") OL

**WEIGHT/CASE** 26 lbs  
**LENGTH** 76mm

**PROJECTION** 41mm  
**WIDTH** 17mm

**Available Colors**  
Matte Black  
Polished Chrome  
Satin Nickel  
Satin Gold

**Item Number**  
P-1803.BK  
P-1803.PC  
P-1803.SN  
P-1803.SG



### P-81092 ✓

Charlotte Deco Pull 96mm C/C

**WEIGHT/CASE** 46.9 lbs  
**LENGTH** 118mm

**PROJECTION** 28mm  
**WIDTH** 16mm

**Available Colors**  
Matte Black  
Polished Chrome  
Rose Gold  
Satin Nickel

**Item Number**  
P-81092.BK  
P-81092.PC  
P-81092.RG  
P-81092.SN



### K-92230

28mm Square Knob

**WEIGHT/CASE** 23 lbs  
**LENGTH** 28mm

**PROJECTION** 26mm  
**WIDTH** 28mm

**Available Colors**  
Matte Black  
Polished Chrome  
Rose Gold  
Satin Nickel

**Item Number**  
K-92230.BK  
K-92230.PC  
K-92230.RG  
K-92230.SN



### P-82034

Modern Pull 128mm C/C

**WEIGHT/CASE** 28 lbs  
**LENGTH** 138mm

**PROJECTION** 24mm  
**WIDTH** 10.6mm

**Available Colors**  
Matte Black  
Polished Chrome  
Satin Nickel

**Item Number**  
P-82034.BK  
P-82034.PC  
P-82034.SN



### K-83125

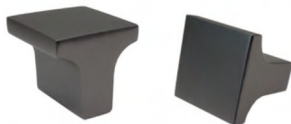
1" Square Knob

**WEIGHT/CASE** 33 lbs  
**LENGTH** 1"

**PROJECTION** 23mm  
**WIDTH** 1"

**Available Colors**  
Matte Black  
Polished Chrome  
Rose Gold  
Satin Nickel

**Item Number**  
K-83125.BK  
K-83125.PC  
K-83125.RG  
K-83125.SN



### P-80572

Miami Pull 96mm C/C

**WEIGHT/CASE** 51.43 lbs  
**LENGTH** 120mm

**PROJECTION** 27mm  
**WIDTH** 8.2mm

**Available Colors**  
Matte Black  
Polished Chrome  
Rose Gold  
Satin Nickel

**Item Number**  
P-80572.BK  
P-80572.PC  
P-80572.RG  
P-80572.SN



### K-1218

32mm Round Flat Top

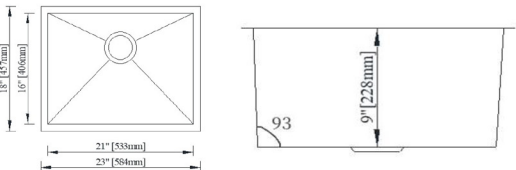
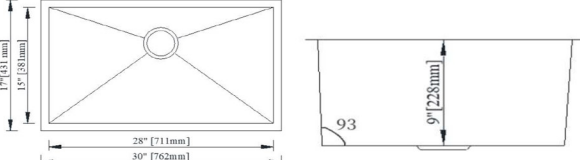
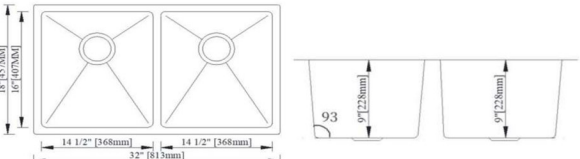
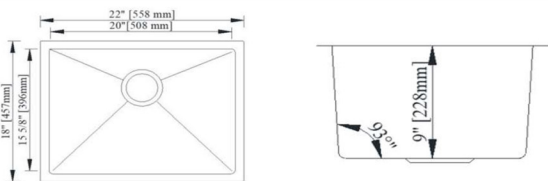
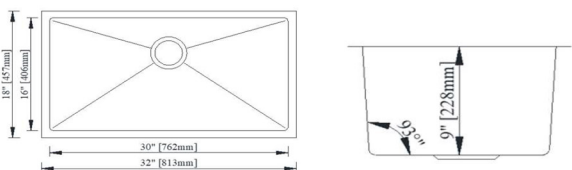
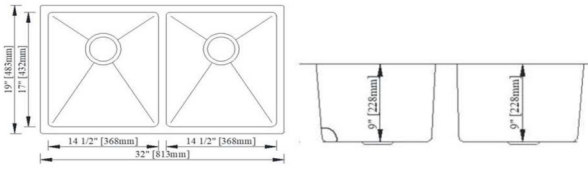
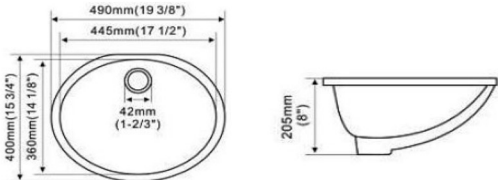
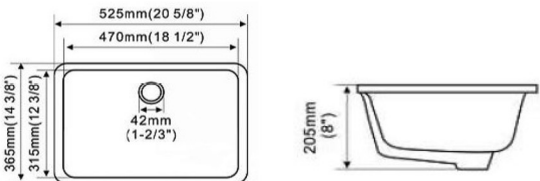
**WEIGHT/CASE** 44 lbs  
**DIAMETER** 32mm

**PROJECTION** 30mm

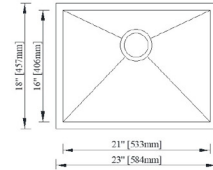
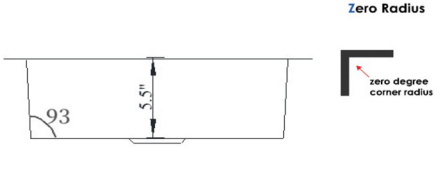
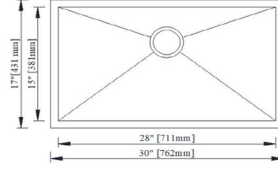
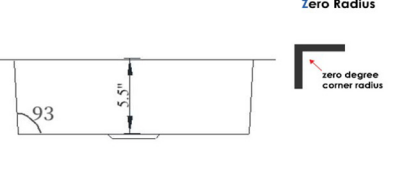
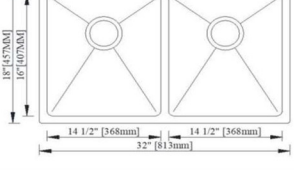
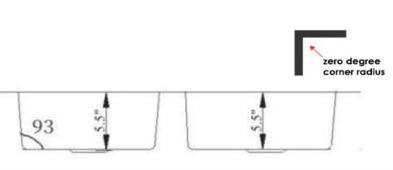
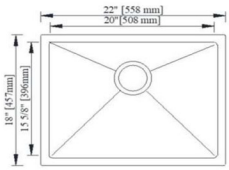
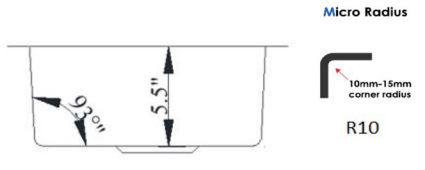
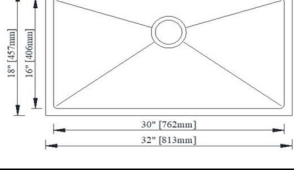
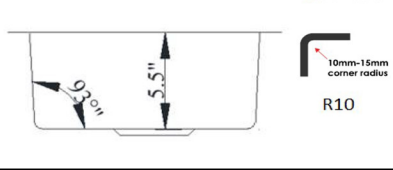
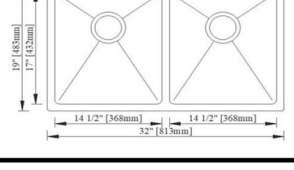
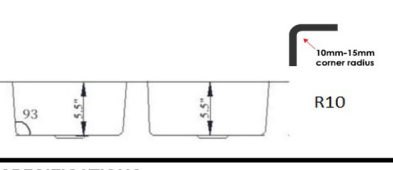
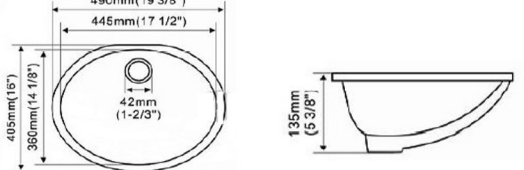
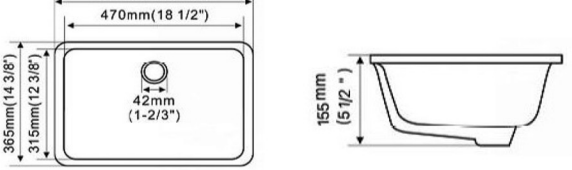
**Available Colors**  
Matte Black  
Polished Chrome  
Rose Gold  
Satin Nickel

**Item Number**  
K-1218.BK  
K-1218.PC  
K-1218.RG  
K-1218.SN



| KITCHEN STANDARD (ZERO RADIUS)                                                     | DESCRIPTION                                                                                                                                                                                                                          | SPECIFICATIONS                                                                                                                               |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
|    | <p>MODEL: <b>HMSS2318</b></p> <p>PREMIUM 304 GRADE 18 GAUGE STAINLESS STEEL UNDERMOUNT<br/>ZERO-EDGE CORNER CONFIGURATION<br/>ANTI SCRATCH TECHNOLOGY AND SOUND PAD SYSTEM<br/>MIN. 27" SINK BASE<br/>LIMITED LIFETIME WARRANTY</p>  |  <p>Zero Radius<br/>zero degree corner radius</p>          |
|    | <p>MODEL: <b>HMAS3017</b></p> <p>PREMIUM 304 GRADE 18 GAUGE STAINLESS STEEL UNDERMOUNT<br/>ZERO-EDGE CORNER CONFIGURATION<br/>ANTI SCRATCH TECHNOLOGY AND SOUND PAD SYSTEM<br/>MIN. 36" SINK BASE<br/>LIMITED LIFETIME WARRANTY</p>  |  <p>Zero Radius<br/>zero degree corner radius</p>          |
|    | <p>MODEL: <b>HMRS3219</b></p> <p>PREMIUM 304 GRADE 18 GAUGE STAINLESS STEEL UNDERMOUNT<br/>ZERO-EDGE CORNER CONFIGURATION<br/>ANTI SCRATCH TECHNOLOGY AND SOUND PAD SYSTEM<br/>MIN. 36" SINK BASE<br/>LIMITED LIFETIME WARRANTY</p>  |  <p>Zero Radius<br/>zero degree corner radius</p>          |
| KITCHEN STANDARD (MICRO RADIUS)                                                    | DESCRIPTION                                                                                                                                                                                                                          | SPECIFICATIONS                                                                                                                               |
|   | <p>MODEL: <b>HMRS2218</b></p> <p>PREMIUM 304 GRADE 18 GAUGE STAINLESS STEEL UNDERMOUNT<br/>INSIDE CORNER MICRO RADIAL BOWL<br/>ANTI SCRATCH TECHNOLOGY AND SOUND PAD SYSTEM<br/>MIN. 27" SINK BASE<br/>LIMITED LIFETIME WARRANTY</p> |  <p>Micro Radius<br/>10mm-15mm corner radius<br/>R10</p>  |
|  | <p>MODEL: <b>HMRS3218</b></p> <p>PREMIUM 304 GRADE 18 GAUGE STAINLESS STEEL UNDERMOUNT<br/>INSIDE CORNER MICRO RADIAL BOWL<br/>ANTI SCRATCH TECHNOLOGY AND SOUND PAD SYSTEM<br/>MIN. 36" SINK BASE<br/>LIMITED LIFETIME WARRANTY</p> |  <p>Micro Radius<br/>10mm-15mm corner radius<br/>R10</p> |
|  | <p>MODEL: <b>HMRD3219</b></p> <p>PREMIUM 304 GRADE 18 GAUGE STAINLESS STEEL UNDERMOUNT<br/>INSIDE CORNER MICRO RADIAL BOWL<br/>ANTI SCRATCH TECHNOLOGY AND SOUND PAD SYSTEM<br/>MIN. 36" SINK BASE<br/>LIMITED LIFETIME WARRANTY</p> |  <p>Micro Radius<br/>10mm-15mm corner radius<br/>R10</p> |
| VANITY SINK                                                                        | DESCRIPTION                                                                                                                                                                                                                          | SPECIFICATIONS                                                                                                                               |
|  | <p>MODEL: <b>WL-1714</b></p> <p>OVAL UNDERMOUNT VITREOUS CHINA VANITY SINK<br/>WHITE FINISH ONLY<br/>MIN. 24" SINK BASE<br/>LIMITED LIFETIME WARRANTY</p>                                                                            |                                                          |
|  | <p>MODEL: <b>WL-1812</b></p> <p>RECTANGULAR UNDERMOUNT VITREOUS CHINA VANITY SINK<br/>WHITE FINISH ONLY<br/>MIN. 24" SINK BASE<br/>LIMITED LIFETIME WARRANTY</p>                                                                     |                                                          |



| KITCHEN STANDARD (ZERO RADIUS)                                                     | DESCRIPTION                                                                                                                                                                                                                           | SPECIFICATIONS                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <p>MODEL: <b>HMSS2318</b> -ADA</p> <p>PREMIUM 304 GRADE 18 GAUGE STAINLESS STEEL UNDERMOUNT ZERO-EDGE CORNER CONFIGURATION<br/>ANTI SCRATCH TECHNOLOGY AND SOUND PAD SYSTEM<br/>MIN. 30" SINK BASE<br/>LIMITED LIFETIME WARRANTY</p>  |   <p><b>Zero Radius</b><br/>zero degree corner radius</p>            |
|    | <p>MODEL: <b>HMAS3017</b> -ADA</p> <p>PREMIUM 304 GRADE 18 GAUGE STAINLESS STEEL UNDERMOUNT ZERO-EDGE CORNER CONFIGURATION<br/>ANTI SCRATCH TECHNOLOGY AND SOUND PAD SYSTEM<br/>MIN. 36" SINK BASE<br/>LIMITED LIFETIME WARRANTY</p>  |   <p><b>Zero Radius</b><br/>zero degree corner radius</p>            |
|    | <p>MODEL: <b>HMRS3219</b> -ADA</p> <p>PREMIUM 304 GRADE 18 GAUGE STAINLESS STEEL UNDERMOUNT ZERO-EDGE CORNER CONFIGURATION<br/>ANTI SCRATCH TECHNOLOGY AND SOUND PAD SYSTEM<br/>MIN. 36" SINK BASE<br/>LIMITED LIFETIME WARRANTY</p>  |   <p><b>Zero Radius</b><br/>zero degree corner radius</p>            |
| KITCHEN STANDARD (MICRO RADIUS)                                                    | DESCRIPTION                                                                                                                                                                                                                           | SPECIFICATIONS                                                                                                                                                                                                                            |
|   | <p>MODEL: <b>HMRS2218</b> -ADA</p> <p>PREMIUM 304 GRADE 18 GAUGE STAINLESS STEEL UNDERMOUNT INSIDE CORNER MICRO RADIAL BOWL<br/>ANTI SCRATCH TECHNOLOGY AND SOUND PAD SYSTEM<br/>MIN. 30" SINK BASE<br/>LIMITED LIFETIME WARRANTY</p> |   <p><b>Micro Radius</b><br/>10mm-15mm corner radius<br/>R10</p>   |
|  | <p>MODEL: <b>HMRS3218</b> -ADA</p> <p>PREMIUM 304 GRADE 18 GAUGE STAINLESS STEEL UNDERMOUNT INSIDE CORNER MICRO RADIAL BOWL<br/>ANTI SCRATCH TECHNOLOGY AND SOUND PAD SYSTEM<br/>MIN. 36" SINK BASE<br/>LIMITED LIFETIME WARRANTY</p> |   <p><b>Micro Radius</b><br/>10mm-15mm corner radius<br/>R10</p> |
|  | <p>MODEL: <b>HMRD3219</b> -ADA</p> <p>PREMIUM 304 GRADE 18 GAUGE STAINLESS STEEL UNDERMOUNT INSIDE CORNER MICRO RADIAL BOWL<br/>ANTI SCRATCH TECHNOLOGY AND SOUND PAD SYSTEM<br/>MIN. 36" SINK BASE<br/>LIMITED LIFETIME WARRANTY</p> |   <p><b>Micro Radius</b><br/>10mm-15mm corner radius<br/>R10</p> |
| VANITY SINK                                                                        | DESCRIPTION                                                                                                                                                                                                                           | SPECIFICATIONS                                                                                                                                                                                                                            |
|  | <p>MODEL: <b>WL-1714 ADA</b></p> <p>OVAL UNDERMOUNT VITREOUS CHINA VANITY SINK<br/>WHITE FINISH ONLY<br/>MIN. 24" SINK BASE<br/>LIMITED LIFETIME WARRANTY</p>                                                                         |                                                                                                                                                       |
|  | <p>MODEL: <b>WL-1812 ADA</b></p> <p>RECTANGULAR UNDERMOUNT VITREOUS CHINA VANITY SINK<br/>WHITE FINISH ONLY<br/>MIN. 24" SINK BASE<br/>LIMITED LIFETIME WARRANTY</p>                                                                  |                                                                                                                                                       |

## INDUSTRY CERTIFICATIONS



NGBS Green Certificate #NGBSGCP-000299

Products: Cosmo Cabinets Kitchen and Bath Cabinets

Manufacturer: Cosmo Cabinets LLC

The product(s) shown on this report have been independently verified as eligible products for use in achieving points toward project certification under ICC-700 National Green Building Standard. Home Innovation Research Labs authorizes accredited verifiers to award points toward certification without additional documentation when the product(s) is used as noted below.

| 2020 NATIONAL GREEN BUILDING STANDARD |                                                                                                                                               |                            |                                                                                                          |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------------------------------------------------------------------------------------------|
| PRACTICE #                            | PRACTICE DESCRIPTION                                                                                                                          | POTENTIAL POINTS AVAILABLE | ADDITIONAL CONDITIONS OF USE TO AWARD POINTS                                                             |
| 2020 NGBS 602.115                     | All kitchen and vanity cabinets are certified in accordance with the ANSI/KCMA A161.1 performance standard or equivalent. 2 points available. | 2                          | All kitchen and vanity cabinets are certified in accordance with ANSI/KCMA A161.1 performance standards. |



**Cosmo Cabinets** commits to consistently deliver value with a high-quality product using innovative technology and exceptional service in every cabinet.



Our cabinets are made in Eatonton, GA with locally sourced materials offering a quality product with a short lead time. Our manufacturing facility is spread over 350,000 Sft in Eatonton, GA. The plant is set up with high speed state-of-the-art equipment capable of handling small and large orders.

**CONTACT US TODAY TO LEARN MORE ABOUT OUR SERVICES AND HOW WE CAN BEST SERVE YOUR PROJECT NEEDS.**

-  110 Industrial Blvd Eatonton, GA 31024
-  (770) 934 4044
-  [sales@cosmocabinets.com](mailto:sales@cosmocabinets.com)
-  [WWW.COSMOCABINETS.COM](http://WWW.COSMOCABINETS.COM)





Marble Works  
841 Harmony Road  
Eatonton, GA 31024  
P: 706-485-3337

Quote# 8572 - 1  
Date: 7/23/2026

printed on Wednesday, August 05, 2026 08:43 am

## Quote

|                                                                    |                                       |
|--------------------------------------------------------------------|---------------------------------------|
| Bill To: CF Evans Construction                                     | Job Name: OCA Broad Creek CUT TO SIZE |
| 125 Regional Pkwy Ste 200<br>Orangeburg, SC 29118<br>United States |                                       |

| Sales Rep                                                    | Payment Terms  | Expiry Date  |                |  |
|--------------------------------------------------------------|----------------|--------------|----------------|--|
| Ben Thompson                                                 | Due on Receipt | Sep 21, 2026 |                |  |
| Description                                                  | Quantity       | Unit Price   | Extended       |  |
| <b>254 Units</b>                                             |                |              |                |  |
| Group 2 Quartz 3CM / Kitchen/Mudroom/Dry Bar                 | 9,327.13 SF    | \$21.60      | \$201,466.01   |  |
| Group 2 Quartz 3CM / Island                                  | 7,524.31 SF    | \$21.60      | \$162,525.10   |  |
| Group 2 Quartz 3CM / Vanity + 4" Splash                      | 6,567.35 SF    | \$21.60      | \$141,854.76   |  |
| 205 / Kitchen Sink Single Bowl - Stainless [205]             | 238.00 Each    | \$100.00     | \$23,800.00    |  |
| ADA-VS18813 / 18 Gauge 30x18x5.5 Large ADA UMS [Single Bowl] | 13.00 Each     | \$165.00     | \$2,145.00     |  |
| Dishwasher Brackets                                          | 254.00 Each    | \$20.00      | \$5,080.00     |  |
| 1813 / Rectangle Vanity Sink [LRG]*                          | 847.00 Each    | \$45.00      | \$38,115.00    |  |
| Cutout - Farm Sink / Farm Sink Kohler k-6489-0               | 3.00 Each      | \$1,500.00   | \$4,500.00     |  |
| Commercial Installation                                      | 23,418.79 SF   | \$17.00      | \$398,119.43   |  |
| Transport                                                    | 22.00 Each     | \$1,140.00   | \$25,080.00    |  |
|                                                              |                | Subtotal     | \$1,002,685.30 |  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Terms and Conditions:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Dear Valued Customer:<br>Marble Works, Inc. strives to provide our customers with the best experience in their home improvement solution!<br>We must have the following information to ensure an accurate quote, (including, but not limited to & where applicable): Sink specs, faucet drill spreads, stove/cook top specs, edge style, tear out material type.<br>Quotes are not final until after template is complete and quote approval is received. Quote approval must be approved in writing (Quote # and cost must be indicated in an email reply or a signed copy of the quote sent in an email attachment).<br>Any additions or changes to the quote may update the total cost and must be approved prior to scheduling for fabrication. |
| <b>Seams &amp; Vein Matching:</b> Costs incurred from customer vein matching and seam placement that results in additional material being needed for the job, will be the responsibility of the customer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Where applicable, a <b>50% deposit</b> must be received prior to ordering material and/or scheduling for fabrication and <b>payment in full</b> is expected the day the final invoice is received after install.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Remnants will only be held for thirty (30) days.<br>Quotes are only valid for sixty (60) days.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Day of Install:</b> <b>Tear Out Waiver <u>must be signed</u></b> and on file (if applicable). Please plan on being available for the entire day on the day of install. If the install is scheduled for a specific time, please allow for a four (4) hour window (minimum) for the installation team to arrive. Marble Works and the install teams will make every attempt to meet the scheduled time frame for your install.                                                                                                                                                                                                                                                                                                                     |
| Marble Works install crews <b>do not</b> reconnect plumbing or electric. Customer is responsible for making these arrangements. It is also strongly recommended that connect(s)/reconnect(s) for plumbing or electric be scheduled for the day after the install.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

|                                            |                       |
|--------------------------------------------|-----------------------|
| Subtotal                                   | \$1,002,685.30        |
| Tax (29926-Beaufort-Hilton Head Island 6%) | \$34,499.15           |
| <b>Total</b>                               | <b>\$1,037,184.45</b> |
| <b>Balance Due</b>                         | <b>\$1,037,184.45</b> |



Republic Industries

1400 Warren Drive  
Marshall, TX

## Quotation

DATE: August 10, 2026

Quote to:  
**CF EVANS**

Project Name & Location  
**OCA BROAD CREEK APARTMENTS**  
HILTON HEAD, SC

### Residential Casework Scope of Work

|                               |                             |
|-------------------------------|-----------------------------|
| Typical Upper Cabinet Height: | Typical 42" Tall x 12" Deep |
| Vanity Height:                | 32.5" Tall x 21" Deep       |
| # of Units:                   | 254                         |
| Club:                         | NOT INCLUDED                |
| Special Materials:            | NONE                        |
| Hardware:                     | P92927.10B 6" PULL          |
| Number of Deliveries:         | TRUCK LOAD QTYS             |
| Shelves:                      | Standard                    |
| Door Hinges:                  | SOFT-CLOSE CONCEALED        |
| Drawer Glides:                | Epoxy Side Mount            |
| HC-ADA Units:                 | YES                         |
| Drawer Stacks:                | PER BATHROOM AND KITCHEN    |
| Installation:                 | YES                         |
| Countertop Style:             | NO TOPS INCLUDED            |
| Pantry Cabinets:              | YES                         |
| Linen Cabinets:               | YES                         |
| Desk Areas:                   | NONE SHOWN                  |
| Mudroom Bench:                | NOT INCL / BY OTHER         |
| Movable Islands:              | NONE SHOWN                  |

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### QUOTE PER REPUBLIC CABINETS PRODUCT SPEC, SIZES, & CONFIGURATIONS

|                                                                                                   |                      |
|---------------------------------------------------------------------------------------------------|----------------------|
| Wrapping:                                                                                         | WRAPPED              |
| Based on Blueprints Dated:                                                                        | 03 JULY 2026 60% CDs |
| NO ELEVATIONS - QUOTED PER REPUBLIC SPEC                                                          |                      |
| KNEE WALLS FRAMING/CLADDING/EXTENSION BY OTHER                                                    |                      |
| INCLUDED - Built in Linens and Pantries / Wet and Dry Bars with Open Shelving                     |                      |
| No Hardware on Sinkbase False Drawer Fronts                                                       |                      |
| Refrigerator Cabinet 24" Deep Flush with 5/8" Full Height End Panel or Pantry                     |                      |
| Pantries, Linens, and Uppers to Have Full Depth Shelves / Base Cabinets Half Depth Shelves        |                      |
| Pantries and Linens Max Width of 24" - Side by Side Cabinets for Larger Setups                    |                      |
| All Doors/Drawers are Self Closing / Soft Close Door Hinges Included                              |                      |
| No Blind Corner Cabinets, Void Corners Typical, No Wall Corner Top/Bottom Caps                    |                      |
| No Trash Can Pullouts / No Trash Cans / No Book Cases / No Laundry Shelving or Cabinets           |                      |
| No Countertop Supports / Open Shelving at Bars Only / No Medicine Cabinets                        |                      |
| No Mud Benches / No Built-Ins Included / No Valance over Sink Bases                               |                      |
| No Shoe Molding, No Light Rail, No Above Wall Cabinet/Soffit Molding (Scribe 3pcs per unit incl.) |                      |
| NO CLUB HOUSE, AMENITY, COMMON AREAS, LEASING, BOH, or MOCKUPS included                           |                      |
| NO COMPOSITE CLEAN / NO PROTECTION / NO OFFSITE STORAGE / NO ATTIC STOCK                          |                      |
| RETAINAGE ON LABOR PORTION ONLY / NO BOND / NO OCIP, NO CCIP / NO WAGE SCALE                      |                      |

### CABINET INCLUDED IN QUOTE:

|                       |                    |
|-----------------------|--------------------|
| Species               | THERMOFOIL         |
| Door Name             | SLIM LINE SHAKER   |
| Style                 | SLIM SHAKER        |
| Box Style             | FRAMELESS          |
| Box Construction      | PARTICLE BOARD     |
| Overlay               | FULL OVERLAY       |
| Frame Type            | NO FRAME           |
| Finish                | PREMIUM            |
| Countertop Style      | NO TOPS INCLUDED   |
| Material incl Freight | \$1,096,069        |
| Tax (6%)              | \$65,764           |
| Install               | \$386,967          |
| <b>TOTAL</b>          | <b>\$1,548,800</b> |



### SLIMLINE SHAKER-TF

Shaker style thermofoil door with recessed center panel and narrow rails & stiles. Matching drawer front.



Cashmere Grey shown



### Alternates

|                              |          |
|------------------------------|----------|
| Add Soft Close Drawer Guides | \$64,851 |
| All 1.5" Tall Light Valance  | \$23,461 |
| Add Refrigerator Valance     | \$5,080  |

IF YOU HAVE ANY QUESTIONS ABOUT THIS QUOTE, PLEASE FEEL FREE TO CONTACT YOUR SALESPERSON AT THE PHONE NUMBER LISTED BELOW.

Quoted By: **Chase Carroll (318) 573-9793**  
[chase.ivpremier@gmail.com](mailto:chase.ivpremier@gmail.com)

Quoted By: **Scott Studebaker (919) 649-3499**  
[ssstudebaker.gtklm@gmail.com](mailto:ssstudebaker.gtklm@gmail.com)



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                   |                                 |               |
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| <div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Ship To:                          | OCA Broad Creek Apartments      |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Address:                          | 10 Verbena Lane                 |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | City, State, Zip:                 | Hilton Head Island, SC 29926    |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                   |                                 |               |
| Address: 380 Exchange Drive, Columbus, OH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Sold To:                          | CF Evans Construction           |               |
| Contact: Kristina Kunitskaya                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Address:                          | 125 Regional Parkway, Suite 200 |               |
| Phone: 614-285-8493                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | City, State, Zip:                 | Orangeburg, SC 29118            |               |
| Email: <a href="mailto:Admin@precisionstoneworks.net">Admin@precisionstoneworks.net</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Project Contact:                  | Carl Byars: cbyars@cfevans.com  |               |
| Quartz Quote #1 - 8/7/2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Base Bid Material                 | 3cm Kitchen Tops                | No Kt Splash  |
| Total Shipping Containers - 9 X 40' Containers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Quartz Fusion Grey & Dual Carrara | 3cm Vanities Tops               | 2cm Vt Splash |
| Terms of Purchase, Shipping, and Installation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                   |                                 |               |
| <p>1.) <b>Material</b> down payment required at time of material order. Material ordered based on approved shops.</p> <p>A) Countertop shop drawings prepared based on up-to-date architectural drawings, specifications, and approved cabinetry shops. Countertop shop drawings to be approved by GC before fabrication.</p> <p>B) Material deposit and shop approval required before release for fabrication. Material lead-time is estimated at 10-12 weeks from release of shop drawings to fabricator.</p> <p>C) Material will be ordered based off of the up-to-date construction schedule. Contractor to provide Precision with most up-to-date schedule before material order is placed.</p> <p>D) Material order will not be released until 25% material downpayment is received by Precision. Material total will be billed when material arrives and is unloaded on site.</p> <p>2) <b>Freight</b> price will be updated on a continuous basis. Freight deposit necessary before material is loaded and shipped from fabricator.</p> <p>A) Freight price is determined by market rate at time of shipping. Precision does not charge any margin on top of the freight price. Any substantial price increase or decrease will be covered by/credited back to GC. Price and lead time is dependent on current market conditions. Freight invoicing will be provided to GC in the event of a substantial freight price increase/decrease.</p> <p>B) 25% of freight total required before material is loaded onto containers for shipping. Freight total will be billed when containers are unloaded on site.</p> <p>3) <b>Installation</b> can be initiated after material arrives on site. Installation will be billed as project progresses, either by floor, building, or by units completed each visit.</p> <p>A) Installation to be coordinated with Precision Stoneworks Project Manager or Installation Coordinator and is subject to project schedule.</p> <p>B) Countertops installation includes silicone from countertop to splash. Caulking from splash to drywall not included.</p> <p>4) <b>Additional details:</b></p> <p>A) Countertops will be unloaded and stored on site in crates. (On average 2 Parking spots needed to store 1 x 40' container of crated material.) Offsite storage potentially available for additional storage and delivery charges. Offsite storage must be coordinated prior to material order placement.</p> <p>B) Plastic protective wrap covering included with quartz countertop installation. No protective wrap necessary/included for granite countertops.</p> |                                   |                                 |               |
| Unit Countertop Cost Breakdown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                   |                                 |               |
| Material Cost:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                   | \$280,318.17                    |               |
| Vanity and Kitchen Sink Cost:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                   | \$58,230.00                     |               |
| Freight Cost:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                   | \$290,053.74                    |               |
| State Sales Tax:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                   | Use Tax Included                |               |
| Overall Installation Cost:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                   | \$171,852.69                    |               |
| Unit Countertop Total:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                   | \$800,454.60                    |               |
| Dishwasher Bracket Add:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                   | \$6,775.00                      |               |
| Under Counter Bracketing Add:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                   | \$0.00                          |               |
| Pricing not included in project total                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                   |                                 |               |
| Customer Signature _____ Date _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                                 |               |



**"Fusion Grey" - (Kitchens)**



**Cosmo "Dual Carrara" - (Vanities)**

# Project Cost Breakdown

## Kitchen Sink & Vanity Bowl Cost Breakdown

| Stainless Steel Undermount Single Bowl                                            | Model #PL-VS3218                       | Porcelain Undermount China Bowl                                                    | Model #PL-3099                             |
|-----------------------------------------------------------------------------------|----------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------|
|  | Quantity: 271                          |  | Quantity: 857                              |
|                                                                                   | Exterior Dimensions:<br>32" x 18" x 9" |                                                                                    | Exterior Dimensions:<br>20" x 15" x 7 1/2" |
|                                                                                   | Interior Dimensions:<br>30" x 16" x 9" |                                                                                    | Interior Dimensions:<br>18" x 13" x 5 1/2" |

Overall sink pricing includes, sinks and sink installation. Removing sink cost will remove Sink Installation

**All Unit Kitchen Sink's & Vanity Bowl's Included In Project Total Cost**

## Installation Breakdown Per Unit

| Quantity                  | Unit Type                           | Cost Per Unit *     | Total Cost for all Unit Types * |
|---------------------------|-------------------------------------|---------------------|---------------------------------|
| 41                        | Unit A1-A3 Kitchen Tops             | \$345.44            | \$14,162.94                     |
| 6                         | Unit A4 Kitchen Tops                | \$353.69            | \$2,122.13                      |
| 4                         | Unit A5 Kitchen Tops                | \$322.56            | \$1,290.25                      |
| 87                        | Unit B1: 1-16 Kitchen Tops          | \$626.22            | \$54,481.03                     |
| 5                         | Unit B1: 17-19 Kitchen Tops         | \$621.44            | \$3,107.19                      |
| 2                         | Unit B1-20,21 Kitchen Tops          | \$631.00            | \$1,262.00                      |
| 5                         | Unit B1-22-24 Kitchen Tops          | \$631.00            | \$3,155.00                      |
| 10                        | Unit B2 Kitchen Tops                | \$603.63            | \$6,036.25                      |
| 8                         | Unit B3 Kitchen Tops                | \$472.38            | \$3,779.00                      |
| 10                        | Unit B4 Kitchen Tops                | \$525.81            | \$5,258.13                      |
| 11                        | Unit B5 Kitchen Tops                | \$606.97            | \$6,676.66                      |
| 6                         | Unit B6 Kitchen Tops                | \$738.63            | \$4,431.75                      |
| 5                         | Unit B7 Kitchen Tops                | \$463.59            | \$2,317.97                      |
| 10                        | Unit B8 Kitchen Tops                | \$335.88            | \$3,358.75                      |
| 9                         | Unit B9 Kitchen Tops                | \$589.44            | \$5,304.94                      |
| 4                         | Unit C1 Kitchen Tops                | \$497.06            | \$1,988.25                      |
| 5                         | Unit C2 Kitchen Tops                | \$528.63            | \$2,643.13                      |
| 10                        | Unit C3 Kitchen Tops                | \$607.69            | \$6,076.88                      |
| 1                         | Unit PH-1 Kitchen Tops              | \$520.69            | \$520.69                        |
| 1                         | Unit PH-2 Kitchen Tops              | \$574.88            | \$574.88                        |
| 1                         | Unit PH-3 Kitchen Tops              | \$689.63            | \$689.63                        |
| 4                         | Unit A1-4A Kitchen Tops             | \$347.03            | \$1,388.13                      |
| 1                         | Unit A3-2A Kitchen Tops             | \$345.44            | \$345.44                        |
| 7                         | Unit B1-A Kitchen Tops              | \$616.66            | \$4,316.59                      |
| 1                         | Unit C1-A Kitchen Tops              | \$430.13            | \$430.13                        |
| 53                        | Single Bowl Vanity Top Installation | \$75.00             | \$3,975.00                      |
| 402                       | Double Bowl Vanity Top Installation | \$80.00             | \$32,160.00                     |
| <b>Installation Total</b> |                                     | <b>\$171,852.69</b> |                                 |

| Additional Items <i>(price not included in project total)</i> |                                                                                   |                   |   |                                                                                     |                   |
|---------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------|---|-------------------------------------------------------------------------------------|-------------------|
| 271                                                           | Dishwasher Brackets                                                               |                   | 0 | Flat 13" Undercounter i-Brackets                                                    |                   |
|                                                               |  |                   |   |  |                   |
|                                                               | <u>Price Per Piece, Installed</u>                                                 | <u>Total Cost</u> |   | <u>Price Per Piece, Installed</u>                                                   | <u>Total Cost</u> |
|                                                               | \$25.00                                                                           | \$6,775.00        |   | \$20.00                                                                             | \$0.00            |

| Material Breakdown Per Unit |                         |             |       |   |      |               |                 |
|-----------------------------|-------------------------|-------------|-------|---|------|---------------|-----------------|
| Unit Type                   |                         | Dimensions  |       |   |      | Per Unit Cost | Total Unit Cost |
| 41                          | Unit A1-A3 Vanity Tops  | All Splash  | 100.5 | x | 4    | 38.78         | 1590.06         |
|                             | 3cm Dual Carrara        | Top         | 78    | x | 22.5 |               |                 |
|                             | Eased & Polished Edge   | Edge Polish |       |   | 209  |               |                 |
|                             | 2 Sink Cut Outs         |             |       |   |      |               |                 |
| 41                          | Unit A1-A3 Kitchen Tops | All Splash  | 0     | x | 4    | 587.10        | 24071.17        |
|                             | 3cm Fusion Grey         | Sink Top    | 92    | x | 44   |               |                 |
|                             | Eased & Polished Edge   | Top         | 28    | x | 25.5 |               |                 |
|                             | 1 Sink Cut Outs         | Top         | 30    | x | 25.5 |               |                 |
|                             | 0 Brackets              |             |       |   |      |               |                 |
|                             |                         | Edge Polish |       |   | 404  |               |                 |
| 6                           | Unit A4 Vanity Tops     | All Splash  | 104.5 | x | 4    | 40.33         | 241.95          |
|                             | 3cm Dual Carrara        | Top         | 82    | x | 22.5 |               |                 |
|                             | Eased & Polished Edge   | Edge Polish |       |   | 217  |               |                 |
|                             | 2 Sink Cut Outs         |             |       |   |      |               |                 |
| 6                           | Unit A4 Kitchen Tops    | All Splash  | 0     | x | 4    | 601.12        | 3606.74         |
|                             | 3cm Fusion Grey         | Sink Top    | 95    | x | 44   |               |                 |
|                             | Eased & Polished Edge   | Top         | 28    | x | 25.5 |               |                 |
|                             | 1 Sink Cut Outs         | Top         | 30    | x | 25.5 |               |                 |
|                             | 0 Brackets              |             |       |   |      |               |                 |
|                             |                         | Edge Polish |       |   | 409  |               |                 |
| 4                           | Unit A5 Vanity Tops     | All Splash  | 98.5  | x | 4    | 38.01         | 152.04          |
|                             | 3cm Dual Carrara        | Top         | 76    | x | 22.5 |               |                 |
|                             | Eased & Polished Edge   | Edge Polish |       |   | 205  |               |                 |
|                             | 2 Sink Cut Outs         |             |       |   |      |               |                 |
| 4                           | Unit A5 Kitchen Tops    | All Splash  | 0     | x | 4    | 548.22        | 2192.89         |
|                             | 3cm Fusion Grey         | Sink Top    | 86    | x | 44   |               |                 |
|                             | Eased & Polished Edge   | Top         | 22    | x | 25.5 |               |                 |
|                             | 1 Sink Cut Outs         | Top         | 32    | x | 25.5 |               |                 |
|                             | 0 Brackets              |             |       |   |      |               |                 |
|                             |                         | Edge Polish |       |   | 411  |               |                 |

|    |                             |             |       |   |      |         |          |
|----|-----------------------------|-------------|-------|---|------|---------|----------|
| 87 | Unit B1: 1-16 Vanity Tops   | All Splash  | 120.5 | x | 4    | 46.50   | 4045.47  |
|    | 3cm Dual Carrara            | Top         | 98    | x | 22.5 |         |          |
|    | Eased & Polished Edge       | Edge Polish |       |   | 249  |         |          |
|    | <b>2 Sink Cut Outs</b>      |             |       |   |      |         |          |
| 87 | Unit B1: 1-16 Vanity Tops   | All Splash  | 98.5  | x | 4    | 38.01   | 3306.87  |
|    | 3cm Dual Carrara            | Top         | 76    | x | 22.5 |         |          |
|    | Eased & Polished Edge       | Edge Polish |       |   | 205  |         |          |
|    | <b>2 Sink Cut Outs</b>      |             |       |   |      |         |          |
| 87 | Unit B1: 1-16 Kitchen Tops  | All Splash  | 0     | x | 4    | 1064.31 | 92595.36 |
|    | 3cm Fusion Grey             | Sink Top    | 74    | x | 62   |         |          |
|    | Eased & Polished Edge       | Tops        | 65    | x | 25.5 |         |          |
|    | 1 Sink Cut Outs             | Top         | 88    | x | 25.5 |         |          |
|    | 0 Brackets                  | Dry Bar Top | 60    | x | 25.5 |         |          |
|    |                             | Edge Polish |       |   | 560  |         |          |
| 5  | Unit B1: 17-19 Vanity Tops  | All Splash  | 120.5 | x | 4    | 46.50   | 232.50   |
|    | 3cm Dual Carrara            | Top         | 98    | x | 22.5 |         |          |
|    | Eased & Polished Edge       | Edge Polish |       |   | 249  |         |          |
|    | <b>2 Sink Cut Outs</b>      |             |       |   |      |         |          |
| 5  | Unit B1: 17-19 Vanity Tops  | All Splash  | 98.5  | x | 4    | 38.01   | 190.05   |
|    | 3cm Dual Carrara            | Top         | 76    | x | 22.5 |         |          |
|    | Eased & Polished Edge       | Edge Polish |       |   | 205  |         |          |
|    | <b>2 Sink Cut Outs</b>      |             |       |   |      |         |          |
| 5  | Unit B1: 17-19 Kitchen Tops | All Splash  | 0     | x | 4    | 1056.19 | 5280.94  |
|    | 3cm Fusion Grey             | Sink Top    | 74    | x | 62   |         |          |
|    | Eased & Polished Edge       | Tops        | 66    | x | 25.5 |         |          |
|    | 1 Sink Cut Outs             | Top         | 82    | x | 25.5 |         |          |
|    | 0 Brackets                  | Dry Bar Top | 62    | x | 25.5 |         |          |
|    |                             | Edge Polish |       |   | 556  |         |          |
| 2  | Unit B1 -20,21 Vanity Tops  | All Splash  | 121.5 | x | 4    | 46.89   | 93.77    |
|    | 3cm Dual Carrara            | Top         | 99    | x | 22.5 |         |          |
|    | Eased & Polished Edge       | Edge Polish |       |   | 251  |         |          |
|    | <b>2 Sink Cut Outs</b>      |             |       |   |      |         |          |
| 2  | Unit B1 -20,21 Vanity Tops  | All Splash  | 97.5  | x | 4    | 37.62   | 75.25    |
|    | 3cm Dual Carrara            | Top         | 75    | x | 22.5 |         |          |
|    | Eased & Polished Edge       | Edge Polish |       |   | 203  |         |          |
|    | <b>2 Sink Cut Outs</b>      |             |       |   |      |         |          |
| 2  | Unit B1-20,21 Kitchen Tops  | All Splash  | 0     | x | 4    | 1072.44 | 2144.88  |
|    | 3cm Fusion Grey             | Sink Top    | 74    | x | 62   |         |          |
|    | Eased & Polished Edge       | Tops        | 66    | x | 25.5 |         |          |
|    | 1 Sink Cut Outs             | Top         | 88    | x | 25.5 |         |          |
|    | 0 Brackets                  | Dry Bar Top | 62    | x | 25.5 |         |          |
|    |                             | Edge Polish |       |   | 561  |         |          |



|    |                            |             |       |   |      |         |          |
|----|----------------------------|-------------|-------|---|------|---------|----------|
| 5  | Unit B1-22-24 Vanity Tops  | All Splash  | 120.5 | x | 4    | 46.50   | 232.50   |
|    | 3cm Dual Carrara           | Top         | 98    | x | 22.5 |         |          |
|    | Eased & Polished Edge      | Edge Polish |       |   | 249  |         |          |
|    | <b>2 Sink Cut Outs</b>     |             |       |   |      |         |          |
| 5  | Unit B1-22-24 Vanity Tops  | All Splash  | 97.5  | x | 4    | 37.62   | 188.12   |
|    | 3cm Dual Carrara           | Top         | 75    | x | 22.5 |         |          |
|    | Eased & Polished Edge      | Edge Polish |       |   | 203  |         |          |
|    | <b>2 Sink Cut Outs</b>     |             |       |   |      |         |          |
| 5  | Unit B1-22-24 Kitchen Tops | All Splash  | 0     | x | 4    | 1072.44 | 5362.20  |
|    | 3cm Fusion Grey            | Sink Top    | 74    | x | 62   |         |          |
|    | Eased & Polished Edge      | Tops        | 66    | x | 25.5 |         |          |
|    | 1 Sink Cut Outs            | Top         | 88    | x | 25.5 |         |          |
|    | 0 Brackets                 | Dry Bar Top | 62    | x | 25.5 |         |          |
|    |                            | Edge Polish |       |   | 556  |         |          |
| 10 | Unit B2 Vanity Tops        | All Splash  | 134.5 | x | 4    | 51.90   | 519.02   |
|    | 3cm Dual Carrara           | Top         | 112   | x | 22.5 |         |          |
|    | Eased & Polished Edge      | Edge Polish |       |   | 277  |         |          |
|    | <b>2 Sink Cut Outs</b>     |             |       |   |      |         |          |
| 10 | Unit B2 Vanity Tops        | All Splash  | 97.5  | x | 4    | 37.62   | 376.24   |
|    | 3cm Dual Carrara           | Top         | 75    | x | 22.5 |         |          |
|    | Eased & Polished Edge      | Edge Polish |       |   | 203  |         |          |
|    | <b>2 Sink Cut Outs</b>     |             |       |   |      |         |          |
| 10 | Unit B2 Kitchen Tops       | All Splash  | 0     | x | 4    | 1025.91 | 10259.14 |
|    | 3cm Fusion Grey            | Sink Top    | 92    | x | 44   |         |          |
|    | Eased & Polished Edge      | Tops        | 92    | x | 25.5 |         |          |
|    | 1 Sink Cut Outs            | Top         | 54    | x | 25.5 |         |          |
|    | 0 Brackets                 | Dry Bar Top | 74    | x | 25.5 |         |          |
|    |                            | Edge Polish |       |   | 537  |         |          |
| 8  | Unit B3 Vanity Tops        | All Splash  | 110.5 | x | 4    | 42.64   | 341.13   |
|    | 3cm Dual Carrara           | Top         | 88    | x | 22.5 |         |          |
|    | Eased & Polished Edge      | Edge Polish |       |   | 229  |         |          |
|    | <b>2 Sink Cut Outs</b>     |             |       |   |      |         |          |
| 8  | Unit B3 Vanity Tops        | All Splash  | 97.5  | x | 4    | 37.62   | 300.99   |
|    | 3cm Dual Carrara           | Top         | 75    | x | 22.5 |         |          |
|    | Eased & Polished Edge      | Edge Polish |       |   | 203  |         |          |
|    | <b>2 Sink Cut Outs</b>     |             |       |   |      |         |          |
| 8  | Unit B3 Kitchen Tops       | All Splash  | 0     | x | 4    | 802.84  | 6422.75  |
|    | 3cm Fusion Grey            | Sink Top    | 86    | x | 44   |         |          |
|    | Eased & Polished Edge      | Top         | 44    | x | 25.5 |         |          |
|    | 1 Sink Cut Outs            | Top         | 50    | x | 25.5 |         |          |
|    | 0 Brackets                 | Top         | 54    | x | 25.5 |         |          |
|    |                            | Edge Polish |       |   | 481  |         |          |

|    |                        |             |      |   |      |         |          |
|----|------------------------|-------------|------|---|------|---------|----------|
| 10 | Unit B4 Vanity Tops    | All Splash  | 98.5 | x | 4    | 38.01   | 380.10   |
|    | 3cm Dual Carrara       | Top         | 76   | x | 22.5 |         |          |
|    | Eased & Polished Edge  | Edge Polish |      |   | 205  |         |          |
|    | <b>2 Sink Cut Outs</b> |             |      |   |      |         |          |
| 10 | Unit B4 Vanity Tops    | All Splash  | 82.5 | x | 4    | 31.84   | 318.36   |
|    | 3cm Dual Carrara       | Top         | 60   | x | 22.5 |         |          |
|    | Eased & Polished Edge  | Edge Polish |      |   | 173  |         |          |
|    | <b>2 Sink Cut Outs</b> |             |      |   |      |         |          |
| 10 | Unit B4 Kitchen Tops   | All Splash  | 0    | x | 4    | 893.67  | 8936.65  |
|    | 3cm Fusion Grey        | Sink Top    | 74   | x | 62   |         |          |
|    | Eased & Polished Edge  | Top         | 40   | x | 25.5 |         |          |
|    | 1 Sink Cut Outs        | Top         | 50   | x | 25.5 |         |          |
|    | 0 Brackets             | Top         | 60   | x | 25.5 |         |          |
|    |                        | Edge Polish |      |   | 496  |         |          |
| 11 | Unit B5 Vanity Tops    | All Splash  | 98.5 | x | 4    | 38.01   | 418.11   |
|    | 3cm Dual Carrara       | Top         | 76   | x | 22.5 |         |          |
|    | Eased & Polished Edge  | Edge Polish |      |   | 205  |         |          |
|    | <b>2 Sink Cut Outs</b> |             |      |   |      |         |          |
| 11 | Unit B5 Vanity Tops    | All Splash  | 92.5 | x | 4    | 35.69   | 392.64   |
|    | 3cm Dual Carrara       | Top         | 70   | x | 22.5 |         |          |
|    | Eased & Polished Edge  | Edge Polish |      |   | 193  |         |          |
|    | 1 Sink Cut Outs        |             |      |   |      |         |          |
| 11 | Unit B5 Kitchen Tops   | All Splash  | 0    | x | 4    | 1031.60 | 11347.57 |
|    | 3cm Fusion Grey        | Sink Top    | 88   | x | 44   |         |          |
|    | Eased & Polished Edge  | Tops        | 58   | x | 25.5 |         |          |
|    | <b>2 Sink Cut Outs</b> | Top         | 86   | x | 25.5 |         |          |
|    | 0 Brackets             | Wet Bar Top | 85   | x | 25.5 |         |          |
|    |                        | Edge Polish |      |   | 568  |         |          |
| 6  | Unit B6 Vanity Tops    | All Splash  | 98.5 | x | 4    | 38.01   | 228.06   |
|    | 3cm Dual Carrara       | Top         | 76   | x | 22.5 |         |          |
|    | Eased & Polished Edge  | Edge Polish |      |   | 205  |         |          |
|    | <b>2 Sink Cut Outs</b> |             |      |   |      |         |          |
| 6  | Unit B6 Vanity Tops    | All Splash  | 70.5 | x | 4    | 27.21   | 163.23   |
|    | 3cm Dual Carrara       | Top         | 48   | x | 22.5 |         |          |
|    | Eased & Polished Edge  | Edge Polish |      |   | 149  |         |          |
|    | 1 Sink Cut Outs        |             |      |   |      |         |          |
| 6  | Unit B6 Kitchen Tops   | All Splash  | 0    | x | 4    | 1255.36 | 7532.15  |
|    | 3cm Fusion Grey        | Sink Top    | 104  | x | 44   |         |          |
|    | Eased & Polished Edge  | Top         | 72   | x | 25.5 |         |          |
|    | <b>2 Sink Cut Outs</b> | Tops        | 124  | x | 25.5 |         |          |
|    | 0 Brackets             | Wet Bar Top | 88   | x | 25.5 |         |          |
|    |                        | Edge Polish |      |   | 626  |         |          |

|    |                        |             |      |   |      |         |         |
|----|------------------------|-------------|------|---|------|---------|---------|
| 5  | Unit B7 Vanity Tops    | All Splash  | 96.5 | x | 4    | 37.24   | 186.19  |
|    | 3cm Dual Carrara       | Top         | 74   | x | 22.5 |         |         |
|    | Eased & Polished Edge  | Edge Polish |      |   | 201  |         |         |
|    | <b>2 Sink Cut Outs</b> |             |      |   |      |         |         |
| 5  | Unit B7 Vanity Tops    | All Splash  | 67.5 | x | 4    | 26.05   | 130.24  |
|    | 3cm Dual Carrara       | Top         | 45   | x | 22.5 |         |         |
|    | Eased & Polished Edge  | Edge Polish |      |   | 143  |         |         |
|    | <b>1 Sink Cut Outs</b> |             |      |   |      |         |         |
| 5  | Unit B7 Kitchen Tops   | All Splash  | 0    | x | 4    | 787.92  | 3939.59 |
|    | 3cm Fusion Grey        | Sink Top    | 74   | x | 42   |         |         |
|    | Eased & Polished Edge  | Top         | 45   | x | 25.5 |         |         |
|    | <b>1 Sink Cut Outs</b> | Top         | 62   | x | 25.5 |         |         |
|    | <b>0 Brackets</b>      | Top         | 62   | x | 25.5 |         |         |
|    |                        | Edge Polish |      |   | 441  |         |         |
| 10 | Unit B8 Vanity Tops    | All Splash  | 97.5 | x | 4    | 37.62   | 376.24  |
|    | 3cm Dual Carrara       | Top         | 75   | x | 22.5 |         |         |
|    | Eased & Polished Edge  | Edge Polish |      |   | 203  |         |         |
|    | <b>2 Sink Cut Outs</b> |             |      |   |      |         |         |
| 10 | Unit B8 Vanity Tops    | All Splash  | 67.5 | x | 4    | 26.05   | 260.48  |
|    | 3cm Dual Carrara       | Top         | 45   | x | 22.5 |         |         |
|    | Eased & Polished Edge  | Edge Polish |      |   | 143  |         |         |
|    | <b>1 Sink Cut Outs</b> |             |      |   |      |         |         |
| 10 | Unit B8 Kitchen Tops   | All Splash  | 0    | x | 4    | 570.85  | 5708.49 |
|    | 3cm Fusion Grey        | Sink Top    | 92   | x | 44   |         |         |
|    | Eased & Polished Edge  | Top         | 26   | x | 25.5 |         |         |
|    | <b>1 Sink Cut Outs</b> | Top         | 26   | x | 25.5 |         |         |
|    | <b>0 Brackets</b>      |             |      |   |      |         |         |
|    |                        | Edge Polish |      |   | 395  |         |         |
| 9  | Unit B9 Vanity Tops    | All Splash  | 97.5 | x | 4    | 37.62   | 338.62  |
|    | 3cm Dual Carrara       | Top         | 75   | x | 22.5 |         |         |
|    | Eased & Polished Edge  | Edge Polish |      |   | 203  |         |         |
|    | <b>2 Sink Cut Outs</b> |             |      |   |      |         |         |
| 9  | Unit B9 Vanity Tops    | All Splash  | 67.5 | x | 4    | 26.05   | 234.43  |
|    | 3cm Dual Carrara       | Top         | 45   | x | 22.5 |         |         |
|    | Eased & Polished Edge  | Edge Polish |      |   | 143  |         |         |
|    | <b>1 Sink Cut Outs</b> |             |      |   |      |         |         |
| 9  | Unit B9 Kitchen Tops   | All Splash  | 0    | x | 4    | 1001.80 | 9016.21 |
|    | 3cm Fusion Grey        | Sink Top    | 88   | x | 44   |         |         |
|    | Eased & Polished Edge  | Tops        | 82   | x | 25.5 |         |         |
|    | <b>1 Sink Cut Outs</b> | Top         | 68   | x | 25.5 |         |         |
|    | <b>0 Brackets</b>      | Dry Bar Top | 68   | x | 25.5 |         |         |
|    |                        | Edge Polish |      |   | 531  |         |         |

|    |                        |             |       |   |      |         |          |
|----|------------------------|-------------|-------|---|------|---------|----------|
| 4  | Unit C1 Vanity Tops    | All Splash  | 104.5 | x | 4    | 40.33   | 161.30   |
|    | 3cm Dual Carrara       | Top         | 82    | x | 22.5 |         |          |
|    | Eased & Polished Edge  | Edge Polish |       |   | 217  |         |          |
|    | <b>2 Sink Cut Outs</b> |             |       |   |      |         |          |
| 4  | Unit C1 Vanity Tops    | All Splash  | 97.5  | x | 4    | 37.62   | 150.50   |
|    | 3cm Dual Carrara       | Top         | 75    | x | 22.5 |         |          |
|    | Eased & Polished Edge  | Edge Polish |       |   | 203  |         |          |
|    | <b>2 Sink Cut Outs</b> |             |       |   |      |         |          |
| 4  | Unit C1 Kitchen Tops   | All Splash  | 0     | x | 4    | 844.80  | 3379.21  |
|    | 3cm Fusion Grey        | Sink Top    | 125   | x | 42   |         |          |
|    | Eased & Polished Edge  | Top         | 32    | x | 25.5 |         |          |
|    | 1 Sink Cut Outs        | Top         | 32    | x | 25.5 |         |          |
|    | 0 Brackets             | Bar Top     | 42    | x | 25.5 |         |          |
|    |                        | Edge Polish |       |   | 538  |         |          |
| 5  | Unit C2 Vanity Tops    | All Splash  | 120.5 | x | 4    | 46.50   | 232.50   |
|    | 3cm Dual Carrara       | Top         | 98    | x | 22.5 |         |          |
|    | Eased & Polished Edge  | Edge Polish |       |   | 249  |         |          |
|    | <b>2 Sink Cut Outs</b> |             |       |   |      |         |          |
| 5  | Unit C2 Vanity Tops    | All Splash  | 97.5  | x | 4    | 37.62   | 188.12   |
|    | 3cm Dual Carrara       | Top         | 75    | x | 22.5 |         |          |
|    | Eased & Polished Edge  | Edge Polish |       |   | 203  |         |          |
|    | <b>2 Sink Cut Outs</b> |             |       |   |      |         |          |
| 5  | Unit C2 Kitchen Tops   | All Splash  | 0     | x | 4    | 898.45  | 4492.23  |
|    | 3cm Fusion Grey        | Sink Top    | 74    | x | 44   |         |          |
|    | Eased & Polished Edge  | Tops        | 64    | x | 25.5 |         |          |
|    | 1 Sink Cut Outs        | Top         | 70    | x | 25.5 |         |          |
|    | 0 Brackets             | Bar Top     | 70    | x | 25.5 |         |          |
|    |                        | Edge Polish |       |   | 487  |         |          |
| 10 | Unit C3 Vanity Tops    | All Splash  | 97.5  | x | 4    | 37.62   | 376.24   |
|    | 3cm Dual Carrara       | Top         | 75    | x | 22.5 |         |          |
|    | Eased & Polished Edge  | Edge Polish |       |   | 203  |         |          |
|    | <b>2 Sink Cut Outs</b> |             |       |   |      |         |          |
| 10 | Unit C3 Vanity Tops    | All Splash  | 67.5  | x | 4    | 26.05   | 260.48   |
|    | 3cm Dual Carrara       | Top         | 45    | x | 22.5 |         |          |
|    | Eased & Polished Edge  | Edge Polish |       |   | 143  |         |          |
|    | 1 Sink Cut Outs        |             |       |   |      |         |          |
| 10 | Unit C3 Kitchen Tops   | All Splash  | 0     | x | 4    | 1032.82 | 10328.19 |
|    | 3cm Fusion Grey        | Sink Top    | 90    | x | 44   |         |          |
|    | Eased & Polished Edge  | Top         | 72    | x | 25.5 |         |          |
|    | 1 Sink Cut Outs        | Tops        | 80    | x | 25.5 |         |          |
|    | 0 Brackets             | Bar Top     | 74    | x | 25.5 |         |          |
|    |                        | Edge Polish |       |   | 592  |         |          |

|   |                        |             |       |   |      |        |        |
|---|------------------------|-------------|-------|---|------|--------|--------|
| 1 | Unit PH-1 Vanity Tops  | All Splash  | 149   | x | 4    | 57.50  | 57.50  |
|   | 3cm Dual Carrara       | Top         | 104   | x | 22.5 |        |        |
|   | Eased & Polished Edge  | Edge Polish |       |   | 261  |        |        |
|   | <b>2 Sink Cut Outs</b> |             |       |   |      |        |        |
| 1 | Unit PH-1 Vanity Tops  | All Splash  | 123   | x | 4    | 47.46  | 47.46  |
|   | 3cm Dual Carrara       | Top         | 78    | x | 22.5 |        |        |
|   | Eased & Polished Edge  | Edge Polish |       |   | 209  |        |        |
|   | <b>2 Sink Cut Outs</b> |             |       |   |      |        |        |
| 1 | Unit PH-1 Kitchen Tops | All Splash  | 0     | x | 4    | 884.95 | 884.95 |
|   | 3cm Fusion Grey        | Sink Top    | 120   | x | 52   |        |        |
|   | Eased & Polished Edge  | Top         | 40    | x | 25.5 |        |        |
|   | 1 Sink Cut Outs        | Top         | 42    | x | 25.5 |        |        |
|   | 0 Brackets             |             |       |   |      |        |        |
|   |                        | Edge Polish |       |   | 503  |        |        |
| 1 | Unit PH-2 Vanity Tops  | All Splash  | 114.5 | x | 4    | 44.18  | 44.18  |
|   | 3cm Dual Carrara       | Top         | 92    | x | 22.5 |        |        |
|   | Eased & Polished Edge  | Edge Polish |       |   | 237  |        |        |
|   | <b>2 Sink Cut Outs</b> |             |       |   |      |        |        |
| 1 | Unit PH-2 Vanity Tops  | All Splash  | 100.5 | x | 4    | 38.78  | 38.78  |
|   | 3cm Dual Carrara       | Top         | 78    | x | 22.5 |        |        |
|   | Eased & Polished Edge  | Edge Polish |       |   | 209  |        |        |
|   | <b>2 Sink Cut Outs</b> |             |       |   |      |        |        |
| 1 | Unit PH-2 Vanity Tops  | All Splash  | 88.5  | x | 4    | 34.15  | 34.15  |
|   | 3cm Dual Carrara       | Top         | 66    | x | 22.5 |        |        |
|   | Eased & Polished Edge  | Edge Polish |       |   | 185  |        |        |
|   | 1 Sink Cut Outs        |             |       |   |      |        |        |
| 1 | Unit PH-2 Kitchen Tops | All Splash  | 0     | x | 4    | 977.05 | 977.05 |
|   | 3cm Fusion Grey        | Sink Top    | 120   | x | 52   |        |        |
|   | Eased & Polished Edge  | Top         | 30    | x | 25.5 |        |        |
|   | 1 Sink Cut Outs        | Top         | 30    | x | 25.5 |        |        |
|   | 0 Brackets             | Dry Bar Top | 56    | x | 25.5 |        |        |
|   |                        | Edge Polish |       |   | 533  |        |        |
| 1 | Unit PH-3 Vanity Tops  | All Splash  | 157   | x | 4    | 60.58  | 60.58  |
|   | 3cm Dual Carrara       | Top         | 112   | x | 22.5 |        |        |
|   | Eased & Polished Edge  | Edge Polish |       |   | 277  |        |        |
|   | <b>2 Sink Cut Outs</b> |             |       |   |      |        |        |
| 1 | Unit PH-3 Vanity Tops  | All Splash  | 123   | x | 4    | 47.46  | 47.46  |
|   | 3cm Dual Carrara       | Top         | 78    | x | 22.5 |        |        |
|   | Eased & Polished Edge  | Edge Polish |       |   | 209  |        |        |
|   | <b>2 Sink Cut Outs</b> |             |       |   |      |        |        |
| 1 | Unit PH-3 Vanity Tops  | All Splash  | 150   | x | 4    | 57.88  | 57.88  |
|   | 3cm Dual Carrara       | Top         | 105   | x | 22.5 |        |        |
|   | Eased & Polished Edge  | Edge Polish |       |   | 263  |        |        |
|   | <b>2 Sink Cut Outs</b> |             |       |   |      |        |        |

|   |                         |             |       |   |      |         |         |
|---|-------------------------|-------------|-------|---|------|---------|---------|
| 1 | Unit PH-3 Vanity Tops   | All Splash  | 67.5  | x | 4    | 26.05   | 26.05   |
|   | 3cm Dual Carrara        | Top         | 45    | x | 22.5 |         |         |
|   | Eased & Polished Edge   | Edge Polish |       |   | 143  |         |         |
|   | 1 Sink Cut Outs         |             |       |   |      |         |         |
| 1 | Unit PH-3 Kitchen Tops  | All Splash  | 0     | x | 4    | 1172.08 | 1172.08 |
|   | 3cm Fusion Grey         | Sink Top    | 120   | x | 52   |         |         |
|   | Eased & Polished Edge   | Tops        | 68    | x | 25.5 |         |         |
|   | 1 Sink Cut Outs         | Tops        | 68    | x | 25.5 |         |         |
|   | 0 Brackets              | Dry Bar Top | 52    | x | 25.5 |         |         |
|   |                         | Edge Polish |       |   | 629  |         |         |
| 4 | Unit A1-4A Vanity Tops  | All Splash  | 100.5 | x | 4    | 38.78   | 155.13  |
|   | 3cm Dual Carrara        | Top         | 78    | x | 22.5 |         |         |
|   | Eased & Polished Edge   | Edge Polish |       |   | 209  |         |         |
|   | 2 Sink Cut Outs         |             |       |   |      |         |         |
| 4 | Unit A1-4A Kitchen Tops | All Splash  | 0     | x | 4    | 589.81  | 2359.24 |
|   | 3cm Fusion Grey         | Sink Top    | 92    | x | 44   |         |         |
|   | Eased & Polished Edge   | Top         | 34    | x | 25.5 |         |         |
|   | 1 Sink Cut Outs         | Top         | 25    | x | 25.5 |         |         |
|   | 0 Brackets              |             |       |   |      |         |         |
|   |                         | Edge Polish |       |   | 428  |         |         |
| 1 | Unit A3-2A Vanity Tops  | All Splash  | 114.5 | x | 4    | 44.18   | 44.18   |
|   | 3cm Dual Carrara        | Top         | 92    | x | 22.5 |         |         |
|   | Eased & Polished Edge   | Edge Polish |       |   | 237  |         |         |
|   | 2 Sink Cut Outs         |             |       |   |      |         |         |
| 1 | Unit A3-2A Kitchen Tops | All Splash  | 0     | x | 4    | 587.10  | 587.10  |
|   | 3cm Fusion Grey         | Sink Top    | 92    | x | 44   |         |         |
|   | Eased & Polished Edge   | Top         | 32    | x | 25.5 |         |         |
|   | 1 Sink Cut Outs         | Top         | 26    | x | 25.5 |         |         |
|   | 0 Brackets              |             |       |   |      |         |         |
|   |                         | Edge Polish |       |   | 432  |         |         |

|   |                        |             |       |   |      |         |         |
|---|------------------------|-------------|-------|---|------|---------|---------|
| 7 | Unit B1-A Vanity Tops  | All Splash  | 120.5 | x | 4    | 46.50   | 325.50  |
|   | 3cm Dual Carrara       | Top         | 98    | x | 22.5 |         |         |
|   | Eased & Polished Edge  | Edge Polish |       |   | 249  |         |         |
|   | 2 Sink Cut Outs        |             |       |   |      |         |         |
| 7 | Unit B1-A Vanity Tops  | All Splash  | 97.5  | x | 4    | 37.62   | 263.37  |
|   | 3cm Dual Carrara       | Top         | 75    | x | 22.5 |         |         |
|   | Eased & Polished Edge  | Edge Polish |       |   | 203  |         |         |
|   | 2 Sink Cut Outs        |             |       |   |      |         |         |
| 7 | Unit B1-A Kitchen Tops | All Splash  | 0     | x | 4    | 1048.06 | 7336.43 |
|   | 3cm Fusion Grey        | Sink Top    | 74    | x | 62   |         |         |
|   | Eased & Polished Edge  | Tops        | 65    | x | 25.5 |         |         |
|   | 1 Sink Cut Outs        | Top         | 82    | x | 25.5 |         |         |
|   | 0 Brackets             | Bar Top     | 60    | x | 25.5 |         |         |
|   |                        | Edge Polish |       |   | 554  |         |         |
| 1 | Unit C1-A Vanity Tops  | All Splash  | 134.5 | x | 4    | 51.90   | 51.90   |
|   | 3cm Dual Carrara       | Top         | 112   | x | 22.5 |         |         |
|   | Eased & Polished Edge  | Edge Polish |       |   | 277  |         |         |
|   | 2 Sink Cut Outs        |             |       |   |      |         |         |
| 1 | Unit C1-A Vanity Tops  | All Splash  | 97.5  | x | 4    | 37.62   | 37.62   |
|   | 3cm Dual Carrara       | Top         | 75    | x | 22.5 |         |         |
|   | Eased & Polished Edge  | Edge Polish |       |   | 203  |         |         |
|   | 2 Sink Cut Outs        |             |       |   |      |         |         |
| 1 | Unit C1-A Kitchen Tops | All Splash  | 0     | x | 4    | 731.04  | 731.04  |
|   | 3cm Fusion Grey        | Sink Top    | 125   | x | 42   |         |         |
|   | Eased & Polished Edge  | Top         | 32    | x | 25.5 |         |         |
|   | 1 Sink Cut Outs        | Top         | 32    | x | 25.5 |         |         |
|   | 0 Brackets             | Edge Polish |       |   | 497  |         |         |



Saco Industries, Inc.  
Sales Proposal  
www.sacoindustries.com  
sales@sacoindustries.com

Quote Date: 8/7/2026  
Quote #: 43603  
Quote Submitted By: Charley Jacobson  
Phone #: 219-696-2800 ext. 232  
Email: sales@sacoindustries.com

P.O. Box 342 - 17151 Morse St - Lowell, IN 46356 - Ph. (219) 696-2800 - Fax (219) 696-2232

Buyer: CF Evans  
Address: 125 Regional Parkway Suite 200 Orangeburg, SC 29118

Attn: Carl Byars  
Phone No. 803-513-2207  
Email: cbyars@cfevans.com  
Cell No.

Job Name: Broad Creek-Hilton Head  
Address: Hilton Head Island, SC, 29926  
Cabinet Number of Units: 254  
Countertop Number of Units: N/A

PRICES QUOTED ARE GOOD FOR 90 DAYS FROM DATE OF PROPOSAL.

| COLOR | BOX - STYLE - OVERLAY             | DESCRIPTION                               | TOTAL          |
|-------|-----------------------------------|-------------------------------------------|----------------|
|       | FRAMELESS TFL-FULL OVERLAY        | Kitchen & Vanity Cabinetry & Installation | \$1,199,630.00 |
|       | FRAMELESS THERMOFOIL-FULL OVERLAY | Kitchen & Vanity Cabinetry & Installation | \$1,303,970.00 |

"PRODUCT QUOTED IS PER OUR STANDARD  
MANUFACTURING SPECIFICATIONS AND SIZES.  
BASED ON PLANS DATED:  
7/3/26 60%CD

#### INCLUDED IN QUOTE

HARDWARE - Standard Pulls  
TRUCKLOAD DELIVERIES TO SITE  
SOFT CLOSE HINGES  
APPLICABLE TAXES  
WALL CABINETS ARE 42in Tall, VANITY CABINETS ARE 32 1/2 in and 34 1/2 in Tall  
24" DEEP WALL CABINET ABOVE REFRIGERATOR  
REMOVABLE CABINETS  
THREE DRAWER STACK CABINETS, PANTRY AND LINEN CABINETS  
OVEN CABINET, LAUNDRY ROOM, WET BAR, ENTRYWAY, FELT INSTALLATION

#### INSTALLATION INCLUDES

UNLOADING CABINETS  
DISTRIBUTION TO UNITS  
ADJUSTMENTS OF DOORS AND DRAWERS  
ADJUSTMENTS OF OTHER CABINET COMPONENTS  
CABINET TOUCH UP AND PUNCH  
FIELD MEASURE INCLUDED

#### OPTIONS

|                                 |              |
|---------------------------------|--------------|
| FRAMELESS PLYWOOD BOX           | \$297,210.00 |
| SOFT CLOSE GLIDES               | \$49,760.00  |
| WALLS DEDUCTED FROM 42" TO 30"  | -\$66,110.00 |
| WALLS DEDUCTED FROM 42" TO 36"  | -\$33,060.00 |
| Option 2:CROWN MOULDING         | \$40,350.00  |
| Option 3:QUARTER ROUND MOULDING | \$12,670.00  |
| Option 4:LIGHT VALANCE          | \$29,970.00  |

#### NOTES:

- 1) NO Specifications provided to acknowledge Davis Bacon Wages.
- 2) Adjustable shelves on base cabinets are available ONLY on Frameless cabinet styles. Saco standard Framed base cabinets have one 1/2-depth, fixed shelf.
- 3) Frameless cabinets have a maximum width of 39" and will have a single drawer/false front.
- 4) Frameless cabinets Do NOT have Double False doors and drawers.
- 5) Frameless style cabinets will have an adjustable shelf at the base cabinets.
- 6) Soft Close Glides are manufactured with Frameless cabinets. The price above will be applied if frameless style is chosen.
- 7) Saco is NOT responsible for 24" Deep Wall Cabinet without end support.
- 8) Customer is responsible for Hoisting cabinets to each floor.
- 9) Because NO elevations, details or dimensions were provided, designs were based on Floor Plans.
- 10) Built-In Shelves, (By others).
- 11) Felt will be provided by customer, installed by Saco and trimmed by others.
- 12) Option to ADD Refrigerator End panels, \$29,670.00. Saco is NOT responsible for 24" Deep Wall Cabinet without end support.
- 13) Tray Drawer at kitchen sink, (By others).
- 14) Cabinets above Refrigerator to be pulled forward.
- 15) Option to ADD Quarter Round Moulding. (Installation by others)
- 16) Requested Pull styles are NOT available. Saco standard Pulls provided at this time.
- 17) Saco standard cabinet colors provided at this time.

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our website!



PROPOSAL ACCEPTED:  
APPROVED BUYER:  
BY:  
DATE APPROVED:





**Division 06.440**

**Interior Trim & Doors**



## Summary

Print Date: 14-Aug-2026  
Prepared By: Connor Adams  
Direct Line: 678-673-7981

[cadams@cookandboardman.com](mailto:cadams@cookandboardman.com)

1177 West Blue Heron Blvd. Riviera Beach, FL 33404

Project: **Broad Creek Apts. 60% CD Set**  
Hilton Head, SC  
Builder: CF Evans

Quote Date: 7-Aug-2026  
Plans Dated: 3-Jul-2026  
Contact: Carl Byars

**Quote #: 26-160**

|                                                | <b>Material</b>        | <b>Labor</b>         |
|------------------------------------------------|------------------------|----------------------|
| UNIT EXTERIOR DOORS                            | \$ 1,391,745.00        | \$ 93,715.00         |
| UNIT INTERIOR PREHUNG DOORS                    | \$ 498,070.00          | \$ 75,090.00         |
| UNIT HARDWARE                                  | \$ 303,280.00          | \$ 53,490.00         |
| UNIT RUNNING TRIM                              | \$ 357,370.00          | \$ 392,875.00        |
| CORRIDOR RUNNING TRIM                          | \$ 24,420.00           | \$ 32,350.00         |
| COMMON AREA/AMENITY RUNNING TRIM/PREHUNG DOORS | \$ 27,690.00           | \$ 31,050.00         |
| MATERIAL DISTRIBUTION                          | \$ -                   | \$ 53,540.00         |
| PUNCH                                          | \$ -                   | \$ 13,760.00         |
| <b>Totals:</b>                                 | <b>\$ 2,602,575.00</b> | <b>\$ 745,870.00</b> |

**Project Total: \$ 3,348,445.00**

**Notes / Comments / Alternates:**

*All hollow metal frame throat dimensions are determined by Subcontractor from the Architectural drawings. Contractor to confirm sizes and/or advise of any additional size revisions that may need to be included from the structural drawings.*

1. Quantities supplied by Cook & Boardman.
2. Sales is included in this pricing.
3. Freight to the jobsite is included in this pricing.



National Millwork  
1177 West Blue Heron Blvd.  
Riviera Beach, FL 33404  
(561) 848-5556

Print Date: 14-Aug-2026  
Prepared By: Connor Adams  
Direct Line: 678-673-7981  
[cadams@cookandboardman.com](mailto:cadams@cookandboardman.com)

### QUOTATION

Project: **Broad Creek Apts. 60% CD Set**  
Hilton Head, SC  
Builder: CF Evans  
Item: **UNIT EXTERIOR DOORS**

Quote Date: 7-Aug-2026  
Plans Dated: 3-Jul-2026  
Contact: Carl Byars  
Quote #: **26-160**

| Qty | Description                                                                                                                                                              | Unit Price | Extension |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|
| 158 | U1 - 3070 1-3/4" 1-PANEL LINCOLN PARK SC 20MIN RATED 6-9/16" PRIMED WOOD FRAME DB WEATHERSTRIP ADA THRESHOLD SPRING HINGES 716 SGL VIEWER PREP                           |            |           |
| 83  | U2 - 3080 1-3/4" 1-PANEL LINCOLN PARK SC 20MIN RATED 6-9/16" PRIMED WOOD FRAME DB WEATHERSTRIP ADA THRESHOLD SPRING HINGES 716 SGL VIEWER PREP                           |            |           |
| 9   | U1 TYPE A - 3070 1-3/4" 1-PANEL LINCOLN PARK SC 20MIN RATED 6-9/16" PRIMED WOOD FRAME DB WEATHERSTRIP ADA THRESHOLD SPRING HINGES 716 DBL VIEWER PREP                    |            |           |
| 4   | U2 TYPE A - 3080 1-3/4" 1-PANEL LINCOLN PARK SC 20MIN RATED 6-9/16" PRIMED WOOD FRAME DB WEATHERSTRIP ADA THRESHOLD SPRING HINGES 716 DBL VIEWER PREP                    |            |           |
| 251 | U15 - 3080 1-3/4" FULL VIEW 4-LITE FIBERGLASS 7-1/8" COMPOSITE FRAME DB WEATHERSTRIP ADA BUMBER SILL NO BRICKMOULD 716 HINGES STC28 IMPACT GLASS                         |            |           |
| 326 | U16 - 3080 FIXED 1-3/4" FULL VIEW 4-LITE FIBERGLASS 7-1/8" COMPOSITE FRAME WEATHERSTRIP ADA BUMBER SILL NO BRICKMOULD 716 HINGES STC28 IMPACT GLASS                      |            |           |
| 75  | U17 - 3080 1-3/4" FULL VIEW 4-LITE FIBERGLASS 7-1/8" COMPOSITE FRAME DB WEATHERSTRIP ADA BUMBER SILL NO BRICKMOULD 716 HINGES W/1/0 2-LITE TRANSOM STC28 IMPACT GLASS    |            |           |
| 102 | U18 - 3080 FIXED 1-3/4" FULL VIEW 4-LITE FIBERGLASS 7-1/8" COMPOSITE FRAME WEATHERSTRIP ADA BUMBER SILL NO BRICKMOULD 716 HINGES W/1/0 2-LITE TRANSOM STC28 IMPACT GLASS |            |           |

|              |                     |
|--------------|---------------------|
| Material     | 1,312,965.00        |
| Labor        | 93,715.00           |
| Tax ( 6% )   | 78,780.00           |
| <b>Total</b> | <b>1,485,460.00</b> |



National Millwork  
1177 West Blue Heron Blvd.  
Riviera Beach, FL 33404  
(561) 848-5556

Print Date: 14-Aug-2026  
Prepared By: Connor Adams  
Direct Line: 678-673-7981  
[cadams@cookandboardman.com](mailto:cadams@cookandboardman.com)

## QUOTATION

Project: **Broad Creek Apts. 60% CD Set**  
Hilton Head, SC  
Builder: CF Evans  
Item: **UNIT INTERIOR PREHUNG DOORS**

Quote Date: 7-Aug-2026  
Plans Dated: 3-Jul-2026  
Contact: Carl Byars  
Quote #: **26-160**

| Qty | Description                                                                                    | Unit Price | Extension |
|-----|------------------------------------------------------------------------------------------------|------------|-----------|
| 20  | U3 - 3070 1-3/8" HC 1-PANEL 4-3/4" PRIMED FRAME SB 716 HINGES                                  |            |           |
| 14  | U3 - 3070 1-3/8" SOLID CORE BED/BATH 1-PANEL 4-3/4" PRIMED FRAME SB 716 HINGES                 |            |           |
| 518 | U4 - 3070 1-3/8" HC 1-PANEL 4-3/4" PRIMED FRAME SB 716 HINGES                                  |            |           |
| 614 | U4 - 3070 1-3/8" SOLID CORE BED/BATH 1-PANEL 4-3/4" PRIMED FRAME SB 716 HINGES                 |            |           |
| 85  | U6 - 2870 1-3/8" HC 1-PANEL 4-3/4" PRIMED FRAME SB 716 HINGES                                  |            |           |
| 7   | U7 - 6070 1-3/8" HC 1-PANEL PAIR 4-3/4" PRIMED FRAME 716 HINGES & EZ CATCHES                   |            |           |
| 27  | U8 - 5070 1-3/8" HC 1-PANEL PAIR 4-3/4" PRIMED FRAME 716 HINGES & EZ CATCHES                   |            |           |
| 4   | U10 - 4070 1-3/8" HC 1-PANEL PAIR 4-3/4" PRIMED FRAME 716 HINGES & EZ CATCHES                  |            |           |
| 95  | U11 - 3070 1-3/8" HC 1-PANEL PAIR 4-3/4" PRIMED FRAME 716 HINGES & EZ CATCHES                  |            |           |
| 33  | U13 - 3070 1-3/8" HC 1-PANEL 4-3/4" POCKET DOOR FRAME (INSTALL BY OTHERS)                      |            |           |
| 33  | U13 - 3070 1-3/8" HC 1-PANEL DOOR SLAB ONLY                                                    |            |           |
| 35  | U14 - 21070 1-3/8" HC 1-PANEL 4-3/4" POCKET DOOR FRAME (INSTALL BY OTHERS)                     |            |           |
| 35  | U14 - 21070 1-3/8" HC 1-PANEL DOOR SLAB ONLY                                                   |            |           |
| 4   | U4 - 3070 1-3/8" HC 1-PANEL 6-3/4" PRIMED FRAME SB 716 HINGES                                  |            |           |
| 8   | U3 - 3080 1-3/8" HC 1-PANEL 4-3/4" PRIMED FRAME SB 716 HINGES                                  |            |           |
| 8   | U3 - 3080 1-3/8" SOLID CORE BED/BATH 1-PANEL 4-3/4" PRIMED FRAME SB 716 HINGES                 |            |           |
| 269 | U4 - 3080 1-3/8" HC 1-PANEL 4-3/4" PRIMED FRAME SB 716 HINGES                                  |            |           |
| 298 | U4 - 3080 1-3/8" SOLID CORE BED/BATH 1-PANEL 4-3/4" PRIMED FRAME SB 716 HINGES                 |            |           |
| 34  | U6 - 2880 1-3/8" HC 1-PANEL 4-3/4" PRIMED FRAME SB 716 HINGES                                  |            |           |
| 28  | U8 - 5080 1-3/8" HC 1-PANEL PAIR 4-3/4" PRIMED FRAME 716 HINGES & EZ CATCHES                   |            |           |
| 1   | U9 - 4680 1-3/8" SOLID CORE 1-PANEL PAIR 4-3/4" PRIMED FRAME 716 HINGES T-ASTRAGAL & FLUSHBOLT |            |           |
| 8   | U10 - 4080 1-3/8" HC 1-PANEL PAIR 4-3/4" PRIMED FRAME 716 HINGES & EZ CATCHES                  |            |           |
| 44  | U11 - 3080 1-3/8" HC 1-PANEL PAIR 4-3/4" PRIMED FRAME 716 HINGES & EZ CATCHES                  |            |           |
| 2   | U12 - 3080 1-3/8" HC 1-PANEL 4-3/4" POCKET DOOR FRAME (INSTALL BY OTHERS)                      |            |           |
| 2   | U12 - 3080 1-3/8" HC 1-PANEL DOOR SLAB ONLY (w/converging kit) PLEASE DEFINE?                  |            |           |
| 41  | U13 - 3080 1-3/8" HC 1-PANEL 4-3/4" POCKET DOOR FRAME (INSTALL BY OTHERS)                      |            |           |
| 41  | U13 - 3080 1-3/8" HC 1-PANEL DOOR SLAB ONLY                                                    |            |           |
| 15  | U14 - 21080 1-3/8" HC 1-PANEL 4-3/4" POCKET DOOR FRAME (INSTALL BY OTHERS)                     |            |           |
| 15  | U14 - 21080 1-3/8" HC 1-PANEL DOOR SLAB ONLY                                                   |            |           |
| 7   | U4 - 3080 1-3/8" HC 1-PANEL 6-3/4" PRIMED FRAME SB 716 HINGES                                  |            |           |

|              |                   |
|--------------|-------------------|
| Material     | 469,875.00        |
| Labor        | 75,090.00         |
| Tax ( 6% )   | 28,195.00         |
| <b>Total</b> | <b>573,160.00</b> |



National Millwork  
1177 West Blue Heron Blvd.  
Riviera Beach, FL 33404  
(561) 848-5556

Print Date: 14-Aug-2026  
Prepared By: Connor Adams  
Direct Line: 678-673-7981  
[cadams@cookandboardman.com](mailto:cadams@cookandboardman.com)

### QUOTATION

Project: **Broad Creek Apts. 60% CD Set**  
Hilton Head, SC  
Builder: CF Evans  
Item: **UNIT HARDWARE**

Quote Date: 7-Aug-2026  
Plans Dated: 3-Jul-2026  
Contact: Carl Byars  
Quote #: **26-160**

| Qty   | Description                                                        | Unit Price | Extension |
|-------|--------------------------------------------------------------------|------------|-----------|
| 254   | UNIT ENTRY DB - SCHLAGE BE467 GRW 716 ELECTRONIC DEADBOLT          |            |           |
| 254   | UNIT ENTRY PASSAGE LEVER- SCHLAGE F10F LATITUDE W/GREYSON TRIM 716 |            |           |
| 267   | UNIT ENTRY - PAMEX DD01-185UL BLACK                                |            |           |
| 945   | PRIVACY - SCHLAGE F40P LATITUDE W/GREYSON TRIM 716                 |            |           |
| 685   | PASSAGE - SCHLAGE F10 LATITUDE W/GREYSON TRIM 716                  |            |           |
| 768   | DUMMY - SCHLAGE F170 LATITUDE W/GREYSON TRIM 716 EA                |            |           |
| 254   | MECH - SCHLAGE B60N6 SGL CYLINDER 716                              |            |           |
| 326   | BALCONY DB - SCHLAGE B80 SGL SIDED DEADBOLT 716                    |            |           |
| 326   | BALCONY PASSAGE LEVER - SCHLAGE F10 LATITUDE W/GREYSON TRIM        |            |           |
| 2,891 | STOP - DOORSAVER 3 RESIDENTIAL HINGE PIN STOP 716                  |            |           |
| 912   | IVES 405 COAT/HAT HOOK 703 ORB                                     |            |           |
| 56    | POCKET DOOR LOCK - SCHLAGE 990 PASSAGE 716                         |            |           |
| 70    | POCKET DOOR LOCK - SCHLAGE 991 PRIVACY 716                         |            |           |

|              |                   |
|--------------|-------------------|
| Material     | 286,110.00        |
| Labor        | 53,490.00         |
| Tax ( 6% )   | 17,170.00         |
| <b>Total</b> | <b>356,770.00</b> |





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Print Date: 14-Aug-2026  
Prepared By: Connor Adams  
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[cadams@cookandboardman.com](mailto:cadams@cookandboardman.com)

## QUOTATION

Project: **Broad Creek Apts. 60% CD Set**  
Hilton Head, SC  
Builder: CF Evans  
Item: **UNIT RUNNING TRIM**

Quote Date: 7-Aug-2026  
Plans Dated: 3-Jul-2026  
Contact: Carl Byars  
**Quote #: 26-160**

| Qty     | Description                                                      | Unit Price | Extension |
|---------|------------------------------------------------------------------|------------|-----------|
| 252,240 | BASE - 1X6 (9/16" X 5-1/2") PRIMED FJ PINE LNFT                  |            |           |
| 252,240 | SHOE - #129 PRIMED LNFT                                          |            |           |
| 6,096   | UNIT ENTRY CASING - 1X4 (11/16" X 3-1/2") PRIMED FJ PINE LNFT    |            |           |
| 18,096  | BALCONY DOOR CASING - 1X4 (11/16" X 3-1/2") PRIMED FJ PINE LNFT  |            |           |
| 87,906  | PREHUN DOOR CASING - 1X4 (11/16" X 3-1/2") PRIMED FJ PINE LNFT   |            |           |
| 73      | POCKET DOOR CASED OPENING - 1X4 CASING & 4-3/4" JAMB EACH - 3070 |            |           |
| 53      | POCKET DOOR CASED OPENING - 1X4 CASING & 4-3/4" JAMB EACH - 3080 |            |           |
| 5,544   | WINDOW STOOL - 1X8 (11/16" X 7-1/4") PRIMED FJ PINE LNFT         |            |           |
| 5,544   | WINDOW APRON - 1X4 (11/16" X 3-1/2") PRIMED FJ PINE LNFT         |            |           |
|         | <b>MUDROOM NICHE</b>                                             |            |           |
| 244     | SHELVING - 3/4"X4X8 CABINET GRADE BIRCH PLYWOOD                  |            |           |
| 11,712  | CROSS BRACE/TRIM - 1X2 PRIMED FJ PINE LNFT                       |            |           |
| 10,848  | TRIM - 1X3 PRIMED FJ PINE LNFT                                   |            |           |
| 2,712   | TRIM - 1X4 PRIMED FJ PINE LNFT                                   |            |           |
| 1,356   | HOOK RAIL - 1X6 PRIMED FJ PINE LNFT                              |            |           |
|         | <b>WALL CABINETS BY OTHERS</b>                                   |            |           |
|         | <b>BOOKSHELF</b>                                                 |            |           |
| 187     | SHELVING - 3/4"X4X8 CABINET GRADE BIRCH PLYWOOD                  |            |           |
| 5,872   | CLEAT - 1X3 PRIMED FJ PINE LNFT                                  |            |           |
| 3,456   | FASCIA TRIM - 1X4 PRIMED FJ PINE LNFT                            |            |           |
| 4,776   | CASING - 1X4 PRIMED FJ PINE LNFT                                 |            |           |
| 570     | STOOL - 1X2 PRIMED FJ PINE LNFT                                  |            |           |
| 570     | APRON - 1X4 PRIMED FJ PINE LNFT                                  |            |           |

|              |                   |
|--------------|-------------------|
| Material     | 337,140.00        |
| Labor        | 392,875.00        |
| Tax ( 6% )   | 20,230.00         |
| <b>Total</b> | <b>750,245.00</b> |



National Millwork  
1177 West Blue Heron Blvd.  
Riviera Beach, FL 33404  
(561) 848-5556

Print Date: 14-Aug-2026  
Prepared By: Connor Adams  
Direct Line: 678-673-7981  
[cadams@cookandboardman.com](mailto:cadams@cookandboardman.com)

### QUOTATION

Project: **Broad Creek Apts. 60% CD Set**  
Hilton Head, SC  
Builder: CF Evans  
Item: **CORRIDOR RUNNING TRIM**

Quote Date: 7-Aug-2026  
Plans Dated: 3-Jul-2026  
Contact: Carl Byars  
Quote #: **26-160**

| Qty    | Description                                                            | Unit Price | Extension |
|--------|------------------------------------------------------------------------|------------|-----------|
| 10,592 | BASE - 1X8 (9/16" X 7-1/4") PRIMED FJ PINE LNFT                        |            |           |
| 10,592 | SHOE - #129 PRIMED LNFT                                                |            |           |
| 10,592 | CHAIR RAIL - 1X2 (11/16" X 1-1/2") PRIMED FJ PINE LNFT                 |            |           |
| 6,096  | UNIT ENTRY CASING - 1X4 (11/16" X 3-1/2") PRIMED FJ PINE LNFT          |            |           |
| 6,604  | UNIT ENTRY DETAIL - 1X2 (11/16" X 1-1/2") PRIMED FJ PINE LNFT          |            |           |
| 2,088  | CORRIDOR HM DOOR CASING - 1X4 (11/16" X 3-1/2") PRIMED FJ PINE LNFT    |            |           |
| 952    | COMMON WINDOW JAMB & STOOL - 1X8 (11/16" X 7-1/4") PRIMED FJ PINE LNFT |            |           |
| 1,056  | COMMON WINDOW CASING - 1X4 (11/16" X 3-1/2") PRIMED FJ PINE LNFT       |            |           |

|              |                  |
|--------------|------------------|
| Material     | 23,035.00        |
| Labor        | 32,350.00        |
| Tax ( 6% )   | 1,385.00         |
| <b>Total</b> | <b>56,770.00</b> |



National Millwork  
1177 West Blue Heron Blvd.  
Riviera Beach, FL 33404  
(561) 848-5556

Print Date: 14-Aug-2026  
Prepared By: Connor Adams  
Direct Line: 678-673-7981  
[cadams@cookandboardman.com](mailto:cadams@cookandboardman.com)

### QUOTATION

Project: **Broad Creek Apts. 60% CD Set**  
Hilton Head, SC

Builder: CF Evans

Item: **COMMON AREA/AMENITY RUNNING TRIM/PREHUNG DOORS**

Quote Date: 7-Aug-2026

Plans Dated: 3-Jul-2026

Contact: Carl Byars

Quote #: 26-160

| Qty   | Description                                                                       | Unit Price | Extension |
|-------|-----------------------------------------------------------------------------------|------------|-----------|
| 1     | U15 - 3080 1-3/4" FULL VIEW 4-LITE FIBERGLASS 7-1/8" COMPOSITE FRAME DB WEATHERST |            |           |
| 2     | U16 - 3080 FIXED 1-3/4" FULL VIEW 4-LITE FIBERGLASS 7-1/8" COMPOSITE FRAME WEATHE |            |           |
| 1     | BALCONY DB - SCHLAGE B80 SGL SIDED DEADBOLT 716                                   |            |           |
| 1     | BALCONY PASSAGE LEVER - SCHLAGE F10 LATITUDE W/GREYSON TRIM                       |            |           |
| 1     | STOP - DOORSAVER 3 RESIDENTIAL HINGE PIN STOP 716                                 |            |           |
| 20    | COMMON WINDOW STOOL - 1X8 (11/16" X 7-1/4") PRIMED FJ PINE LNFT                   |            |           |
| 20    | COMMON WINDOW APRON - 1X4 (11/16" X 3-1/2") PRIMED FJ PINE LNFT                   |            |           |
| 912   | COMMON DOOR CASING - 1X4 (11/16" X 3-1/2") PRIMED FJ PINE LNFT                    |            |           |
| 2,752 | BASE - 1X8 (9/16" X 7-1/4") PRIMED FJ PINE LNFT                                   |            |           |
| 528   | 1X6 V-GROOVE PRIMED LNFT                                                          |            |           |
| 1,040 | BASE & WALL DETAIL - 1X2 (9/16" X 1-1/2") PRIMED FJ PINE LNFT                     |            |           |
| 4     | BASE - 1X2 (9/16" X 1-1/2") FLEX TRIM 12'                                         |            |           |

ANY AND ALL STAIN GRADE MILLWORK IS EXCLUDED. ALL TIMBER FRAMING IS BY OTHERS.  
PLANS, SCHEDULES, AND DETAILS ARE LACKING IN CLEAR DIRECTION SO THE ABOVE IS  
FOR BUDGETING PURPOSES ONLY.

|    |                                                                       |
|----|-----------------------------------------------------------------------|
| 20 | 3080 1-3/4" TRUSTILE TS2210 MDF DOOR 6-3/4" PRIMED JAMB SB 716 HINGES |
| 10 | EMTEK 8211-LS/FA STRETTO 2 X 7 US10B PRIVACY                          |
| 5  | EMTEK 8111-LS/FA STRETTO 2 X 7 US10B PASSAGE                          |
| 5  | EMTEK 8112-LS/FA STRETTO 2 X 7 US10B KEYED                            |
| 20 | STOP - DOORSAVER 3 RESIDENTIAL HINGE PIN STOP 716                     |

|              |                  |
|--------------|------------------|
| Material     | 26,120.00        |
| Labor        | 31,050.00        |
| Tax ( 6% )   | 1,570.00         |
| <b>Total</b> | <b>58,740.00</b> |



# Bid Proposal



Date: 8/10/2026

Prepared By: Jerry Sightler

## Jerry Sightler Construction, Inc

5709 Ninety Six HWY, Ninety Six, SC, 29666

(864) 941-7050 |

construction@sightlerconstruction.com

## Bid Proposal For:

CF Evans Construction

OCA – Broad Creek Apartments

Per 60% Drawing Set Dated 7/3/2026:

| <u>Line Item</u>                              | <u>Description</u>                                                                                                                                                                                                                                                                                                                                                          | <u>Amount</u> |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Unit Entry Doors                              | Mark 1 - 3/0 x 7/0   Mark 2 – 3/0 x 8/0   Jeld-Wen Madison 1-Panel Flat Solid Core Doors   IDP Split Metal Jambs   20-Minute Rating   Spring Hinges X 3 or 4   10" Bottom Rails   ADA Mill Sills   Weather Stripping                                                                                                                                                        | \$181,000.00  |
| Unit Entry Door Labor                         | Labor Charge for Installing Unit Entry Doors                                                                                                                                                                                                                                                                                                                                | \$32,000.00   |
| Unit Interior Doors                           | Mark 3-11 – 7/0 & 8/0 Door Heights as Scheduled; Widths as Scheduled   Jeld-Wen Madison 1-Panel Flat Hollow Core Doors   Wood Split Jambs   Interior Butt Hinges   1x4 Pre-Attached Casing   Ball Catches at Bi-Hinge Doubles<br>Mark 12-14 – 7/0 & 8/0 Door Heights as Scheduled, Widths as Scheduled   Jeld-Wen Madison 1-Panel Flat Hollow Core Doors   Pocket Door Kits | \$682,000.00  |
| Unit Interior Trim Material                   | 1X6 Primed MDF Base   1x4 Primed MDF Casing   FJP Colonial Window Stool   FJP Shoe Molding<br><b>*Also includes trim for back wall of mud benches, unit built-in bookshelves, and pocket door trim.</b>                                                                                                                                                                     | \$240,000.00  |
| Unit Interior Door and Trim Labor             | Unit Interior Door and Trim Labor as Noted in the Above Row                                                                                                                                                                                                                                                                                                                 | \$380,000.00  |
| BLDG/Conditioned Corridor Interior Trim       | 1X8 Primed MDF Base   1x4 Primed MDF Casing   FJP Shoe Molding (at LVT flooring)   1x2 Primed MDF at Unit Entry Doors (per elevation)   1x2 Primed Chair Rail                                                                                                                                                                                                               | \$46,000.00   |
| BLDG/Conditioned Corridor Interior Trim Labor | Labor Charge for Installing Running Trim as Noted Above in Conditioned Corridors                                                                                                                                                                                                                                                                                            | \$30,000.00   |

## Bid Proposal

|                                            |                                                                                                                                     |                       |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Commercial Hollow Metal Doors and Frames   | Commercial Hollow Metal Doors & Frames as Scheduled on the Building Door Schedule                                                   | \$315,000.00          |
| Commercial Hollow Metal Door & Frame Labor | Labor Charge for Installing Commercial Hollow Metal Doors and Frames                                                                | \$35,000.00           |
| Amenity Interior Doors                     | Sizes as Scheduled   TS2210 TruStile MDF Doors w/ Square Sticking   Primed Poplar Double Rabbeted Jambs                             | \$27,000.00           |
| Amenity Interior Trim Material             | 1x6 Primed MDF Base   1x4 Primed MDF Casing   Primed FJP Shoe Molding<br>*Finish schedule & material legend is currently incomplete | \$15,000.00           |
| Amenity Interior Door & Trim Labor         | Labor Charge for Installing Amenity Trim as Noted Above                                                                             | \$25,000.00           |
| <b>Total Base Bid</b>                      | <b>Total Base Bid w/ Included Tax</b>                                                                                               | <b>\$2,008,000.00</b> |

### Add Options

| Add Line Item          | Description                                                                                                                                        | Add Amount  |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
|                        | - This is an "add" option for building the bottom unit mud benches and includes material and labor, upper cabinet where scheduled is not included. |             |
| Unit Mud Benches (M&L) | *The running trim as scheduled on the back wall is included in the base bid.                                                                       | \$40,000.00 |

### Bid Exclusions

- Unit Mud Benches (assumed to be supplied/installed by cabinet sub unless the "add" option above is selected)
- Patio Doors
- Storefront Doors
- HM Frame Grouting (if applicable)
- Draft Stop Doors



## **Division #7**



## **Division 07.200**

### **Insulation**



**Production Team:**  
2300 Westinghouse Blvd. Suite 105, Raleigh, North Carolina, 27604

## Proposal

**Date:**  
07-20-2026

**Customer:**  
CF Evans  
125 Regional Pkwy #200  
Orangeburg, South Carolina 29118

**Project:**  
OCA Broad Creek Apartments  
Hilton Head Island, SC 29926

|               | Work Area                                                        | Inventory Item                                                     | Price            |
|---------------|------------------------------------------------------------------|--------------------------------------------------------------------|------------------|
| <b>Phase:</b> | <b>Insulation Base Bid</b>                                       |                                                                    | <b>\$950,000</b> |
|               | Attic, at Accessible to Blow, Incl. Stairs                       | R-38 Blown Fiberglass                                              |                  |
|               | Attic Venting                                                    | Baffles, as Needed                                                 |                  |
|               | Attic, at Inaccessible to Blow, at Apartment Buildings           | No Scope, Rigid By Others                                          |                  |
|               | Attic, Laid In, at Inaccessible to Blow, at Amenity Buildings    | R-38 Unfaced Fiberglass Batt                                       |                  |
|               | Between Floors, Incl. Corridors                                  | Fill 18" Max Truss Cavity w/ Non-Combustible Fiberglass per NFPA13 |                  |
|               | Corridor Walls, 2x4 Wood Studs                                   | R-13 Unfaced Fiberglass Batt                                       |                  |
|               | Corridor Walls, 2x6 Wood Studs                                   | R-20 Unfaced Fiberglass Batt                                       |                  |
|               | Elevator Walls, 2x6 Wood Studs, at Corridors & Units             | R-20 Unfaced Fiberglass Batt                                       |                  |
|               | Elevator Walls, 6" Metal Studs, Below Podium                     | R-19 Unfaced Fiberglass Batt                                       |                  |
|               | Exterior Doors and Windows                                       | Masterseal NP-1 Caulking                                           |                  |
|               | Exterior Framed Walls, 2x6 Wood Studs                            | R-20 Unfaced Fiberglass Batt                                       |                  |
|               | Exterior Framed Walls, 6" Metal Studs                            | R-19 Unfaced Fiberglass Batt                                       |                  |
|               | Fire Walls, 2x6 Wood Studs, 1 & 2 Layers                         | R-19 Unfaced Fiberglass Batt                                       |                  |
|               | Fire Blocking, at Fire Walls                                     | Mineral Wool Safing Installed Vertically Every 10' OC              |                  |
|               | Shaft Walls, 6" Metal Studs                                      | R-19 Unfaced Fiberglass Batt                                       |                  |
|               | Shaft Walls, 2x4 Wood Studs                                      | R-11 Unfaced Fiberglass Batt                                       |                  |
|               | Stair Walls, 6" Metal Studs, Below Podium                        | R-19 Unfaced Fiberglass Batt                                       |                  |
|               | Stair Walls, 2x6 Wood Studs, at Corridors & Units                | R-20 Unfaced Fiberglass Batt                                       |                  |
|               | Tenant Separation Walls, 2 Layers                                | R-13 Unfaced Fiberglass Batt                                       |                  |
|               | Vaulted Ceilings, at Amenity Buildings                           | R-38 Unfaced Fiberglass Batt                                       |                  |
|               | <b>Spray Foam</b>                                                |                                                                    | <b>\$290,000</b> |
|               | Cantilevered Deck over Non-Conditioned Space                     | Closed Cell Spray Foam, R-10 & Thermal Barrier                     |                  |
|               | Ceiling, at Amenity, Under Podium                                | Closed Cell Spray Foam, R-10                                       |                  |
|               | Underside of Podium Slab, Below Conditioned Spaces               | Closed Cell Spray Foam, R-10 & Thermal Barrier                     |                  |
|               | <b>Option #1</b>                                                 |                                                                    | <b>\$59,000</b>  |
|               | Interior Framed Sound Walls, 2x4 Wood Studs, at Units per Tag 3a | R-13 Unfaced Fiberglass Batt                                       |                  |
|               | Interior Framed Sound Walls, 2x6 Wood Studs, at Units per Tag 3b | R-20 Unfaced Fiberglass Batt                                       |                  |

**Notes:**  
Pricing includes work performed for 254 Units at 3 Building Types with 3 Residential Buildings and 4 Non-Residential Buildings.  
Pricing is based on plans dated July 3, 2026.  
Pricing is valid for work completed by October 31, 2028.

Thank you for the opportunity to work with you on this project.

Sincerely,

**John Zambito**  
(813) 451-5543  
j.zambito@cqinsulation.com



## K-13 PROPOSAL

FROM: Mike Spence

PROJECT: OCA Broad Creek Apartments Hilton Head, SC

DATE: 7/28/2026

Drawings dated : July 3<sup>rd</sup> 2026 60% CDs

Spec: N/A

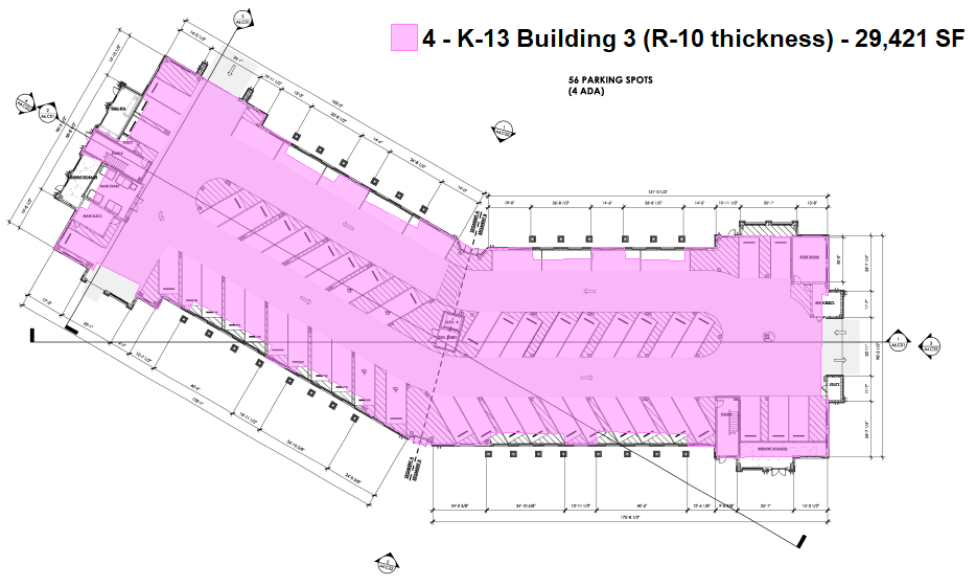
We propose to furnish all material, labor, tools and insurance to install the following items

1. **Total value Building 1 Garage = \$ 206,143.00**
2. **Total value Building 2 Garage=\$ 121,899.00**
3. **Total value Building 3 Garage=\$ 141,475.00**

### SCOPE clarification

- Furnish and install 2.8" Thick (R-10) K-13 Acoustical spray insulation under concrete deck in Garage buildings 1,2 and 3. The assume colors in this bid is Light Gray or Gray from the K-13 product data color selection. If other colors are requested or custom colors are wanted added cost will apply. In this bid we assume one mobilization for each building garage (three total). If additional mobilizations are wanted added cost will apply. Per typical order of operations of K-13 work, K-13 to be sprayed after MEPF rough in and before all pipes/Ducts are hung to access the deck properly. Refer to building section cuts for K-13 acoustical spray call outs in all garages. See below take offs that is covered in this bid over conditioned spaced areas.





① BLDG 3 - OVERALL - 1ST FLOOR PLAN  
1/16" = 1'-0"

ORANGE CAPITAL ADVISOR  
- BROAD CREEK AI  
HILTON HEAD, SC



NOT FOR CONSTRUCTION

VOLUME 1: CIVIL -  
LANDSCAPE -  
ARCHITECTURE - INTERIORS

PROJECT NUMBER: 2020  
DESIGNED BY: JHS  
CHECKED BY: JHS

REVISIONS

KEY PLAN



BLDG 3 -  
OVERALL - 1ST  
FLOOR PLAN

A4.C01



## EXCLUSIONS

1. Pricing based on regular time
2. Custom colors
3. Bonding Agents or primer's
4. Sealers
5. Obstructions
6. Parking fees
7. Ocip/Bonding fees
8. Layout

This price is good for a period of 60 days.

7353 MORTON VIEW LANE POWELL, TN 37849

Mike Spence

Estimator

|Building Insulation|Firestopping|Acoustical sealants| Acoustical spray | Fireproofing|

Builder Services Group dba

Fire Stop Technologies, a TruTeam Company

629-295-1942

[Mike.Spence@firestoptech.com](mailto:Mike.Spence@firestoptech.com)



# VALLEY INSULATION

5678 SPEEDWAY BLVD  
HARDEEVILLE, SC 29927  
(843) 784-5677



## WORK AGREEMENT

|                                 |                                 |
|---------------------------------|---------------------------------|
| TO: CF EVANS CONSTRUCTION       | RE: OCA BROAD CREEK APARTMENTS  |
| 125 REGIONAL PARKWAY, SUITE 200 | SALES CONSULTANT: DOUG FRAZIER  |
| ORANGEBURG, SC 29118            | MOBILE: (540) 830-1322          |
|                                 | EMAIL: doug.frazier@truteam.com |
|                                 | DATE: 8-7-2025                  |

Subject to the terms and conditions stated in this agreement, Company is willing to furnish all material and labor required for the Scope of Work described below:

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Scope of Work (the “Work”) to be performed:</b></p> <p>Draft stop, fire block, fire stop (UBC 708.2.1 et seq., formerly 2516(f), or locally adopted equivalent), and fire rated caulking are not included within Company’s Work unless specifically listed below.</p> <p><b>CELLULOSE NOTICE.</b> If cellulose is to be applied with a wet spray application, you must allow adequate time for it to cure and dry before installing drywall or other materials. The adequate time required varies depending upon climate, altitude and weather. Do not install vapor barriers, vapor retarders, dry wall, or other interior finish until the material has dried to less than 20% moisture content. Time to cure will vary based on climate and weather. Be sure to schedule your trades accordingly.</p> <p><b>BASED ON PLANS DATED 7-3-2026, FURNISH AND INSTALL – FOR BUILDINGS 1-8 - THE FOLLOWING:</b></p> <ul style="list-style-type: none"><li>▪ R-20 UNFACED FIBERGLASS BATT INSULATION AS FOLLOWS:<ul style="list-style-type: none"><li>• 2X6 EXTERIOR WALLS AND BANDS</li><li>• 2X6 CORRIDOR WALLS AND BANDS</li><li>• 2X6 UNIT DEMISING WALLS AND BANDS (BOTH SIDES)</li><li>• 2X6 FIREWALLS AND BANDS (BOTH SIDES)</li></ul></li><li>▪ R-13 UNFACED FIBERGLASS BATT INSULATION: 2X4 CORRIDOR WALLS AND BANDS</li><li>▪ 2.5” MINERAL WOOL: FIREBLOCKING AT UNIT DEMISING WALLS (EVERY 10’0”)</li><li>▪ R-38 + R-19 UNFACED (TO ACHIEVE 18” DEPTH) FLOOR TRUSS ASSEMBLIES</li><li>▪ R-38 UNFACED FIBERGLASS BATT INSULATION: ROOF TRUSS ASSEMBLIES (BOTTOM CHORD)</li><li>▪ NON-EXPANDABLE FOAM AROUND WINDOWS AND DOORS</li></ul> <p><b>BASE PRICE: \$1,048,060.00</b></p> <ul style="list-style-type: none"><li>▪ R-11 UNFACED FIBERGLASS BATT INSULATION: 2X4 WALLS SURROUNDING BEDROOMS / BATHROOMS</li><li>▪ R-19 UNFACED FIBERGLASS BATT INSULATION: 2X6 WALLS SURROUNDING BEDROOMS / BATHROOMS<br/>+ \$87,850.00</li><li>▪ R-10 (1.5 NOMINAL INCHES) CLOSED CELL FOAM W/ INTUMESCENT THERMAL BARRIER: GARAGE PODIUMS BELOW CONDITIONED SPACE + \$251,000.00</li><li>▪ EXTERIOR GRADE LATEX PAINT APPLIED TO CLOSED CELL FOAM + \$51,700.00</li></ul> <ul style="list-style-type: none"><li>• PRICE IS BASED ON CURRENT MARKET AND GUARANTEED FOR 60 DAYS ONLY.</li><li>• PROPOSAL IS BASED ON STANDARD CODE COMPLIANT INSTALLATION (NOT GRADE 1).</li><li>• WE ARE NOT RESPONSIBLE FOR COVERING INSULATION IN FRAMED WALLS BEHIND TUBS WITH ANY TYPE OF AIR BARRIER. IF REQUIRED, PER LOCAL CODE, IT IS TO BE DONE BY OTHERS.</li><li>• EXCLUDED: AIR SEALING, FOIL-SCRIM-KRAFT / FOIL FACED INSULATION, UNLESS NOTED ABOVE, STICK PINNING, ROCK WOOL / MINERAL FIBER, UNLESS NOTED ABOVE, ACOUSTICAL SEALANTS, RIGID AIR BARRIERS, SPRAY FOAM, UNLESS NOTED ABOVE.</li></ul> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**NOTE:** This agreement consists of multiple pages. If you do not receive the number of pages noted below, please contact Company directly at the telephone number stated above.

**TERMS OF PAYMENT:** Payment in full due as stated on invoice regardless of any payment arrangements you have with third parties.

**ACCEPTANCE:** Company may change and/or withdraw this agreement if Company does not receive your signed acceptance on or before the Expiration Date stated above.

**PRICING:** The prices stated in this Agreement will remain firm for 90 days after the Date stated above. If performance of this agreement extends beyond this 90 day period, you agree to pay Company’s then current pricing (“Price”) for any Work performed after that 90 day period. The Prices are based only on the terms and conditions expressly stated in this agreement and include any and all addendums, attachments, schedules or exhibits attached hereto. The Prices exclude any and all terms and conditions not expressly stated herein, including, without limitation, any obligation by Company to name you or any third-party as an additional insured on its insurance policy; to provide per project aggregate insurance coverage for the Work; to participate in any owner controlled, wrap, or similar insurance program; to indemnify or defend you or any third-party from any claims, actions and/or lawsuits of any kind or nature whatsoever except to the limited extent state in Section 18 of this agreement. Any terms or conditions required by you by contract or otherwise in addition to or inconsistent with those expressly stated in this agreement will result in additional charges and/or higher Prices. Any additional work performed is subject to Company’s then current pricing (unless Company otherwise agrees in writing) and to this agreement.

|                                      |                                      |
|--------------------------------------|--------------------------------------|
| CUSTOMER:                            | COMPANY:                             |
| By: _____                            | By: _____                            |
| SIGNATURE                      TITLE | SIGNATURE                      TITLE |
| Company Name _____                   | Date: _____                          |

THE INFORMATION CONTAINED IN THIS AGREEMENT IS CONFIDENTIAL. NEITHER THIS AGREEMENT NOR ITS TERMS MAY BE DISCLOSED TO THIRD PARTIES.

1. **ACCEPTANCE.** This agreement is expressly limited to and made conditional upon your acceptance of its terms and conditions. Any of your terms and conditions which are in addition to or different from those contained herein which are not separately agreed to in writing (except additional provisions specifying quantity, description of the products or work ordered and shipping instructions) are deemed material and are hereby objected to and rejected. You waive your objection to any terms and conditions contained herein if Company does not receive written notice of your objection within ten business days of the date of this agreement. You will in any event be deemed to have assented to all terms and conditions contained herein if any part of the products or work described herein are provided or performed. Please note particularly the Limited Warranty, Limitation of Remedies and Limitations on Actions and Liability provisions set forth below. You acknowledge that the prices stated are based on the enforceability of these terms and conditions, and on the Limited Warranty, Limitation of Remedies and Limitation of Actions and Liability provisions below, that the price would be substantially higher if Company could not limit its liability as herein provided, and that you accept these provisions in exchange for such lower prices.
2. **LIMITED WARRANTY.** All work performed by Company is warranted to be free from defects in material and workmanship for one year from the date of completion of the installation subject to the terms below. Company makes no warranties regarding products sold but assigns to you any manufacturer warranties relating to the products. **THIS EXPRESS WARRANTY IS IN LIEU OF AND EXCLUDES ALL OTHER WARRANTIES, WHETHER EXPRESSED, IMPLIED OR STATUTORY, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.** This limited warranty does not cover damages relating to (a) accident, misuse, abuse, neglect, or normal wear and tear; (b) failure to use or maintain the product in accordance with manufacturer’s instructions; and (c) alteration, repair or attempted repair by anyone other than Company or its authorized representative. You shall be solely responsible for the correctness of the plans and specifications and shall release and hold harmless Company from any damages resulting from improper, inadequate or vague information supplied by you. Company does not take on any obligation to inspect or evaluate the work of other parties in any manner or aspect. This warranty is not transferable.
3. **INSURANCE.** Company shall maintain workers’ compensation (employer liability), as required by law, and \$1,000,000 in general liability insurance while performing the work. Company reserves the right to be self insured to the extent allowed by applicable law. Company does not agree to name any other persons or entities as additional insureds.
4. **LIMITATION OF REMEDIES.** Your sole and exclusive remedy against Company for any and all claims for damages arising out of or alleged to have arisen out the Work will be limited to the repair or replacement by Company, at Company's option, of any nonconforming work or to the issuance of a credit for such nonconforming work in accordance with these terms and conditions provided Company is given a reasonable opportunity to inspect the work and confirms such nonconformity. This exclusive remedy shall not be deemed to have failed of its essential purpose so long as Company is willing and able to repair or replace the nonconforming work and, in any event, Company's maximum liability for any damages shall be limited to the total amount paid to Company for the Work under this agreement. This Limitation of Remedies clause shall apply to the parties to this agreement as well as to the current owner(s) of the project and its/ their respective successors and assigns. If you receive a claim for damages by any owner arising out of or alleged to have arisen out of the Work, you agree to give written notice to Company of the claim and provide Company an opportunity to inspect the alleged damages within 30 days after Company’s receipt of the notice. If you fail to give the required notice and/or fail to allow Company an opportunity to inspect the allege damages within 30 days, you hereby waive any and all rights for damages and/or correction of work against Company. This Limitations of Remedies may be plead as a complete bar to any action in violation of this clause.
5. **LIMITATIONS ON ACTIONS AND LIABILITY.** All claims and/or lawsuits including but not limited to claims or lawsuits for indemnity and/or contribution against Company arising under this agreement must be made within 13 months from the date of completion of the installation. **COMPANY WILL NOT BE LIABLE FOR ANY LOSS, DAMAGE OR INJURY RESULTING FROM DELAY IN DELIVERY OF THE PRODUCTS OR FOR ANY FAILURE TO PERFORM THAT IS DUE TO CIRCUMSTANCES BEYOND ITS CONTROL. COMPANY DISCLAIMS ALL LIABILITY FOR ANY AND ALL DAMAGE WHICH MIGHT BE SUSTAINED BY ANY PERSON WHO MAY BE ALLERGIC TO OR AFFECTED BY THE EMANATION OF PARTICLES FROM CERTAIN TYPES OF INSULATION. THE MAXIMUM LIABILITY, IF ANY, OF COMPANY FOR ALL DAMAGES, INCLUDING WITHOUT LIMITATION CONTRACT DAMAGES AND DAMAGES FOR INJURIES TO PERSONS OR PROPERTY, WHETHER ARISING FROM COMPANY’S BREACH OF THIS AGREEMENT, BREACH OF WARRANTY, NEGLIGENCE, STRICT LIABILITY OR OTHER TORT WITH RESPECT TO THE PRODUCTS, OR ANY SERVICES IN CONNECTION WITH THE PRODUCTS, IS LIMITED TO AN AMOUNT NOT TO EXCEED THE CONTRACT PRICE. IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, LIQUIDATED, OR SPECIAL DAMAGES, INCLUDING WITHOUT LIMITATION, LOST REVENUES AND PROFITS, ATTORNEYS FEES AND/OR COSTS EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THE RIGHT TO RECOVER DAMAGES WITHIN THE LIMITATIONS SPECIFIED IS YOUR EXCLUSIVE REMEDY IN THE EVENT THAT ANY OTHER CONTRACTUAL REMEDY FAILS OF ITS ESSENTIAL PURPOSE.**
6. **PRICES, TERMS AND SHIPMENT.** No cash discounts, back charges, set off or counterclaims are allowed unless specified by Company. In addition to the prices specified, you agree to pay any federal, state or local excise, use, occupational, or similar tax now in force or to be enacted in the future, assessed against Company or you by reason of this transaction. No retention is permitted unless Company agrees otherwise in writing. Any past due payment will be, at Company’s option, subject to interest at 1.5% per month (18% per annum) to the extent permitted by law. You agree to receive (or permit Company to receive) near the work site, any materials needed to complete the Work. You agree to protect such materials from damage or loss and provide Company, free of charge, with reasonable use of light, heat, water, power, storage space and use of available elevators and hoists as needed. Title to all materials under this agreement shall not transfer to you until Company receives payment in full. Company may charge you a fee and its actual expenses if the job site is not ready for work on the date you specify.
7. **FORCE MAJEURE.** Company shall not be liable for any delay, failures, or default in performance of this agreement or otherwise, in whole or in part, caused by the occurrence of any contingency beyond the control either of Company or of suppliers to the Company. Such contingencies include but are not limited to failure or delay in transportation, acts of any government or any agency or subdivision thereof, judicial action, labor disputes, fire, accident, acts of nature, severe weather, product allocation or shortages, labor shortages, fuel shortages, raw material shortages, machinery or technical failure, or work that cannot be completed because of another Company covering the pertinent portion of the building. If any contingency occurs, Company may allocate production, deliveries, and performance of work among its customers or substitute substantially similar materials, in its sole discretion, without liability for doing so.
8. **CONFIDENTIALITY.** If you visit Company's premises or you otherwise receive any proprietary or confidential information from Company, you shall retain such information as confidential and not use or disclose it to any third party without Company’s written consent.
9. **CREDIT APPROVAL.** Shipment and delivery of goods and performance of work shall at all times be subject to the approval of Company's credit department and Company may at any time decline to make any shipment or delivery or perform any work except upon receipt of payment or upon terms and conditions or security satisfactory to Company. By signing this agreement, you authorize Company to check your credit and references.
10. **CANCELLATION.** This agreement, or any part of it, may only be cancelled with Company's written approval. In the event of cancellation of this agreement, or any part hereof, you shall pay: (a) the contract price of all completed items; (b) that portion of the contract price that is equal to the degree of completion of products or work in process, effective on the date Company receives notice of cancellation; (c) the cost of any materials and supplies which Company shall have purchased to perform and which cannot be readily resold or used for other or similar purposes; (d) a restocking fee; and (e) any expenses incurred by Company (including legal fees and judgments) as a result of the cancellation of subcontracts or purchases related to this agreement.
11. **DEFAULT.** You may terminate this agreement for Company's default, wholly or in part, by giving Company written notice of termination as follows. You may give a written notice of termination only if Company has received a written notice from you specifying such default, the default is not excusable under any provision hereof, and the default has not been remedied within thirty (30) days (or such longer period as may be reasonable under the circumstances) after Company’s receipt of the notice of default. Delivery of nonconforming products or work by Company shall give you the rights set forth in paragraph 4 hereof but shall not be deemed a default for purposes of termination. In the event of termination for default, you shall be relieved of the obligation to pay for work not performed by Company prior to the effective date of such termination. A default on Company's part shall not subject Company to liability, through payment by Company, set off or otherwise, for any other damages, whether direct, consequential or incidental, and whether sought under theories of contract or tort.
12. **ASSIGNMENT.** You may not assign this agreement or any claim against Company relating to this agreement.
13. **GOVERNING LAW.** This agreement shall be construed, interpreted and the rights of the parties determined in accordance with the laws of the State of Company’s address first listed on the front of this agreement.
14. **DISPUTES AND MANDATORY MEDIATION.** In the event that a dispute arises over the reasonableness of or entitlement to fees charged by Company, the prevailing party will be entitled to reasonable attorney’s fees and costs. In all other disputes of any nature, each party shall pay its own fees and costs. Except as required to protect confidential information and to obtain preliminary injunctive relief to prevent irreparable harm, you and the Company agree that prior to the initiation of any legal action the parties will engage in facilitative mediation of any and all disputes in any way related to this agreement. If the parties cannot agree upon a facilitative mediator within 30 days of when the dispute arose, one will be selected pursuant to the Commercial Mediation Rules of the American Arbitration Association. Each party will share equally the fees of the facilitative mediator and costs of the mediation.
15. **INSULATION DOES NOT PREVENT FROZEN PIPES.** Insulating around water lines in an unconditioned or semi-conditioned area will not prevent pipes from freezing or accumulating condensation. To decrease the possibility of frozen pipes, locate any water pipes within a conditioned area, such as internal walls rather than external walls. If you do not locate the pipes within an internal wall, you hold Company harmless and release Company from any claims relating to frozen or burst pipes.
16. **SEVERABILITY.** If any provision on this agreement is not enforceable, that provision shall be effective only to the extent permitted by law and all other provisions of this agreement shall remain.
17. **ENTIRE AGREEMENT.** This instrument contains the entire agreement of the parties relating to the subject matter hereof and may only be waived, changed, modified, extended or discharged orally by a writing signed by the party against whom enforcement of any such waiver, change, modification, extension or discharge is sought. The terms and conditions of this agreement supersede any agreement to which it is attached.
18. **INDEMNITY.** Each of the parties to this agreement agrees to defend and indemnify one another from any and all claims, actions and/or lawsuits caused by the party’s negligent acts or omissions. This indemnity clause and the obligations created herein shall control and take priority over any contrary indemnity agreement entered into prior to this agreement. Furthermore, this indemnity clause and the obligations created herein shall control and take priority over any contrary indemnity agreement entered into subsequent to this agreement unless the subsequent agreement specifically refers to this indemnity clause and declares it null and void.



## **Division 07.300**

### **Roofing / Gutters & Downspouts**



# ALPHA OMEGA CONSTRUCTION GROUP, INC.

Post Office Box 3196, Matthews, NC 28106

GC LIC.: NC: 67752 | SC: CLG.116475 | GA: GCCO006040 | TN: 72854 | FL: CCC057897

Estimator: Robert Byrum | 828-266-0350 | robert.byrum@alpha-omegainc.com

August 7, 2026

## BROAD CREEK APARTMENTS

10 VERBENA LANE

HILTON HEAD, SC 29928

BASED ON PLANS DATED 03 JULY 2026 -60% CDs

PLANS WERE NOT COMPLETE AND MANY DETAILS ARE MISSING

PRICE EFFECTIVE THRU AUGUST 31, 2026

NO PER SPEC'S BASED ON PLANS AND ECONOMICAL PRICING

| BUDGET SHINGLE INSTALLATION                          | BLDG TYPE             | AMOUNT              |
|------------------------------------------------------|-----------------------|---------------------|
| ARCHITECTURAL SHINGLE -TAMKO - HERITAGE              | BUILDING APARTMENT -1 | \$70,210.00         |
| SHINGLE OVER RIDGE VENT                              | BUILDING APARTMENT -2 | \$60,564.00         |
| SYNTHETIC UNDERLAYMENT                               | BUILDING APARTMENT -3 | \$54,046.00         |
| ICE & WATER AT EAVE AND RAKE LOCATIONS - 6 FEET WIDE | <b>TOTAL</b>          | <b>\$184,820.00</b> |
| ICE & WATER AT SLOPE TRANSITIONS - 3 FEET WIDE       |                       |                     |
| ICE & WATER IN VALLEYS - 36" WIDE                    |                       |                     |
| ICE & WATER 9" UP VERTICAL WALL INTERSECTIONS        |                       |                     |
| APRON AND STEP FLASHING                              |                       |                     |
| PREFINISHED ALUMINUM DRIPEDGE                        |                       |                     |
| FLASH ALL VENT THROUGH ROOF PENETRATIONS             |                       |                     |

| BUDGET METAL ROOF INSTALLATION                               | BLDG TYPE                 | AMOUNT              |
|--------------------------------------------------------------|---------------------------|---------------------|
| 24 GA. PREFINISHED STANDING SEAM METAL PANELS                | BUILDING APARTMENT -1     | \$234,826.00        |
| 16" O.C., 2" HIGH -DOUBLE LOCK MECHANICAL SEAMED PANEL       | BUILDING APARTMENT -2     | \$112,954.00        |
| METAL ROOF COLORS BASED ON MANUF. STANDARD COLORS            | BUILDING APARTMENT -3     | \$130,238.00        |
| METALLICS AND PREMIUM COLORS WILL ADD COST TO THE BID AMOUNT | BUILDING BIKE BARN -4     | \$22,768.00         |
| MATCHING FLASHING AND TRIMS                                  | BUILDING MAINTENANCE -5   | \$20,933.00         |
| HIGH TEMPERATURE ICE & WATER UNDERLAYMENT                    | BUILDING CLUBHOUSE -6     | \$84,049.00         |
| ENGINEERED SHOP DRAWING                                      | BUILDING SPA / FITNESS -7 | \$97,629.00         |
| 20 YEAR MANUFACTURER'S WATERTIGHT WARRANTY                   | BUILDING POOL -8          | \$23,630.00         |
|                                                              | <b>TOTAL</b>              | <b>\$727,027.00</b> |

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# ALPHA OMEGA CONSTRUCTION GROUP, INC.

Post Office Box 3196, Matthews, NC 28106

GC LIC.: NC: 67752 | SC: CLG.116475 | GA: GCCO006040 | TN: 72854 | FL: CCC057897

| BUDGET GUTTER INSTALLATION                    | BLDG TYPE                 | AMOUNT              |
|-----------------------------------------------|---------------------------|---------------------|
| 6" OGEE .027" GA. PREFINISHED ALUMINUM GUTTER | BUILDING APARTMENT -1     | \$52,839.00         |
| 3"x4" .019" GA. PREF. ALUMINUM DOWNSPOUT      | BUILDING APARTMENT -2     | \$36,132.00         |
| PVC DOWNSPOUT BOOT OR CONCRETE SPLASHBLOCK    | BUILDING APARTMENT -3     | \$37,759.00         |
|                                               | BUILDING BIKE BARN -4     | \$1,890.00          |
|                                               | BUILDING MAINTENANCE -5   | \$1,723.00          |
|                                               | BUILDING CLUBHOUSE -6     | \$5,429.00          |
|                                               | BUILDING SPA / FITNESS -7 | \$6,874.00          |
|                                               | BUILDING POOL -8          | \$1,473.00          |
|                                               | <b>TOTAL</b>              | <b>\$144,119.00</b> |

| BUDGET FLAT ROOF INSTALLATION                                | BLDG TYPE             | AMOUNT                |
|--------------------------------------------------------------|-----------------------|-----------------------|
| 60 MIL TPO (WHITE) FULLY ADHERED MEMBRANE                    | BUILDING APARTMENT -1 | \$600,690.00          |
| 1/2" COVER BOARD DENSDECK PRIMED                             | BUILDING APARTMENT -2 | \$273,038.00          |
| 4.5"(R=25) POLYISO BASE INSULATION                           | BUILDING APARTMENT -3 | \$403,380.00          |
| FULLY TAPERED POLYISO DRAINAGE SYSTEM -1st FLOOR LEVEL       | BUILDING CLUBHOUSE -6 | \$41,652.00           |
| ECONOMICAL POLYISO CRICKETS OVER STRUCTURALLY SLOPED TRUSSES | <b>TOTAL</b>          | <b>\$1,318,760.00</b> |

.032" GA. PREFINISHED ALUMINUM COPING AND EDGE METAL  
 TERMINATION BAR AND COUNTER FLASHING AS NEEDED AT WELL WALLS  
 FLASH UP 12" AFTER THIS HEIGHT IS SIDING BY OTHERS  
 WALKWAY PADS (TPO TYPE) - 30" WIDE - BLDG #1 -1050 LINEAR FEET  
 BLDG #2 -400 LINEAR FEET / BLDG #3 -500 LINEAR FEET  
 24 GA. STEEL SCUPPER AND SCUPPER OVERFLOW (TPO-LINED)  
 BLDG #6 - 1 SCUPPER  
 FLASH THE FOLLOWING:  
 ROOF DRAINS/OVERFLOW ROOF DRAINS  
 BLDG #1 - 11 OF EACH TYPE / BLDG #2 -8 OF EACH TYPE / BLDG #3 - 9 OF EACH TYPE  
 A/C CONDENSER ON EQUIPMENT PLATFORM ( SEE DETAIL 9/A8.D1 ) - FIELD WRAP LEGS WITH TPO MENBRANE  
 BLDG #1 -139 CONDENSERS - 556 LEGS / BLDG #2 -50 CONDENSER - 200 LEGS  
 BLDG ## -84 CONDENSERS -84 CONDENSERS -336 LEGS  
 DOG HOUSE CURBS FOR FREON LINES/ELEC. WIRES/CONTRIL WIRES:  
 BLDG #1 - (35x) / BLDG #2 -(13x) / BLDG #3 - (21x)  
 VTR PIPES FOR BATHRM/KITCHEN SINK/DISK WASHERS/ CLOTHES WASHERS:  
 BLDG #1 - (181x) / BLDG #2 -(99x) / BLDG #3 - (29x) /BLDG #6 -(2x)  
 EXHAUST FANS CURBS :BLDG #1 - (1x) / BLDG #2 -(1x) / BLDG #3 - (1x)  
 ROOF HATCH WITH SAFETY RAIL SYSTEM AROUND ROOF HATCH - SIZE - BLDG #1 4 FT X 6 FT - (1x)  
 BLDG #2 2.5 FT X 4.5 FT - (1x) / BLDG #3 2.5 FT X 4.5 FT - (1x)  
 20 YEAR NDL MANUFACTURER'S TOTAL SYSTEM WARRANTY

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## ALPHA OMEGA CONSTRUCTION GROUP, INC.

Post Office Box 3196, Matthews, NC 28106

GC LIC.: NC: 67752 | SC: CLG.116475 | GA: GCCO006040 | TN: 72854 | FL: CCC057897

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### OVERALL NOTES/EXCLUSIONS:

ANYTHING NOT LISTED

WOOD BLOCKING BY OTHERS

CONDUCTOR HEADS AND DOWNSPOUTS FROM ROOF DRAINS -NIC

BOX GUTTER BASED ON A OGEE SHAPE GUTTER

OMIT ALL SPECIFICATIONS

CF Evans Construction  
125 Regional Parkway, Suite 200  
Orangeburg, SC 29118

August 6, 2026  
IN OUR 46<sup>th</sup> YEAR

Attention: Carl Byars – Project Estimator  
Subject: Roofing Proposal for OCA Broad Creek

Scope of Work: Buildings 1-3 / Fitness Lounge / Clubhouse / Pool Bldg. / Maintenance Bldg.

- \* Installation of a 20 Year 60 mil. Carlisle TPO Roofing System.
- \* Install a Mechanically Fastened ½ Coverboard. (Class A Rating).
- \* Install a Mechanically Fastened R-25 ISO Board
- \* Install a Fully Adhered TPO Cap Sheet Only.
- \* Install Tapered Crickets for Drainage. (All Structural Fall in the Deck)
- \* Install 24ga. Kynar Field Fabricated Edge Metal Flashing.
- \* Install 2,085 Linear Feet of Double Membrane TPO Walkways.
- \* Install 3 Roof Hatches.
- \* Install 420 Linear Feet of TPO Bellows Expansion Joint.
- \* Install 600 Roof Rack Penetrations. (Number Assumed Need Clarifications)
- \* All Internal Roof Drains and Overflows Installed and Supplied by Others.
- \* Install 4,100 Linear Feet of 6" Inch OGEE .027 Aluminum Gutters.
- \* Install 8,700 Linear Feet of 4 Inch Round Corrugated .019ga Aluminum Downspouts.
- \* Install Standard 30 Year CertainTeed Patriot Shingle.
- \* Install and Flash Per Manufacturer Specifications.
- \* Install Synthetic Felt Underlayment.
- \* Install Ice and Water Shield In Eaves and Valleys Only.
- \* Install Ridge Vent, Drip Edge, Step and Wall Flashing Per Manufacturer Specs.
- \* Install Standing Seam Metal Roofing at Designated Locations.
- \* Install High Temp Underlayment Under Standing Seam Metal.
- \* Lifts and Hoisting provided by Brigadier Inc.

Total Price for Above Applications: \$1,742,000.00

Exclusions and Value Engineering:

- \* Deduct if A/C on 4x4 Sleepers add for Roof Rack Penetrations Assumed at 600: \$45,000.00
- \* Deduct if all Standing Seam Metal is Swapped to Shingles: \$325,000.00
- \* Deduct for Mechanically Fastened TPO Membrane Only: \$45,000.00
- \* Deduct if R-5 ISO is used in Lieu of R-25: \$100,000.00
- \* Add for Fully Formed TPO Walkpads: \$32,000.00
- \* Add for .032 Aluminum for Gutters and Downspouts: \$22,000.00
- \* Add for 5 Inch Round Downspouts Would Have To Upgrade Gutter Size As Well: \$160,000.00

Please let me know if you have any questions about this Proposal or Scope of Work.

Russ Spires  
Brigadier Inc.  
404-702-3400





**Division 07.400**

**Exterior Siding & Trim**



August 11, 2026

**CF Evans Construction**

125 Regional Parkway, Suite 200  
Orangeburg, SC 29118  
Phone: 803.513.2207

**Attention: Carl Byars**

**Project: OCA Broad Creek - Hilton Head, SC**

*Building [3], Units [254], Clubhouse, Fitness, Bike Barn,  
Maintenance, Pool Bldg.*

**Proposal**

(Based on 60% CD Set dated July 3, 2026)

**Classic will provide material, equipment, labor, and services to:**

- Install .019 alum. flashings @ window & door headers & dissimilar transitions
- Install primed fiber cement panel, shake, & lap siding
- Install primed James Hardie Artisan products at Club, Fitness, Bike Barn, & Pool
- Install primed fiber cement ceilings at privacy balconies & exterior amenity porches
- Install T&G ceilings at Club & Bike Barn
- Install fiber cement soffit/ fascia system w/ continuous vent [1]
- Install fiber cement beam system
- Install fiber cement transition band
- Wrap framed columns in fiber cement
- Install decorative cedar brackets & rafter tails

**Total:**

**\$ 2,077,165**

## **Notes / Options:**

- CCE has excluded any finish work typically associated with prefinished products [sealant, paint]
- Fiber cement lap siding & soffit / fascia system included in HVAC wells
- Excludes fiber cement products in garage entrances
- Excludes any fiber cement / wood ceilings unless specified above
- Excludes privacy balcony divider walls
- Excludes staggered wood slats at 1st-level
- Excludes prefinished aluminum louvers
- CCE reserves the right to redesign flashing profiles pertinent to fiber cement scope based on field conditions & best practices
- This proposal excludes any flashing at grade conditions unless otherwise dictated by manufacturer's best practices
- Excludes any 1X/2X wood furring
- Excludes any rigid insulation
- Excludes any flashing that proceeds windows, doors, masonry, & lightweight / decking
- Eliminate privacy balcony ceilings **\$ (315,900)**
- Eliminate brackets at top-level apartments buildings **\$ (96,960)**
- Eliminate brackets at 1st-level apartments buildings **\$ (28,880)**
- Eliminate brackets at Clubhouse & Fitness building **\$ (35,720)**
- Eliminate decorative rafter tails **\$ (55,440)**

# ESTIMATE

NC Siding & Exteriors, LLC

P.O. Box 1766

Wake Forest, NC 27588

ncsiding@hotmail.com

+1 (919) 842-6535

NCSIDING.COM



## Bill to

Troy Wingfield

CF Evans Construction

125 Regional Pkwy Suite 200

Orangeburg, SC 29118

## Estimate details

Estimate no.: 3964

Estimate date: 08/11/2026

Customer: Carl Byars

Project Name: OCA Broad Creek

Apartments

| #  | Product or service  | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Qty | Rate | Amount       |
|----|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|--------------|
| 1. | Fiber Cement Siding | <p>SIDING PROPOSAL INCLUDES THE FOLLOWING</p> <ul style="list-style-type: none"><li>- FC SIDING 5-1/4 - 4" SMOOTH</li><li>- FC SIDING 8-1/4 - 7" SMOOTH</li><li>- FC BOARD &amp; BATTEN</li><li>- FC BATTEN STRIPS</li><li>- FC PANELS 4X8</li><li>- FC SHAKE STAGGERED</li><li>- FC SHIPLAP 10.25 SMOOTH</li><li>- CEILINGS</li><li>- FIBER CEMENT TRIM</li><li>- BOXING (FASCIA, FREEZE &amp; SOFFIT)</li><li>- 2X4 PAINTED SLATS ON COLUMNS</li><li>- FC WRAPPED COLUMNS</li><li>- WOOD BRACKETS</li><li>- TRUSS (ONE)</li><li>- ALUMINUM BREAK METAL</li></ul> <p>PRICE BASED ON JAMES HARDIE PRIMED MATERIAL</p> <p>LABOR &amp; MATERIAL INCLUDED</p> |     |      |              |
| 2. | Fiber Cement Siding | Building 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |      | \$803,333.33 |
| 3. | Fiber Cement Siding | Building 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |      | \$306,666.67 |
| 4. | Fiber Cement Siding | Building 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |      | \$493,333.33 |
| 5. | Fiber Cement Siding | Building 4 - Bike Barn                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |      | \$5,555.56   |

|       |                     |                                 |                |
|-------|---------------------|---------------------------------|----------------|
| 6.    | Fiber Cement Siding | Building 5 - Maintenance        | \$11,111.11    |
| 7.    | Fiber Cement Siding | Building 6 - Club House         | \$61,111.11    |
| 8.    | Fiber Cement Siding | Building 7 - Spa / Conditioning | \$38,888.89    |
| Total |                     |                                 | \$1,720,000.00 |

Note to customer

- Project Location: 10 Verbena Lane, Hilton Head Island, SC 29926
- Plans: 60% Set Issue Date: 03 July 2026

|               |             |
|---------------|-------------|
| Accepted date | Accepted by |
|---------------|-------------|

**Project:** OCA Broad Creek  
**Location:** Hilton Head, SC  
**Bldg. Count:** 8

**Proposal Date:** August 24, 2026  
**Proposal #:** SBS-26-199  
**Revision #:** 00

**ATTN:** Carl Byars – CF Evans

Santee Building Solutions appreciates the opportunity to provide this proposal for material, labor, and equipment for Exterior Siding and Trim on the aforementioned project.

**Project consists of:** (254) units across 3 separate buildings. Buildings 1 & 3 are grade level parking under podium + 5 levels of Type-III wood framing. Building 2 is grade level parking under podium + 3 levels of Type-V wood framing. Other stand-alone buildings include Bike Barn, Maintenance, Clubhouse, Spa/Fitness Building, and Pool House.

**General Notes:**

1. The pricing below includes the best evaluation of the plans and specifications but shall not obligate Santee Building Solutions (SBS) in any way until a binding contract is negotiated and executed.
2. Some items included in this package may be subject to long lead times, supply interruptions, and/or availability issues; these conditions may result in quickly changing market conditions affecting supply and pricing.
3. Assumptions made where plans and/or specifications were missing or conflicting.
4. Proposal assumes mutually agreeable building sequence, schedule, site logistics, staging, hoisting and other project coordination items as needed.
5. Location onsite needed for office and/or storage trailer(s). Power required by others.
6. Complete equipment access around the building(s) will be required for this scope of work, unless specifically discussed and agreed to by all parties. Curb crossings, if required, to be agreed upon prior to work taking place.
7. Santee Building Solutions maintains General Liability and Workers' Compensation insurance; a Certificate of Insurance is available upon request.
8. Any changes to the scope of work will be documented and priced via a written Change Order prior to proceeding.

### Proposal Notes

**Product Manufacturer:** James Hardie (Primed), Artisan

• **LAP SIDING:**

o Finish: ..... Smooth - Staggered  
o Sizes: ..... 10.25", 8.25", 5.25"

• **PANEL:**

o Finish: ..... Smooth  
o Sizes: ..... 5/16 - 4x10

• **SHAKE:**

o Finish: ..... Staggered  
o Sizes: ..... 5/16"

• **CORNICE/FASCIA:**

o Finish: ..... Smooth  
o Sizes: ..... 5/16"  
o Eave: ..... 24" Vented, Tamlyn Vent Strip  
o Rakes: ..... Non-vented

• **TRIM:**

o Finish: ..... Smooth  
o Sizes: ..... 4/4, 5/4

• **ACCESSORIES:**

o Metal Flashing at Horizontal Trim: ..... Smooth (.019 coil Stock)  
o Mounting Blocks (in siding locations): ..... 5/4  
o Membrane Flashing above Metal Flashing: ..... 4" DuPont  
o Rainscreen – Panel on Walls (not columns): ..... Easy Fur  
o Brackets: ..... Western Red Cedar  
o Louvers/Shutters: ..... Western Red Cedar  
o Trellis: ..... Western Red Cedar

**Specific Job Notes:**

|   |                                                                                                                                                                                                                                           |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Detail 3/A8. D2 call for 6" vinyl or FC lap at roof well walls. Carried single stack 8.25" (7" Exp) lap at these locations to be able to use same material as on face of bldg. The estimate does not include staggered lap at roof wells. |
| 2 | No fascia/cornice details shown on plans. Made assumption base off similar type projects. See takeoff for reference.                                                                                                                      |
| 3 | No balcony column details shown in plans. Assumed FC panel wrapped columns with 4" corner trim for budget.                                                                                                                                |
| 4 | Rainscreen carried as Easy Fur.                                                                                                                                                                                                           |
| 5 | Plan elevations call for vertical lap siding. Hardie Artisan carried in these locations. Typical lap siding cannot be installed in this manner per James Hardie guidelines.                                                               |
| 6 | All brackets, rafter tails, Louvers, and trellis material carried as Western Red Cedar.                                                                                                                                                   |

**Exclusions** (unless specifically included in this proposal):

1. Temporary/permanent power, power management, or fuel for power.
2. Traffic control, flagging, signage, etc.
3. Cleaning and power washing of siding.
4. Material and labor of any exterior railings.
5. Material and labor of any pergolas, arbors, trellis, or exterior hardscapes.
6. Material and labor for furring of CIP or CMU (unless noted otherwise).
7. Material and labor of framing build out (2x framing and/or sheathing).
8. Material and labor of any soffits and/or drops after sheetrock. Assumed to be by others.
9. Material and labor of any battens on walls, ceilings or soffits panels not shown on plans.
10. Material and labor of any kind of house wrap or repairs.
11. Material and labor of any membrane flashing on column corners.
12. Material and labor of any membrane or metal flashings at roof, or masonry.
13. Labor of any Quick Flash material or flashing.
14. Material and labor of any caulking or sealants.
15. Material and labor of any interior doors, pocket doors/frames, hardware, or door pans.
16. Material and labor of any interior/finish trim.
17. Material and labor of any window, glazing, hardware, or screens.
18. Material and labor of any taping, filling, or sanding of any drywall.
19. Material and labor of any blocking/deadwood after sheetrock.



**PLAN DATE:** 07/03/2026 – 60% CD Set**ADDENDUMS:** 0**ARCHITECT:** Housing Studio**Inclusions:**

- Sales Tax (7%).
- Storage/Freight.
- Project Management and Supervision.
- Clean-up Labor.
- Nails.
- Equipment for this scope. (**excl. tower crane**).

|                                       |                        |
|---------------------------------------|------------------------|
| <b>Total Exterior Siding Package:</b> | <b>\$ 2,055,949.81</b> |
|---------------------------------------|------------------------|

**Alternate Pricing** (not included in base pricing):**Price is good until:** September 8, 2026**Terms:**

1. Monthly progress billing based on percentage of work completed.
2. Receive balance of retention 30 days after final inspection.
3. Workmanship warranty for one (1) year.

Thank you for the opportunity to provide our services. Feel free to reach out should you have any questions or concerns.

Respectfully,

Robby Jackson  
Sr. Preconstruction Manager  
rjackson@santeebuildingsolutions.com  
803.378.0635

**Project:** OCA Broad Creek  
**Location:** Hilton Head, SC  
**Bldg. Count:** 8

**Proposal Date:** August 8, 2026  
**Proposal #:** SBS-26-199  
**Revision #:** 00

**ATTN:** Carl Byars – CF Evans

Santee Building Solutions appreciates the opportunity to provide this proposal for material, labor, and equipment for Exterior Siding and Trim on the aforementioned project.

**Project consists of:** (254) units across 3 separate buildings. Buildings 1 & 3 are grade level parking under podium + 5 levels of Type-III wood framing. Building 2 is grade level parking under podium + 3 levels of Type-V wood framing. Other stand-alone buildings include Bike Barn, Maintenance, Clubhouse, Spa/Fitness Building, and Pool House.

**General Notes:**

1. The pricing below includes the best evaluation of the plans and specifications but shall not obligate Santee Building Solutions (SBS) in any way until a binding contract is negotiated and executed.
2. Some items included in this package may be subject to long lead times, supply interruptions, and/or availability issues; these conditions may result in quickly changing market conditions affecting supply and pricing.
3. Assumptions made where plans and/or specifications were missing or conflicting.
4. Proposal assumes mutually agreeable building sequence, schedule, site logistics, staging, hoisting and other project coordination items as needed.
5. Location onsite needed for office and/or storage trailer(s). Power required by others.
6. Complete equipment access around the building(s) will be required for this scope of work, unless specifically discussed and agreed to by all parties. Curb crossings, if required, to be agreed upon prior to work taking place.
7. Santee Building Solutions maintains General Liability and Workers' Compensation insurance; a Certificate of Insurance is available upon request.
8. Any changes to the scope of work will be documented and priced via a written Change Order prior to proceeding.

### Proposal Notes

**Product Manufacturer:** James Hardie (Primed), Artisan

• **LAP SIDING:**

o Finish: ..... Smooth - Staggered  
o Sizes: ..... 10.25", 8.25", 5.25"

• **PANEL:**

o Finish: ..... Smooth  
o Sizes: ..... 5/16 - 4x10

• **SHAKE:**

o Finish: ..... Staggered  
o Sizes: ..... 5/16"

• **CORNICE/FASCIA:**

o Finish: ..... Smooth  
o Sizes: ..... 5/16"  
o Eave: ..... 24" Vented, Tamlyn Vent Strip  
o Rakes: ..... Non-vented

• **TRIM:**

o Finish: ..... Smooth  
o Sizes: ..... 4/4, 5/4

• **ACCESSORIES:**

o Metal Flashing at Horizontal Trim: ..... Smooth (.019 coil Stock)  
o Mounting Blocks (in siding locations): ..... 5/4  
o Membrane Flashing above Metal Flashing: ..... 4" DuPont  
o Rainscreen – Panel on Walls (not columns): ..... Easy Fur  
o Brackets: ..... Western Red Cedar  
o Louvers/Shutters: ..... Western Red Cedar  
o Trellis: ..... Western Red Cedar

**Specific Job Notes:**

|   |                                                                                                                                                                                                                                           |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Detail 3/A8. D2 call for 6" vinyl or FC lap at roof well walls. Carried single stack 8.25" (7" Exp) lap at these locations to be able to use same material as on face of bldg. The estimate does not include staggered lap at roof wells. |
| 2 | No fascia/cornice details shown on plans. Made assumption base off similar type projects. See takeoff for reference.                                                                                                                      |
| 3 | No balcony column details shown in plans. Assumed FC panel wrapped columns with 4" corner trim for budget.                                                                                                                                |
| 4 | Rainscreen carried as Easy Fur.                                                                                                                                                                                                           |
| 5 | Plan elevations call for vertical lap siding. Hardie Artisan carried in these locations. Typical lap siding cannot be installed in this manner per James Hardie guidelines.                                                               |
| 6 | All brackets, rafter tails, Louvers, and trellis material carried as Western Red Cedar.                                                                                                                                                   |

**Exclusions** (unless specifically included in this proposal):

1. Temporary/permanent power, power management, or fuel for power.
2. Traffic control, flagging, signage, etc.
3. Cleaning and power washing of siding.
4. Material and labor of any exterior railings.
5. Material and labor of any pergolas, arbors, trellis, or exterior hardscapes.
6. Material and labor for furring of CIP or CMU (unless noted otherwise).
7. Material and labor of framing build out (2x framing and/or sheathing).
8. Material and labor of any soffits and/or drops after sheetrock. Assumed to be by others.
9. Material and labor of any battens on walls, ceilings or soffits panels not shown on plans.
10. Material and labor of any kind of house wrap or repairs.
11. Material and labor of any membrane flashing on column corners.
12. Material and labor of any membrane or metal flashings at roof, or masonry.
13. Labor of any Quick Flash material or flashing.
14. Material and labor of any caulking or sealants.
15. Material and labor of any interior doors, pocket doors/frames, hardware, or door pans.
16. Material and labor of any interior/finish trim.
17. Material and labor of any window, glazing, hardware, or screens.
18. Material and labor of any taping, filling, or sanding of any drywall.
19. Material and labor of any blocking/deadwood after sheetrock.

**PLAN DATE:** 07/03/2026 – 60% CD Set**ADDENDUMS:** 0**ARCHITECT:** Housing Studio**Inclusions:**

- Sales Tax (7%).
- Storage/Freight.
- Project Management and Supervision.
- Clean-up Labor.
- Nails.
- Equipment for this scope. (**excl. tower crane**).

**Total Exterior Siding Package:****\$ 2,757,913.24****Alternate Pricing** (not included in base pricing):**Price is good until:** September 8, 2026**Terms:**

1. Monthly progress billing based on percentage of work completed.
2. Receive balance of retention 30 days after final inspection.
3. Workmanship warranty for one (1) year.

Thank you for the opportunity to provide our services. Feel free to reach out should you have any questions or concerns.

Respectfully,

Robby Jackson  
Sr. Preconstruction Manager  
rjackson@santeebuildingsolutions.com  
803.378.0635



## **Division 07.900**

# **Waterproofing & Sealants**



# Caulking & Waterproofing of Morristown, Inc.

COMMERCIAL CAULKING, WATERPROOFING & DAMPPROOFING

3407 W. ANDREW JOHNSON HWY. (37814) • P.O. BOX 1757 MORRISTOWN, TN 37816 • (423) 587-0638 • FAX (423) 587-3921

E-MAIL: [mtwn@abg-caulking.com](mailto:mtwn@abg-caulking.com)

August 7, 2026

CF Evans Construction  
125 Regional Parkway, Suite 200  
Orangeburg, SC 29118  
**ATTN: Carl Byars**  
[cbyars@cfevans.com](mailto:cbyars@cfevans.com)

**Re: OCA Broad Creek Apartments**  
**10 Verbena Lane**  
**Hilton Head, SC 29926**

**Section 71326: Self-Adhering Sheet Waterproofing** \$ 30,000.00  
@ Elevator Pits

**Section 71800: Traffic Coating** \$ 80,000.00  
@ Podium Balcony Over Occupied Space

**Section 72726: Fluid-Applied Membrane Air Barriers** \$ 200,000.00  
@ 1<sup>st</sup> Level Exterior Walls & Stairwell CMU Exterior Walls

**Section 79200: Joint Sealants** \$ 175,000.00

As Listed & Limited To:

- Concrete to Building
- Exterior Door Frames
- Exterior Masonry Control Joints
- Siding to Brick
- Balcony Doors
- Perimeter of Balcony Slab to Wall

Jeff Campbell  
423-587-0638  
[jeff@abg-caulking.com](mailto:jeff@abg-caulking.com)

JC/klw

**DATE**

August 7, 2026

Proposal

**ATTN**

Carl Byars – CF Evans

**PROJECT**

Broad Creek Apartments  
Hilton Head, SC

**071113 – Bituminous Dampproofing**

\$35,000.00

- *Applied exterior perimeter slab on grade foundation walls*
- *Includes perimeter flashing at foundation wall to sheathing transition joints*
- *Included at all buildings where shown*
- *Similar to detail 1/A8.A1*

**071326 – Self-Adhering Sheet Waterproofing**

\$11,000.00

- *Elevator pit foundation wall waterproofing (4 pits total)*
- *If underslab waterproofing is required add \$13,000*

**071800 – Traffic Coatings**

\$98,700.00

- *Pedestrian traffic coating applied to 2<sup>nd</sup> level podium level balconies (Buildings 1, 2, and 3)*
- *PUMA traffic coating included at balconies above conditioned space (Building 1 above leasing)*

**072726 – Fluid Applied Membrane Air Barriers**

\$163,000.00

- *Fluid applied air barrier installed at exterior facing CMU backup walls at stairwells*
- *Includes air barrier at concrete walls behind brick at parking garage*
- *See wall types 27, 28, 29A, and 29B on A0.12*

**079200 – Joint Sealants**

\$230,000.00

- *Exterior brick control joints*
- *Exterior window and balcony door frame perimeters*
- *Hollow metal door frame and louver frame perimeters*
- *Exterior sidewalk to building*
- *Exterior joints between dissimilar materials*
- *Does not include storefront caulking*

**SUBMITTED BY**

Chad Nelson  
704-412-0212  
[chad@nelson-wp.com](mailto:chad@nelson-wp.com)

**ACCEPTED BY**





## **Division #8**



**Division 08.110**

**Metal Doors & Frames**



# Cook & Boardman

A DIVISION OF THE COOK & BOARDMAN GROUP, LLC

Confirm all common  
area doors are  
covered in this  
number

150 Huddleston Rd. Suite 400  
Peachtree City, GA 30276

**To: ALL BIDDERS**

**Project# & Name: 2006157 | OCA Broad Creek Apartments**

**Project Location: Hilton Head, SC**

**Sales: Connor Adams Ph# 678-673-7981**

**Bid Date: 8/7/26**

**Plan Date: 7/3/26**

**Revision: 60% CD**

**Estimator: Patrick Murphy**

## MATERIAL

### Common Area

|                                             |    |         |                |
|---------------------------------------------|----|---------|----------------|
| Division 8 Hollow Metal - Section 08 11 13  | \$ | 207,931 | (tax included) |
| Division 8 Door Hardware - Section 08 71 00 | \$ | 270,875 | (tax included) |

## LABOR

### Common Area

|                                                 | QTY |    | Totals |
|-------------------------------------------------|-----|----|--------|
| Labor to Install Doors (Per Leaf)               | 146 | \$ | 23,553 |
| Labor to Install Commercial Hardware (Per Leaf) | 146 | \$ | 31,938 |

## BID TOTALS

|                |    |            |                |
|----------------|----|------------|----------------|
| Total Material | \$ | 478,806.00 | (tax included) |
| Total Labor    | \$ | 55,491.00  |                |
| Bid Total      | \$ | 534,297.00 | (tax included) |

## MATERIAL (ALT ADD TO TOTAL) - COOK AND BOARDMAN TO PICK UP ALUMINUM STOREFRONT

### HARDWARE

|                                                                 |    |         |                |
|-----------------------------------------------------------------|----|---------|----------------|
| Division 8 Door Hardware - Section 08 71 00 (ALM - Supply Only) | \$ | 153,340 | (tax included) |
|-----------------------------------------------------------------|----|---------|----------------|

THIS IS SUPPLY ONLY - INSTALL IS BY OTHERS.

## COUNTS

|                            |   |     |
|----------------------------|---|-----|
| Hollow Metal Frames        | = | 132 |
| Hollow Metal Doors (Leafs) | = | 146 |

## EXCLUSIONS AND CLARIFICATIONS

ALL GLASS AND CARD READERS ARE BY OTHERS.

ALL FRAMES ARE WELDED AND THEREFORE NEED TO BE INSTALLED BY OTHERS.

ALL HARDWARE IS ALLOWANCED FOR BUDGETING PURPOSES ONLY.

NO ACCESS CONTROL OR ELECTRIFIED HARDWARE IS INCLUDED.

Some or all of the items quoted may be subject to tariffs, duties, or other surcharges related to changes in trade policy, none of which are reflected in the attached quote, but which will be invoiced to and the responsibility of customer if applicable.

107 Leventis Dr., Columbia, SC 29209  
Tel: 803-783-4527

Project Name **OCA Broad Creek  
Apartments**  
Location **10 Verbena Lane  
Hilton Head Island, SC**

C.F. Evans Company  
125 Regional Pkwy  
Ste 200  
Orangeburg, SC 29118  
Tel: 803-536-6443 Fax: 803-531-4629  
Email: dcason@cfevans.com

Bid Date **Aug 7, 2026**  
Drawing Date  
Addenda

Missy Holcomb, AHC  
mholcomb@pmpdoors.com  
757-619-1541

| Section                                         | Bid Price         |
|-------------------------------------------------|-------------------|
| <b>08 11 13 Hollow Metal Doors &amp; Frames</b> | <b>225,227.00</b> |
| <b>Includes</b>                                 |                   |
| <b>14 Pair frames</b>                           |                   |
| <b>118 Single opening frames</b>                |                   |
| <b>146 total door leaves</b>                    |                   |
| <b>Based on</b>                                 |                   |
| <b>14 gauge welded exterior frames</b>          |                   |
| <b>16 gauge welded interior frames</b>          |                   |
| <b>18 gauge doors with styrene cores</b>        |                   |
| <b>All doors and frames are galvanized</b>      |                   |

#### Hardware Allowance

Please allow \$150,000.00 to cover the cost of hardware for the hollow metal doors.

**Exclusions:** Glass & glazing. Aluminum doors, frames, and their hardware. Unit doors, frames, and their hardware. Overhead doors and their hardware. Access control. Keying to key systems that are not factory registered. Offloading, shakeout, and installation.

| Tax Code | Tax Description             | Tax Amount |
|----------|-----------------------------|------------|
| 10114    | Hilton Head Island-Beaufort | 13,513.62  |
|          | Tax Total:                  | 13,513.62  |
|          | Bid Total:                  | 238,740.62 |

|              |                                           |
|--------------|-------------------------------------------|
| Project Name | OCA Broad Creek<br>Apartments             |
| Location     | 10 Verbena Lane<br>Hilton Head Island, SC |

**Prices are firm for 30 days from the date of this quote and are subject to credit approval. We will proceed with this order upon receipt of either a signed copy of this quotation or your standard purchase order. Thank you - we appreciate your business!**

**PALMETTO METAL PRODUCTS, INC.  
TERMS AND CONDITIONS**

**ALL SALES OR PURCHASES ARE EXPRESSLY CONDITIONED ON CUSTOMER'S AGREEMENT TO THESE STANDARD TERMS AND CONDITIONS. NO ADDITIONAL OR DIFFERENT TERMS SHALL APPLY WITHOUT WRITTEN ACKNOWLEDGEMENT OF PALMETTO METAL PRODUCTS (PMP). PMP HEREBY GIVES NOTICE OF ITS OBJECTION TO ANY DIFFERENT OR ADDITIONAL TERMS. THESE STANDARD TERMS AND CONDITIONS SUPERSEDE ALL INCONSISTENT TERMS SUBMITTED BY CUSTOMER BEFORE OR AFTER THIS PROPOSAL, QUOTATION OR PURCHASE ORDER.**

**1. BILLING/PAYMENT** - All prices are net 30 days, and all billing will be concurrent with shipments, with a statement mailed at the first of the month following delivery. All accounts past due shall be assessed late charges of 1½% per month. Customer shall be responsible for any collection costs incurred by PMP in collecting past due accounts including but not limited to attorney's fees. PMP shall have the right to stop work if payments are not made to PMP when due. In the event of work stoppage, Customer will provide for protection of and be responsible for any damage to, or loss of material on, the premises. **NO RETAINAGE ALLOWED.** Stored Materials-PMP shall be entitled to bill [Customer] for materials delivered and suitably stored, whether delivered and stored at PMP's facilities, [Customer's] facilities, the jobsite or any other location agreed to by the Parties, and Customer shall promptly pay for the stored materials in accordance with the payment terms of this Agreement, even if [Customer] is not allowed to bill the Owner or upstream Contractor for the stored materials. S.C. Code Ann. 29-6-10, et seq.

**2. CANCELLATION** - If Customer cancels this contract before completion, it agrees to purchase all completed components which may be in storage on PMP's property at the time of cancellation. Customer shall also be responsible for all work performed up to the time of cancellation including but not limited to engineering, drafting and fabrication.

**3. CONDITIONS** - Prices are firm for 30 days from the date of this quote and are subject to credit approval. The prices and terms in this document are not subject to verbal changes or other agreements unless approved in writing by PMP. All quotations and agreements are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond our control. **PRICES ARE BASED ON COST AND CONDITIONS EXISTING ON THE DATE OF QUOTATION AND ARE SUBJECT TO CHANGE BY PMP BEFORE FINAL ACCEPTANCE. TYPOGRAPHICAL AND STENOGRAPHIC ERRORS ARE SUBJECT TO CORRECTION.**

**MATERIAL PRICE INCREASES**- If, during the performance of this contract, the cost of materials (inclusive of shipping costs) significantly increases, through no fault of PMP, the contract price originally agreed to by PMP and the Customer ("the contract price") shall be equitably adjusted by an amount reasonably necessary to cover such increased cost of the materials. As used herein, a significant cost increase shall mean any increase in cost of materials that results in a 5% or more increase in the contract price experienced by PMP from the date of the contract execution. PMP shall provide Customer documentation of such increase in material costs through quotes, invoices or receipts. Where the delivery of materials is delayed, through no fault of PMP, as a result of a shortage or unavailability of materials, PMP shall not be liable for any additional costs or damages associated with such delay(s).

**4. DISCLAIMER AND LIMITATION OF WARRANTIES** - PMP makes no other warranties except as stated in these terms and conditions. PMP DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO ANY AND ALL GOODS AND SERVICES FURNISHED BY PMP INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSES. PMP warrants its products to be free from defects in workmanship and material as of the time of shipment from PMP's site. For all products sold that are not made by PMP, PMP makes no express or implied warranty of any kind. All express warranties of the manufacturer of the product are passed on to Customer. The express warranties provided above are in lieu of all other warranties, express or implied.

**5. LIMITATION OF REMEDY - LIMITATION OF LIABILITY** - In case of PMP's breach of warranty or any other duty with respect to the quality of any goods, the sole and exclusive remedies shall be at the PMP's option: 1) repair; 2) replacement, or 3) payment of or credit for the purchase price upon return of the nonconforming materials. Under no circumstances shall PMP be liable for any special or consequential damages based upon lost good will, lost profits, delays, liquidated damages, work stoppage, impairment of other goods or otherwise whether arising out of breach of warranty, breach of contract, negligence or any other cause of action. All claims for defects discoverable by inspection shall be deemed waived unless made in writing and received by PMP within 5 days after Customer learns of the alleged defect, but in no event no later than 30 days after Customer's receipt of the materials.

**6. EXCLUSIONS**- Unless specifically included in writing to the contrary, all glass, glazing, finish hardware, specialty units, bituminous coating of frames, installation as well as state, local and excise taxes are excluded. PMP shall not be required to drill or tap for surface applied hardware.

|              |                                           |
|--------------|-------------------------------------------|
| Project Name | OCA Broad Creek<br>Apartments             |
| Location     | 10 Verbena Lane<br>Hilton Head Island, SC |

7. **INDEMNIFICATION** - Customer shall indemnify, defend and hold PMP harmless against any and all claims by any third party or related in any manner to the products, which arise, in whole or in part, from Customer's acts or omissions. This defense and indemnity obligation includes any and all claims and damages which may result from PMP's concurrent negligent acts or omissions. However, this defense and indemnity obligation does not extend to claims and damages resulting from the sole negligence of PMP. Customer shall defend all suits brought against PMP on account of any such claims and shall reimburse PMP for any expenses including reasonable attorney's fees sustained by PMP by reason of such claims. PMP shall be entitled to recover its attorney fees incurred in enforcing this indemnity obligation.

8. **FORCE MAJEURE** - PMP shall not be responsible for any delay or failure to make shipment hereunder due to act of God, war, riot, fire, strike, lockout, injunction, embargo, breakdown, delay of subcontractors, carriers or suppliers, shortage of materials, labor, power, fuel or transportation, equipment, governmental act, or any other cause, whether of a similar or dissimilar nature, beyond its reasonable control, and may, in the event of inability to perform fully, allocate shipments in any manner it deems fair and reasonable.

9. **TITLE AND RISK OF LOSS** - All materials are sold "Uniform Commercial Code, FOB origin, PMP's site. Title to and risk of loss of materials shall pass to Vendor upon delivery of the materials to the carrier at PMP's site; provided however, as set forth herein, PMP shall retain a security interest in the materials until full payment has been made. Vendor agrees to do all things and acts necessary to protect PMP's interest by adequately insuring the materials against loss or damage from any cause and to have PMP named as an additional insured. Vendor will provide a copy of the relevant certificate of insurance upon request by PMP. Any shortages or discrepancies must be noted in writing within 48 hours of delivery or order is deemed accepted in full.

10. **SECURITY INTEREST** - Vendor grants PMP a purchase money security interest and lien on any and all of Vendor's rights, title and interest in materials sold by PMP to Customer until the invoice for the materials is paid in full, including any late charges and costs of collection. Customer authorizes PMP to and will assist PMP in taking all necessary steps to perfect and maintain PMP's interest in the materials.

11. **DELIVERY CONDITIONS** - Customer authorizes purchases and deliveries to be made without signature. Customer may have an agent on the job site to show receipt of all materials. In case of agent's absence, PMP may, at its option, deliver the same, and the driver's signature and statement in writing as to articles so delivered shall be conclusive evidence of delivery of said articles. All materials when delivered shall become the sole responsibility of the Customer.

12. **INSTALLATION-General Exclusions:** Unloading and storage by others. PMP to take inventory once materials are on-site and ready for installation if being performed by PMP. Flooring of materials by way of stairwell performed by others. Aluminum frames, doors and hardware installed by others. Frames installed by others. Wiring and conduit by others. Frame side to power supply by others. Automatic operators installed by others.

13. **EXISTING CONDITIONS** - PMP is not responsible for any existing illegal or improper conditions.

14. **INSURANCE** - PMP agrees to keep in force such liability insurance and worker's compensation insurance as will protect it from claims that may arise out this agreement. Customer agrees to maintain liability insurance to cover its obligations under these terms and conditions and as is necessary to protect it against claims that may arise out this agreement.

15. **GOVERNING LAW** - This transaction shall be governed by the South Carolina Uniform Commercial Code and South Carolina law.

16. **MISCELLANEOUS** - These terms and conditions along with the proposal, quotation, purchase order and referenced exhibits and attachments constitute the entire agreement between PMP and Customer and supersedes any prior oral or written agreements. No modifications to these terms and conditions are valid unless in writing and signed by an authorized PMP representative. If any provision of these terms and conditions is deemed invalid, illegal or unenforceable for any reason, then that provision will be deemed severed to the extent necessary to make the provision valid, legal or enforceable. The failure of PMP to require performance of any provision or enforcement of any waiver or penalty for failure to comply with these terms and conditions shall not constitute a waiver of any future breaches of any of these terms and conditions.



**Division 08.340**

**Smoke Containment  
System**



**Division 08.360**

**Overhead Doors**



## Overhead Door Company of Charleston

Door Systems of Charleston, LLC DBA  
Overhead Door Company of Charleston  
N. Charleston, S.C. 29419  
Telephone: 843-767-0028  
Fax: 843-760-0240

Shipping Address  
2260 Technical Pkwy.  
N. Charleston, S.C. 29406  
www.overheaddoorcocharleston.com

The Genuine. The Original.



Proposal #: 1-2787

Q 8684

|                                          |     |                                  |                  |                                           |               |                         |           |           |           |
|------------------------------------------|-----|----------------------------------|------------------|-------------------------------------------|---------------|-------------------------|-----------|-----------|-----------|
| PROPOSAL SUBMITTED TO:<br>CF EVANS       |     |                                  |                  | Date<br>7/31/2026                         |               | Attention<br>CARL BYARS |           |           |           |
| STREET<br>125 REGIONAL PARKWAY SUITE 200 |     |                                  |                  | Job Name<br>BROAD CREEK APARTMENTS        |               |                         |           |           |           |
| City<br>ORANGEBURG                       |     | State<br>SC                      | ZipCode<br>29118 | Job Location<br>10 VERBENA LN HILTON HEAD |               |                         |           |           |           |
| Phone Number<br>803-378-4775             |     | Fax Number<br>gdavis@cfevans.com |                  | Job Phone<br>803-378-4775                 |               |                         |           |           |           |
| ITEM #                                   | QTY | SERIES                           | DOOR WIDTH       | DOOR HEIGHT                               | OPENING WIDTH | OPENING HEIGHT          | OPERATION | HEAD ROOM | JAMB TYPE |
| 1                                        | 1   | 198                              | 9'0"             | 8'0"                                      | 9'0"          | 8'0"                    | MANUAL    | 12"+      | 2X6       |
| 2                                        | 1   | 7130                             | 8' CHAIN         | RAIL                                      |               |                         |           |           |           |

### FURNISH AND INSTALL:

Premium insulated steel garage doors that will help keep your garage comfortable in cold and hot climates. The Thermacore® model 198 garage door features long (ranch) panel design and polyurethane insulation with an R-value of 12.76

The above Model 7130H / Odyssey 1000 DC opener manufactured by the Overhead Door Corporation. Opener standard features to include the following:  
3/4 HPC\* motor delivers all the power and speed (7 in/sec) needed to operate almost any residential garage door quickly and smoothly for the utmost in convenience. Full one piece belt and chain C-rail available for 7, 8 and 10ft sectional doors. Rails for 12 and 14ft doors are two pieces with middle hanger. One piece doors up to 8ft high can be operated at lower speed. Remote with 3 buttons features autoseek 315 and 390 Mhz with CodeDodger 2 Access Security System. Wall console Series III activates opener from within the garage and includes a light function and a Sure-Lock security button. Safety features include DoorDetect monitoring system which reduces wear and tear of the door by automatically adjusting power needed to move the door and to allow soft start and stop. The automatic lighting provides up to 120 watts of light when the system is activated and automatically turns off after 4 minutes.

### PROPOSAL TO INCLUDE THE FOLLOWING:

- 2- Single channel transmitters
- White paint finish.
- Torsion spring counterbalance system.
- Standard lift track.
- Vinyl trim-white.
- Wind Loaded 140 MPH.

We hereby propose to complete in accordance with above specification, for the sum of:

**Four Thousand Nine Hundred Dollars and No Cents**

**\$4,900.00**

Signature

Mike Cardarelle Residential Manager  
843-297-0119  
www.overheaddoorcocharleston.com

Direct Dial: 843-767-0028

**TERMS AND CONDITIONS**

Payment to be made as follows:

Prices subject to change if not accepted in 30 days.

BY OTHERS: Jambs, spring pads, all wiring to motors and control stations, unless otherwise stated above, are not included. Seismic installations is not included, unless otherwise noted above. Purchaser agrees that doors shall remain in Seller's possession until paid in full. In the event Purchaser breaches or defaults under the terms and provisions of this Agreement, the Purchaser shall be responsible for the costs of collection, including reasonable attorneys' fees. There shall be a 1 1/2% service charge per month for all payments due and owing after 30 days of the date of invoice. Purchaser warrants the knowledge and consent of the property owner to enter into this agreement. (Agreements are contingent upon strikes, accidents, or delays beyond our control.)

ACCEPTANCE: Terms, Price, and specifications on all pages of this proposal are hereby accepted and the work authorized.

Purchaser: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date of Acceptance



## **Division 08.410**

### **Storefronts**

---

Proposal.v1

To: CF Evans

Date: 8/10/2026

ATTN: Carl Byars

Re: Broad Creek Apartments Hilton Head

Plans: Dated 7/3/2026

**Total Amount including tax and labor** **\$See Below**

Scope of work: YKK's YHW 60 TU Thermally broken 2 1/2" x 6" Impact system which is equal to Kawneers IR601T. Finish of aluminum will be bronze anodized. Glazing consists of Clear Low-e impact insulated glass to meet energy codes. Surface applied Grids will be applied to interior and exterior of glass only to replicate 1" mullions.

**Note that doors cannot be over 4'0" x 8'0" and we have adjusted to accommodate that restriction. Affected frames are S16, S17, S46, S64, S118, S24, and S83.**

Doors are butt hung, medium stile, 10 "bottom rails, with surface applied closers, Manufacturers standard electrified concealed rod panics with electronic power transfers only all other access control to be by others. We have also included the 4' ladder pulls as shown on elevations on sheet A9.D1.

**Building #1= 341,613.00 Grids \$10,840.00**

**Building #2= \$77,675.00 No Grids**

**Building #3= \$135,225.00 No Grids**

**Building #6= \$320,353.00 Grids \$25,922.00**

**Building #7= \$292,043.00 Grids \$30,074.00**

**See Below for exclusions along with 084114/3.03/A. Field chamber testing for water is usually done by owner. If CCGS is required to provide this the number of test will need to be clarified. Wind loads were based off Structural Drawings.**

**EXCLUSIONS - Unless otherwise noted exclusions are: Stamped calculations, engineering, framing rough openings, electrical work or wiring. Cleaning and protection of glass and framing. Mirrors unless noted otherwise. Field tests (air, water, static). Custom color unless noted otherwise. Interior cosmetic caulking. Décor Glass, Fire Rated Glass and Fire Rated Framing. Leeds certification. Bond. Extended warranties. WIRED GLASS DISCLAIMER: Traditional wired glass products do not meet the CPSC criteria for class I or class for impact rated safety products hence by order of the law, these products cannot be used in any hazardous location requiring safety glazing. Specifically EXCLUDE: Aluminum Composite Panels & Trim, Canopies, Fire Rated Glass, low iron glass**

**TERMS: Subject to our present terms and conditions, deposit or partial payment shall be required on all orders unless approved credit or prior agreement. Payment in full upon completion of work or with approved credit net 30 days. Interest of 1.5% per month will be charged for all outstanding balances after 30 days from date of invoice. This quote is good for 30 days from date of quote and this quote is for estimating purposes only and not an obligation to sell. All products are special ordered and cannot be cancelled once production has begun. Delivery time is based on type of product and Century Glass is not responsible for delays due to manufacture's backorders or complications beyond our control.**

Clarifications:

- Standard Manufacturer's warranty applies
- Standard Century Glass Shop Drawings
- Any Leakage Warranty Limited to Our Scope of Work

THIS PROPOSAL SUBJECT TO CHANGE IF NOT ACCEPTED WITHIN 30 DAYS OF THE ABOVE DATE.

Accepted By: \_\_\_\_\_

Jeff Smith

  
Estimator/Project Manager

Title:

Commercial MANAGER

Date:

8-10-2016



estimating@glasscorp.com | (843) 494-0089 | www.glasscorp.com



COMMERCIAL GLAZING // DIVISION 08

## OCA Broad Creek Apartments

To: C.F. Evans

Attn: Carl Byars

Date: August 7, 2026

**Prepared By:** Brianna Jackson - Estimator

**Email:** [bjackson@glasscorp.com](mailto:bjackson@glasscorp.com)

**Phone:** (843) 494-0089

*Glasscorp is a commercial glazing contractor located in Charleston, South Carolina. Serving South Carolina and the surrounding southeastern regions, Glasscorp represents the top tier of product manufacturers in the commercial glazing industry including Kawneer, Oldcastle Building Envelope, Winco Window, C.R. Laurence, and Euro-wall. Our team of professional glaziers specialize in the fabrication and installation of storefront framing systems, curtain wall and window wall, roller shades, commercial aluminum windows, skylights, mirrors, glazed railings, canopies and sun shades and more. Glasscorp completes projects for a variety of commercial ventures; manufacturing, transportation, government, hospitals, education, retail, mixed use, commercial offices and hospitality.*



Plans drawn by: **Housing Studio** Dated: **July 30, 2026****Proposed Scope:**

- 084113 - Exterior Storefront: Kawneer IR501T Hurricane Impact Rated, Thermally Broken  
@ 5,050 Sq. Ft  
1" snap-applied single-sided muntins
  - Finish: Black anodized
  - Glazing: 1-5/16" tempered IGU – SNX 51/23 on clear
  - Doors: Medium stile aluminum doors with 10" ADA bottom rails
    - Glazing: 9/16" lami – SN68 on clear
    - Manufacturer standard hardware: As notated on storefront schedule

**NO DOOR HARDWARE SCHEDULE PROVIDED – FINAL AMOUNT MAY CHANGE.****FINAL FRAME CONFIGURATION MAY CHANGE DUE TO TEST REPORT DLO RESTRICTIONS.****MAX HEIGHT FOR IMPACT RATED 4'-0" DOORS IS 8'-0". 4'-0" X 10'-0" DOORS ENCLOSED HAVE BEEN PRICED AT MAX SIZE 3'-0" X 9'-0".**

- 084413 - Exterior Curtain Wall: SYSTEM Hurricane Impact Rated, Thermally Broken  
@ 180 Sq. Ft
  - Finish: Black anodized
  - Glazing: 1-5/16" tempered IGU – SNX 51/23 on clear
  - Doors: Medium stile aluminum doors with 10" ADA bottom rails
- Miscellaneous Glazing Products: frames and doors by others
  - 088810 – Fire-Rated Glass & Framing
    - G5: 90-Minute FireLite NT Fire-Rated Safety Glass Ceramic
      - (31) Flush panel type 2

**Glazing Package by Glasscorp as Described Above:**

- ✓ Samples, product data and shop drawings
- ✓ Fabrication and installation of glazing and systems listed above
- ✓ Equipment necessary to complete scope
- ✓ Two beads of caulking per manufacturer test reports
- ✓ Door hardware and installation

**Total Budget ..... \$998,928.00**

*Proposal is based on Glasscorp's interpretation of the plans and specifications provided. Price is subject to change contingent upon material increases and availability, scope changes, plan revisions and testing requirements.*

*Due to the volatility of glass and metal systems this proposal is valid for 30 days. A letter of intent is required to secure current pricing and avoid disruptions in material delivery.*

*Lead times are volatile and dependent on date of award, anticipated mobilization, market conditions and submittal approval.*

*Payment terms via incremental progress invoices for completed work and/or stored materials.*

**Exclusions:** *unless otherwise noted above*

- **Three caulk joints**
- **Fire rated doors and frames**
- **G6 frosting or film applied for privacy**
- **Any interior scope**
- **Grids between glass**
- **Tinted glass**
- **Access control hardware, power, mounting and wiring: locksets, position switches, maglocks, magnetic hold-opens and auto operators, actuators (card readers, key fobs, wave and touchless actuators)**
- **Any work not listed above**
- ASTM E1996 missile level E enhanced protection
- Final cylinders and keying
- Thermal break at entrances
- Hollow metal, wood, aluminum clad [wood], vinyl and fiberglass doors, frames and corresponding hardware and vision lite kits
- Specialty glazing: heat soaked, acid etched (frosted), low-iron (ultra-clear), one-way, lead lined, tinted, back-painted, spandrel, reeded, bird friendly and turtle glass
- Brake metal flashing, counter flashing, roof flashing and thru-wall flashing
- Custom finishes, color matching and painting
- Extended manufacturer and workmanship warranty
- Blocking, structural metal, and waterproofing of rough openings
- Project specific engineering and field testing
- LEED documentation, delegated design and BIM modeling
- Temporary glazing and protection of openings
- Work performed after-hours; 7:00 AM – 5:00 PM
- Costs associated with resolving conflicts or inconsistencies in drawings, schedule or specifications provided at time of proposal submission
- Payment, performance or bid bonds
- Final cleaning and repair to any work damaged by other trades or weather conditions
- Full-time time safety officer, project manager and superintendent







## **Division 08.500**

### **Windows**

## OCA Broad Creek Apartments Pricing Breakdown

**\*\*Options below are priced complete, tax included\*\***

### **Stergis Windows (Basis of Design)**

| <b>60/40 Sash Split Configuration</b>        | <b>Total</b> |
|----------------------------------------------|--------------|
| Bronze with Transoms                         | \$1,720,986  |
| Bronze without Transoms (V.E.)               | \$1,673,770  |
| White with Transoms (V.E.)                   | \$1,391,935  |
| White without Transoms (V.E.)                | \$1,356,148  |
| <b>(V.E.) 50/50 Sash Split Configuration</b> | <b>Total</b> |
| Bronze with Transoms (V.E.)                  | \$1,603,267  |
| Bronze without Transoms (V.E.)               | \$1,556,052  |
| White with Transoms (V.E.)                   | \$1,289,947  |
| White without Transoms (V.E.)                | \$1,253,720  |

\*Per plans and specs\*

#### **Stergis Qualifications:**

- Requires a 1/3 deposit at time of order

### **ViWinCo Windows**

| <b>(V.E.) 50/50 Sash Split Configuration</b> | <b>Total</b> |
|----------------------------------------------|--------------|
| Bronze with Transoms (V.E.)                  | \$1,603,165  |
| Bronze without Transoms (V.E.)               | \$1,442,697  |
| White with Transoms (V.E.)                   | \$1,337,255  |
| White without Transoms (V.E.)                | \$1,206,745  |

#### **ViWinCo Qualifications:**

- All windows provided as tempered, as is their standard
- Cannot do a 60/40 split and achieve a DP70 without significantly reducing the height of the windows reducing the height of the windows
- Does not provide ADA hardware for their hung windows. Outsourcing and field applying ADA hardware from others would be the only option. Bid does not include ADA hardware.

### **CCWD Fiberglass Doors**

| <b>Configuration</b>              | <b>Total</b>      |
|-----------------------------------|-------------------|
| Masonite Doors w/ Grills          | \$1,434,119       |
| Fortis Doors w/o Grills (V.E.)    | \$1,146,697       |
| Deduct for Transom Removal (V.E.) | <b>-\$512,589</b> |

#### **CCWD Qualifications:**

- Doors approved for C&C Chart Zone 4 only. Bidding based on the assumption that Zone 5 only affects the 90 degree corners of the buildings and not the 45 degree corners.
- Door notes call out patio doors to be Vinyl Clad with Nailing Fin. Bid our standard Fiberglass patio doors with wood jambs.

**\*\*Transom removal deduct to be used on both prices above\*\***



***The Muhler Company, Inc.***

**Date: 8-6-26**

**To: Carl Byars**

**Re: OCA Broad Creek Apts.**

**Included Scope:**

- Supply the following based on 60% plans by Housing Studio dated 7-3-26
  - Bronze exterior/white interior vinyl impact single hung windows
    - Cottage style SH – top glass 23 ¼"; bottom sash 48 ¼"
    - Low E insulated impact glass
    - DP 50 rating
    - No J channel frame
    - Grilles between the glass as drawn
    - Energy Star – South Central
    - Excludes ADA hardware
    - WOCDs included
    - Half screens included
    - Quantities to be verified
    - Schedule attached

|                                        |                                       |
|----------------------------------------|---------------------------------------|
| <b>Apartment Window Price:</b>         | <b>\$ 910,619.03 including 9% tax</b> |
| <b>Integrated Window Blinds Price:</b> | <b>\$ 76,116.80 including 9% tax</b>  |

- Supply the following based on 60% plans by Housing Studio dated 7-3-26
  - Fiberglass patio doors
    - DP 50 doors with impact inserts
    - One lite glass in all
    - 6 9/16" composite jambs
    - Stainless steel hinges
    - Mill finish bumper sills – ADA sills TBD
    - Quantities to be verified

|                                      |                                       |
|--------------------------------------|---------------------------------------|
| <b>Fiberglass Patio Door Price:</b>  | <b>\$ 966,529.78 including 9% tax</b> |
| <b>Integrated Patio Door Blinds:</b> | <b>\$ 30,688.08 including 9% tax</b>  |

|                                 |                                       |
|---------------------------------|---------------------------------------|
| <b>VE Option – No Transoms:</b> | <b>\$ 914,558.73 including 9% tax</b> |
|---------------------------------|---------------------------------------|

**The window and door inserts will be pre-drilled in the factory for the blind hardware to be installed in the field. The blinds can be snapped into the hardware after final cleaning. We will install the blinds for this project at no extra charge.**

Thank you for the opportunity to present this quote. Please call if you have any questions or concerns.

Sincerely,

*Claire Richardson Amico*  
Muhler  
crichardson@muhler.com  
(843) 200-3059 cell

OCA Broad Creek Apts.

CF Evans  
Housing Studio  
60% plans 7-3-26  
Hilton Head, SC

bronze impact  
cottage  
top = 23 1/4"  
sash = 48 1/4"

|   |      |                                     |
|---|------|-------------------------------------|
| A | 1104 | 3060 SH 2/2 cottage                 |
| B | 295  | 3060 SH 2/2 w/ 3011 tr 2 lite       |
| C | 38   | 3060 SH 2/2 fixed                   |
| D | 9    | 3060 SH 2/2 fixed w/ 3011 tr 2 lite |
| E | 2    | 3040 SH 2/2                         |
| F | 2    | 4020 fixed 2 lite                   |

1450

Patio Doors

one lite

|     |     |                                      |
|-----|-----|--------------------------------------|
| D15 | 256 | 3080 one lite                        |
| D16 | 328 | 3080 one lite stat                   |
| D17 | 70  | 3080 one lite w/ 3011 tr 2 lite      |
| D18 | 102 | 3080 one lite w/ 3011 tr 2 lite stat |

756

VE option - no  
transoms

|     |     |                    |
|-----|-----|--------------------|
| D15 | 256 | 3080 one lite      |
| D16 | 328 | 3080 one lite stat |
| D17 | 70  | 3080 one lite      |
| D18 | 102 | 3080 one lite      |

756



## **Division #9**



## **Division 09.100**

# **Custom Cabinetry & Millwork**



## **Division 09.200**

### **Drywall**



# THE HERBAN GROUP, INC



August 6, 2026

Proposal: 2656

**Carl Byars / CF Evans Construction**  
125 Regional Parkway, Suite 200 Orangeburg, SC 29118  
Tel: 803-513-2207 [cbyars@cfevans.com](mailto:cbyars@cfevans.com)

**Project: OCA Broad Creek**  
**Hilton Head, South Carolina**

**Turnkey Scopes of Interior & Exterior Painting, Drywall, & Cleaning:**

## **Proposal Description:**

Int & Ext metal framing Services

Turnkey Drywall Services

Interior & Exterior Painting

Interior Final Cleaning

Includes:

3 Multi story buildings with interior corridors (Type 1-A & Type III 3A)

1 Clubhouse / Amenity / Common Areas

254 Units

Please see the following bid for Markley Square, Price is based by plans provided by CF Evans for pricing dated: 7/3/26. Price is good with labor and material through 12/31/2026 including to the following inclusions, Exclusions, & qualifications:

## **METAL FRAMING SCOPE INCLUDES: (all walls include slip track at top)**

1. Ext wall to receive 6" 18 Gauge studs on 1-1/4 track 16" oc with Cold Roll channel at 4' OC ' on clips with 5/8s Densglass on exterior side
2. Int walls to receive 3-5/8" 20 gauge studs, 1/2 RC -1 24 OC with 1-1/4 track 16" OC
3. Int walls to receive 6" 20 gauge studs, 1/2 RC -1 24 OC with 1-1/4 track 16" OC
4. Int wall receive 3-5/8" 20 gauge studs with 1-1/4 track 16" OC with with clips at block wall.
5. All metal frame walls to receive a caulk bead of acoustical caulk at top and bottom of track.

**1256 Brandl Dr. Marietta, GA 30008 - Phone: (404) 538-4516**  
**Email: [Juan@theherbangroupinc.com](mailto:Juan@theherbangroupinc.com)**

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6. Includes all non bearing walls for interior units with either 6" or 3-5/8" 20 gauge studs on 1-1/4" track 16 OC. As required on plans
7. Exterior to walls to receive structural headers at store front windows and unit windows over 3-0
8. Includes soffits at amenity and suspended ceiling systems.
9. Includes lifts, Equipment, & labor to perform scope.
10. Includes Shop drawings

|                               |                     |
|-------------------------------|---------------------|
| <b>Metal Framing:</b>         | <b>\$120,300.00</b> |
| <b>Ext Densglass:</b>         | <b>\$12,300.00</b>  |
| <b>1.5" Rigid Insulation:</b> | <b>\$9,865.00</b>   |

### **Additional Alternates:**

1. Supply Labor and Materials for Blocking at all metal framing, Including FRT blocking at Store front windows.

|                       |                   |
|-----------------------|-------------------|
| <b>Framing Alt 1:</b> | <b>\$7,200.00</b> |
|-----------------------|-------------------|

### **DRYWALL SCOPE OF WORK INCLUDES:**

1. Unit Ceiling/roof assemblies with 1 Layer of 5/8" type c on 1/2 Rc-1 12" OC per UL- P522
2. Unit floor/ceiling assemblies with 1 layer of 5/8" type c in 1/2 Rc-1 16" OC per UL- L521
3. Corridor Ceiling/roof assemblies with 1 Layer of 5/8" type c on 1/2 Rc-1 12" OC per UL- P522
4. Balcony assemblies By others
5. Elevator lid/roof assemblies with 1/2 RC-1 12" OC and 2 Layer of 5/8" type c Per UL P544
- 5a. Stair lid/roof assemblies with 1" Shaftliner on CT studs with 2 layers of 5/8" Type C Per WHI 694-0300.1 as listed on UI Assembly (accounting for 4" Studs and J runners)
6. Corridor floor/ceiling assemblies with 1 layer of 5/8" type c in 1/2 Rc-1 16" OC per UL- L521
7. Unit Ext walls 2 layer of 5/8" type X at 2hr rated wall per UL U349
- 7a. Unit Exterior walls 1 layer of Type X on interior at non bearing walls per UL U356
- 7b. Amenity Walls at Building 1 to receive 1 layer of 5/8 Type at Metal Framed Walls.
8. Corridor wall on interior unit side 1 layer of 5/8 Type X per UL U305
9. Corridor wall on corridor side 2 layer of 5/8 Type X per UL U305  
(2nd layer to run through floor cavity)
10. Trash Chute back walls (3) with 2 layers on Inside (areas in between framing by others)
- 10a. Trash Chute wall at doors to receive 1" shaftliner on 6" CT studs on Jrunners With 2 layers of 5/8" type X.
11. Tenant Separation wall 1 layer 5/8" Tupe X per UL- U341
12. Stair walls 10b to receive 5/8' type X drywall on wood stud wall.
13. Stair walls 10c to receive 7/8" Hat channel then 5/8' type X drywall.
14. Unit interior non bearing walls to receive 1 layer of type X on each side
- 14a. Interior non bearing metal walls at leasing office to receive 5/8's Type X at metal stud walls
15. Wet walls to receive 1 Layer of 5/8 Moisture Resistant board
16. Includes 5/8 tile backer at Tile locations on tubs full height
17. 1 Layers of 5/8" MR Board at Tub locations for Prerock at rated walls

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**Email: [Juan@theherbangroupinc.com](mailto:Juan@theherbangroupinc.com)**

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18. Includes Prerocking 2hr exterior wall, chases, & tubs (does not include Mud on first layer)
19. All Walls and ceilings to be smooth level 4 finish.
20. Clubhouse to receive 1 layer of 5/8 type x on walls and ceilings
- 20a. Maintenance to receive 1 layer of 5/8 type x on walls and ceilings
- 20b. Spa/Conditioning to receive 1 layer of 5/8 type x on walls and ceilings
- 20b. Pool Building to receive 1 layer of 5/8 type x MR on walls and ceilings
21. Metal frame walls to receive drywall per Wall Schedule and Plans
22. Clubhouse walls and ceilings to be smooth level 5 finish. (sprayed applied USG Tuff Hide)
23. Price based on Screw pattern per UL Assemblies on Plans
24. Price includes 7 buildings including 254 units, Clubhouse, Leasing, Maint, & spa.

**25. Pricing includes projected excavations trough Q4/2026**

**Drywall Cost: \$1,810,200.00**

### **Additional Alternates:**

1. Use RC Deluxe in lieu of RC-1 as listed above.

**Drywall Alt 1: \$101,600.00**

### **Exclusions:**

1. Any Vapor barrier
2. Any Insulation, Rigid, or spray.
3. Any filling of voids with insulation and firecaulk
4. Any wood framing, blocking, or sheathing
5. Any shaftwall
6. Any work at Canlights
7. Caulking of dissimilar surfaces
8. Firecaulking outside of drywall scope- In charlotte inspectors are requestion for us to fire caulk prerock where it meets wood.
9. Any texture or Intumescent coatings
10. Any work at roof or parapet
11. Dumpsters
12. Thrash shutes
13. Any sound isolation clips or components other than mentioned above
14. Exterior sheathing
15. Bonding
16. Excludes Installation of any Access Panel for Mep's or attic access
17. Excludes Any pre rock outside other than items mentioned above.
18. Mechanical closets to be done with production hang.

### **PAINTING SCOPE OF WORK INCLUDES:**

#### **INTERIOR PAINTING:**

1. Interior prep, Caulk, tape & Mask, and putty.
2. Interior Prime: Latex wall primer on all walls and raw trim. (SW-Painters Edge)

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**Email: Juan@theherbangroupinc.com**

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3. interior Trim & Doors: sand in between coats and install Semigloss latex paint (SW- Promar 400)
4. Interior Finish: Latex Flat on walls and All ceilings. (SW- Painters edge)
- 4a. Interior Finish: Latex Eggshell on walls. (SW- Promar 400)
- 5 Interior Touch up : Includes 1 production touch up, A CFE Punch & a Owner punch Walk.
6. Will provide a 2 man team to walk with owner upon request.  
(limited to 1 walk with owner per unit)

### CORRIDOR PAINTING:

1. Interior prep, Caulk, tape & Mask, and putty.
2. Interior Prime: Latex wall primer on all walls and raw trim. (SW-Painters Edge)
3. interior Trim Doors: sand in between coats and install Semigloss latex paint (SW- Promar 400)
4. Interior Finish: Latex Flat on All ceilings. (SW- Painters edge)
- 4a. Interior Finish: Latex Eggshell on walls. (SW- Promar 400)
- 5 Interior Touch up: Includes 1 production touch up, A CFE Punch & a Owner punch Walk.
6. Will provide a 2 man team to walk with owner upon request.  
(limited to 1 walk with owner per unit)

### AMENITY PAINTING PER FINISH SCHEDULE WITH PROMAR 200

### EXTERIOR PAINTING:

1. Ext prep: Caulk, putty, & mask off.
2. Ext siding paint;Ext Paint on fiber cement siding (SW- A100)
- 2a. Includes painting accent colors per exterior elvation.
3. Ext Trim: Prime any raw trim and Ext paint on all Fiber cement trim (SW-A100 )
4. Ext Metals: Industrial Enamel Oilbase paint.
5. Arial equipment, laders or scaffolding to perform scope.
6. Includes Mock up for paintable surfaces

### **\*\*Exclusions:**

Excludes any painting at Parking deck & CMU at stairs.

**Ext Dissimilar surfaces: Sealant or Elastomeric Silicones**

Brick to hardie, Vinyl to hardie, Stone to hardie or any other dissimalr surface

**Painting Cost: \$1,195,300.00**

### **Additonal Alternates:**

1. Deduct for Using Flat paint on walls in Lieu of Matte/Egshell on unit walls.

**Paint Alt 1: -\$88,900.00**

2. Cualking windows at Vinyl to Fiber cement.

**Paint Alt 1: \$86,750.00**

2. Pressure washing, Balconies, Curb, Sidewalks, Parking deck areas.

**Paint Alt 1: \$75,600.00**

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**Email: Juan@theherbangroupinc.com**

# THE HERBAN GROUP, INC

## **CLEANING SCOPE OF WORK INCLUDES:**

**Rough Clean:** Clean Windows, Tracks, tubs, appliances, thresholds, broom clean floors, clean sinks, place thrash in dumpster containers provided by CFE.

**Final Clean:** Clean Cover plates, kitchen & Bathroom Cabinets, Countertops, drawers. Remove all tape, stickers, and clean appliances, Clean and polich mirrors, clean & wipe all bath accessories and fixtures, Remove dust from all light fixtures and ac registers. Clean and mop vinyl floors and vacuum carpet areas.

**Puff Clean:** After Punch is comnplete do a general wipedown for dust. Mop floors and Shine LVT and vacuum carpet.

**Cleaning Cost:           \$156,210.00**

**Respectfully Submitted By:**  
**Juan C. Banda/ President**



# ESTIMATE

**Maka Painters**

432 Delmont Dr  
Goose Creek, South Carolina 29445  
United States

843-990-4121  
makapainters.com

**BILL TO**

**Cfevans Construction**  
125 Regional Parkway  
Orangeburg, South Carolina 29118  
United States

jgillenwalter@cfevans.com

**Estimate Number:** 1578

**Customer Ref:** OCA Broad Creek  
Apartments Hilton  
Head Island SC

**Estimate Date:** August 7, 2026

**Valid Until:** September 6, 2026

**Grand Total (USD):** \$2,282,000.00

| Items                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Quantity | Price          | Amount         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|----------------|
| <b>Paint Work</b><br>254 Units + Amenities.<br><br>Interior Paint:<br>Surface prep, patching, sanding, masking, and application of primer and two coats of paint on walls, ceilings, trim, doors. Includes labor and all necessary tools and materials.<br><br>Product details: High Quality Paint ( Matte Finish walls, Flat Ceiling, Trim Semi Gloss )<br><br>Exterior Paint:<br>Surface prep, masking, priming, and full paint application on exterior surfaces including siding, trim, soffits, and fascia. Includes labor and materials. | 1        | \$1,989,000.00 | \$1,989,000.00 |
| <b>Cleaning Work</b><br>254 Units + Amenities.<br><br>Cleaning Work<br>Complete interior cleaning for all the units and amenities.<br><br>Includes 3 phases ( Puff clean, Rough clean, final clean )<br>Labor and material included.                                                                                                                                                                                                                                                                                                          | 1        | \$265,000.00   | \$265,000.00   |
| <b>Exterior work</b><br>254 Units + Amenities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1        | \$28,000.00    | \$28,000.00    |



# ESTIMATE

**Maka Painters**

432 Delmont Dr  
Goose Creek, South Carolina 29445  
United States

843-990-4121  
makapainters.com

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**Grand Total (USD):** **\$2,282,000.00**

---



**Division 09.250**

**Final Cleaning**



ESTIMATE

Joven Services LLC  
107 Sunbelt Ct Ste 5, SC

Jovenservices@gmail.com  
+1 (864) 735-5198  
jovenservices.net



C F EVANS CONSTRUCTION

Bill to  
DH Commons, LLC  
125 Regional Parkway, Suite 200  
Orangeburg, SC 29116

Ship to  
DH Commons, LLC  
125 Regional Parkway, Suite 200  
Orangeburg, SC 29116

Estimate details

Estimate no.: 2311  
Estimate date: 07/08/2026

| #     | Date | Product or service | Description                                                                                                                                                                                                                                                                                  | Qty | Rate         | Amount       |
|-------|------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------------|--------------|
| 1.    |      | Cleaning           | Cleaning of OCA Broad Creek Apartments located at 10 Verbena Lane Hilton Head Island, SC 29926, United States of America.<br><br>Rough, Final and puff cleaning of 254 units. Cleaning includes leasing center, maintenance rooms, and pool areas and additional amenities and retail areas. | 1   | \$160,000.00 | \$160,000.00 |
| 2.    |      | Cleaning           | Window cleaning of 254 units inside and outside along with windows of retail spaces, leasing center, maintenance rooms, pool area and additional amenities. Cleaning of windows include screen installation (if applicable).                                                                 | 1   | \$15,000.00  | \$15,000.00  |
| Total |      |                    |                                                                                                                                                                                                                                                                                              |     |              | \$175,000.00 |

Accepted date

Accepted by



## **Division 09.500**

# **Acoustical Ceilings**



## **Division 09.700**

### **Flooring**



**Elite Flooring**  
**340 Technology Drive**  
**Walterboro, South Carolina 29488**  
**Attn: Mark Richards**  
**Cell: 704-906-8809**

|                      |                                  |                       |                                                            |
|----------------------|----------------------------------|-----------------------|------------------------------------------------------------|
| <b>Submitted to:</b> | <b>CF Evans</b>                  | <b>Attention:</b>     | Carl Byars                                                 |
| <b>Address:</b>      | 125 Regional Parkway, Suite 200  | <b>Phone:</b>         | 803-513-2207                                               |
|                      | Orangeburg, South Carolina 29118 | <b>Email:</b>         | <a href="mailto:cbyars@cfevans.com">cbyars@cfevans.com</a> |
| <b>Job Name:</b>     | <b>OCA Broad Creek</b>           | <b>Date of Plans:</b> | 60% Construction Set - July 3, 2026                        |
| <b>Job Location:</b> | Hilton Head, South Carolina      | <b>Architect:</b>     | Housing Studio & SHAH Architectural                        |

ELITE FLOORING HEREBY PROPOSES TO FURNISH MATERIAL AND LABOR IN ACCORDANCE WITH THE ATTACHED UNDERSTANDING OF SCOPE. THIS PROPOSAL IS INTENDED SOLELY FOR THE USE OF **CF EVANS** AND IS NOT TO BE DISTRIBUTED WITHOUT PERMISSION OF ELITE. THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 60 DAYS.

**DATED:** **August 10, 2026**

| Item Name                                                                       | Quantity      | \$/Unit      | \$ Price           |
|---------------------------------------------------------------------------------|---------------|--------------|--------------------|
| <b>Unit Carpet:</b><br>N/A                                                      |               |              |                    |
| <b>Total Unit Carpet</b>                                                        |               |              | <b>\$0</b>         |
| <b>Unit Floor Tile @ Penthouse Units Only</b>                                   |               |              |                    |
| UT-5 Spartan Umore Classico White 1"x3" Mosaic Herringbone Floor Tile           | 109.79 SF     | \$ 15.18 SF  | \$1,666            |
| Crack Isolation Membrane @ Gypcrete Only                                        | 109.79 SF     | \$ 2.04 SF   | \$224              |
| Temporary Protection - 100% Coverage                                            | 109.79 SF     | \$ 0.35 SF   | \$38               |
| Schluter Reno U AEU100 Tile/LCP Transition                                      | 3.00 EA       | \$ 25.07 EA  | \$75               |
| <b>Total Unit Floor Tile</b>                                                    |               |              | <b>\$2,003</b>     |
| <b>Unit Backsplash Tile:</b>                                                    |               |              |                    |
| UT-3 Garden State Ozean GSWR8HM Bianco Glossy 2"x6" Backsplash Tile             | 7,611.65 SF   | \$ 16.74 SF  | \$127,444          |
| UT-6 Garden State Savoir Faire TSPSASF0845G Smoke Glossy 2"x18" Backsplash Tile | 55.00 SF      | \$ 20.07 SF  | \$1,104            |
| Schluter Jolly AE80 Trim                                                        | 126.00 PCS    | \$ 13.61 PCS | \$1,715            |
| <b>Total Unit Backsplash Tile</b>                                               |               |              | <b>\$130,262</b>   |
| <b>Unit Tub/Shower Wall Tile:</b>                                               |               |              |                    |
| UT-1 Garden State Caress GSWDC1024 Greige Field 3"x12" Wall Tile                | 11,459.70 SF  | \$ 12.60 SF  | \$144,349          |
| UT-2 Garden State Caress GSWDC1026 Hush Cream Field 3"x12" Wall Tile            | 39,475.80 SF  | \$ 12.60 SF  | \$497,246          |
| UT-4 Savannah Surfaces Textile ELETESA1224 Sand 12"x24" Wall Tile               | 1,026.90 SF   | \$ 18.51 SF  | \$19,010           |
| UT-7 Stone Source Portobello Artifact 900726E Fendi Glossy 2.5"x9" Wall Tile    | 102.90 SF     | \$ 14.14 SF  | \$1,455            |
| UT-5 Spartan Umore Classico White 1"x3" Mosaic Herringbone Shower Floor Tile    | 5,401.00 SF   | \$ 15.18 SF  | \$81,971           |
| Schluter Jolly AE80 Trim                                                        | 1,519.00 PCS  | \$ 13.61 PCS | \$20,671           |
| Waterproof Membrane- 100% Coverage @ Tubs Only                                  | 22,274.00 SF  | \$ 2.04 SF   | \$45,361           |
| Schluter Kerdi 38"x60" Shower Kit @ All Showers per A2.06                       | 281.00 EA     | \$ 991.23 EA | \$278,535          |
| Corner Soap Dish - Alternate See Below                                          |               |              |                    |
| <b>Total Unit Tub/Shower Wall Tile</b>                                          |               |              | <b>\$1,088,598</b> |
| <b>Unit LVP:</b>                                                                |               |              |                    |
| ULVT-1 Cobalt Katanga K320-811 Capetown 3mm 20mil Glue Down Vinyl Plank         | 324,775.65 SF | \$ 2.93 SF   | \$951,856          |
| ULVT-2 Cobalt Katanga K320-829 Kona 3mm 20mil Glue Down LVP - Herringbone       | 9,133.00 SF   | \$ 3.27 SF   | \$29,853           |
| Gypcrete Primer                                                                 | 260,619.33 SF | \$ 0.14 SF   | \$36,275           |
| Temporary Protection - 75% Coverage                                             | 243,581.74 SF | \$ 0.35 SF   | \$85,254           |
| Resilient Reducers @ HVAC Closets - N/A LVP Included                            |               |              |                    |
| Resilient Tub Strips                                                            | 455.00 EA     | \$ 7.16 EA   | \$3,259            |
| <b>Total Unit LVP</b>                                                           |               |              | <b>\$1,106,496</b> |
| <b>Alternates:</b>                                                              |               |              |                    |
| ADD: 9" Corner Soap Dish TBD @ Each Surround - 1 Per                            | 455.00 EA     | \$ 40.82 EA  | \$18,575           |

**Terms Of Proposal:**

Elite warrants that all work to be performed hereunder shall be performed as hereunder specified and shall be completed in a workmanlike manner consistent with generally accepted industry standards. The estimate proposed hereunder contemplates labor to be performed during normal working hours and materials as specified above. All work to be completed in a workmanlike manner according to standard practices. Any deviation from the above specifications which involve extra costs, including extra labor costs, shall be authorized only upon written consent of Elite and Customer. Customer understands and acknowledges that the performance of any work by Elite pursuant to the proposal submitted hereunder shall be subject to and conditioned upon the lack of any strikes, accidents, delays, Acts of God, or other conditions beyond Elite's control. Customer is responsible to secure all necessary fire, tornado, or other property and casualty insurance for the subject premises.

**ACCEPTANCE OF PROPOSAL:** The foregoing prices, specifications, conditions, and specifications are hereby accepted and approved, and authorization is hereby given for performance of the work as specified.

**Customer Name:** \_\_\_\_\_  
**Authorized Signature:** \_\_\_\_\_

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



**Elite Flooring**  
**340 Technology Drive**  
**Walterboro, South Carolina 29488**  
**Attn: Mark Richards**  
**Cell: 704-906-8809**

|                      |                                  |                       |                                                            |
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| <b>Job Name:</b>     | <b>OCA Broad Creek</b>           | <b>Date of Plans:</b> | 60% Construction Set - July 3, 2026                        |
| <b>Job Location:</b> | Hilton Head, South Carolina      | <b>Architect:</b>     | Housing Studio & SHAH Architectural                        |

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**DATED:** August 10, 2026

| Item Name                                                                        | Quantity     | \$/Unit         | \$ Price           |
|----------------------------------------------------------------------------------|--------------|-----------------|--------------------|
| <b>Corridors:</b>                                                                |              |                 |                    |
| CCPT-1 Bentley Mills CC202 4XCT80AA1K-801538 Slice & Dice 18"x36" Carpet Tile    | 2,477.75 SY  | \$ 60.86 SY     | \$150,801          |
| CCPT-2 Bentley Mills Fan Club 407984 Slice & Dice 18"x36" Border Carpet Tile     | 349.90 SY    | \$ 51.38 SY     | \$17,979           |
| CLVT-1 Cobalt Katanga KP5-829 Kona 5mm 20mil Glue Down Vinyl Plank @ Lobbies     | 10,951.53 SF | \$ 4.37 SF      | \$47,818           |
| CLVT-1 Cobalt Katanga KP5-829 Kona 5mm 20mil Glue Down Vinyl Plank @ Elevator Ca | 262.12 SF    | \$ 6.51 SF      | \$1,706            |
| Allowance - 12"x12" VCT @ BOH Closets                                            | 3,735.00 SF  | \$ 3.57 SF      | \$13,334           |
| Allowance - 4" Vinyl Base @ BOH Closets                                          | 1,680.00 LF  | \$ 2.28 LF      | \$3,835            |
| Johnsonite Resilient Transitions                                                 | 4.00 EA      | \$ 18.93 EA     | \$76               |
| Gypcrete Primer                                                                  | 18,918.36 SF | \$ 0.22 SF      | \$4,135            |
| Temporary Protection - 100% Coverage w/ Ram Board                                | 36,662.50 SF | \$ 0.45 SF      | \$16,341           |
| <b>Total Corridors</b>                                                           |              |                 | <b>\$256,024</b>   |
| <b>Amenity Area:</b>                                                             |              |                 |                    |
| WD-1 Veranda Asheville RAGR690 Cashiers 9.4" Wide Engineered Wood Floor          | 5,695.05 SF  | \$ 15.90 SF     | \$90,538           |
| T-1 Savannah Surfaces Old World Tabby Sand 24"x24" Porcelain Floor Tile          | 1,502.35 SF  | \$ 21.30 SF     | \$32,002           |
| T-2 Dal Tile Keystones Custom Pattern 1" Square Mosaic Floor Tile                | 475.11 SF    | \$ 21.15 SF     | \$10,049           |
| LWV-1 Infinity Linen Luxury #3 Canvas 8'6" Wide Roll Good                        | 698.21 SF    | \$ 14.50 SF     | \$10,125           |
| CPT-1 FLOR Full Kilt 21-1333 Smoke 20"x20" Carpet Tile                           | 188.87 SY    | \$ 86.37 SY     | \$16,313           |
| RST-1 Ecore Performance Ultra Color TBD 24"x24" Rubber Tile                      | 1,614.49 SF  | \$ 27.54 SF     | \$44,467           |
| LVT-1 Cobalt Katanga K320-811 Capetown Glue Down Vinyl Plank                     | 443.08 SF    | \$ 3.76 SF      | \$1,666            |
| Allowance - 12"x12" VCT @ BOH Closets                                            | 416.21 SF    | \$ 3.57 SF      | \$1,486            |
| Allowance - 4" Vinyl Base @ BOH Closets                                          | 442.27 LF    | \$ 2.28 LF      | \$1,010            |
| Sauna Room - EXCLUDED                                                            |              |                 |                    |
| Wood Reducer WD-1/Adjacent Flooring Transitions                                  | 17.00 EA     | \$ 68.14 EA     | \$1,158            |
| Schluter Schiene Color TBD T-1/Adjacent Flooring Transitions                     | 14.00 EA     | \$ 22.71 EA     | \$318              |
| Johnsonite Resilient Reducer Color TBD CPT-1/LVT-1/RST-1 Transitions             | 1.00 EA      | \$ 18.93 EA     | \$19               |
| Gypcrete Primer                                                                  | 2,272.22 SF  | \$ 0.15 SF      | \$334              |
| Crack Isolation Membrane                                                         | 1,208.24 SF  | \$ 2.38 SF      | \$2,876            |
| Temporary Protection -100% Coverage w/ Ram Board                                 | 12,438.16 SF | \$ 0.45 SF      | \$5,544            |
| <b>Total Office Area</b>                                                         |              |                 | <b>\$217,905</b>   |
| <b>Stock Materials:</b>                                                          |              |                 |                    |
| 2% Stock Unit Ceramic Tile                                                       | 1,304.85 SF  | \$ 8.74 SF      | \$11,402           |
| 2% Stock Amenity Ceramic Tile                                                    | 39.55 SF     | \$ 14.16 SF     | \$560              |
| 5% Stock Amenity Carpet Tile                                                     | 150.83 SY    | \$ 55.86 SY     | \$8,425            |
| <b>Total Stock Materials</b>                                                     |              |                 | <b>\$20,387</b>    |
| <b>Miscellaneous:</b>                                                            |              |                 |                    |
| Full Time On-Site Superintendent - EXCLUDED                                      |              |                 |                    |
| Site Logistics & Mobilizations                                                   | 1.00 EA      | \$ 53,571.43 EA | \$53,571           |
| Payment & Performance Bond - EXCLUDED                                            |              |                 |                    |
| <b>Total Miscellaneous</b>                                                       |              |                 | <b>\$53,571</b>    |
| <b>TOTAL PRICING</b>                                                             |              |                 | <b>\$2,875,247</b> |
| <b>Alternates:</b>                                                               |              |                 |                    |
| ADD: 9" Corner Soap Dish TBD @ Each Surround - 1 Per                             | 455.00 EA    | \$ 40.82 EA     | \$18,575           |

**Terms Of Proposal:**

Elite warrants that all work to be performed hereunder shall be performed as hereunder specified and shall be completed in a workmanlike manner consistent with generally accepted industry standards. The estimate proposed hereunder contemplates labor to be performed during normal working hours and materials as specified above. All work to be completed in a workmanlike manner according to standard practices. Any deviation from the above specifications which involve extra costs, including extra labor costs, shall be authorized only upon written consent of Elite and Customer. Customer understands and acknowledges that the performance of any work by Elite pursuant to the proposal submitted hereunder shall be subject to and conditioned upon the lack of any strikes, accidents, delays, Acts of God, or other conditions beyond Elite's control. Customer is responsible to secure all necessary fire, tornado, or other property and casualty insurance for the subject premises.

**ACCEPTANCE OF PROPOSAL:** The foregoing prices, specifications, conditions, and specifications are hereby accepted and approved, and authorization is hereby given for performance of the work as specified.

**Customer Name:** \_\_\_\_\_

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

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



3 Corporate Parkway  
Goose Creek, SC 29445  
843 764 4675  
FSLTEAM.COM

8/14/2026

To: Carl Byars  
CF Evans

From: Bayr Blackmon (bayr@FSLteam.com)

## Flooring Proposal OCA Broad Creek Apartments

### To Provide and Install:

#### UNITS

|                                                                                       |          |                       |
|---------------------------------------------------------------------------------------|----------|-----------------------|
| ➤ Kings Tide Avian 2MM 12mil Vinyl Plank                                              | =        | \$577,293.00          |
| ○ To use Katanga 2MM 12mil <b>ADD</b> \$31,000.00                                     |          |                       |
| ○ To use Kings Tide 4MM 12mil Acoustic Vinyl Plank <b>ADD</b> \$417,926.00            |          |                       |
| ➤ Penthouse: Kings Tide 2MM 12mil Vinyl Plank in Herringbone Pattern                  | =        | \$18,135.00           |
| ○ To use Katanga 2MM 12mil <b>ADD</b> \$500.00                                        |          |                       |
| ○ To use Kings Tide 4MM 12mil Acoustic Vinyl Plank <b>ADD</b> \$9,100.00              |          |                       |
| ➤ Penthouse Large Bath Floor: Kings Tide 2MM 12mil Vinyl Plank                        | =        | \$2,200.00            |
| ○ To use UT-5 Herringbone Tile Mosaic <b>ADD</b> \$12,300.00                          |          |                       |
| ○ To use Kings Tide 4MM 12mil Acoustic Vinyl Plank <b>ADD</b> \$1,000.00              |          |                       |
| ➤ Tub Strips                                                                          | =        | \$5,600.00            |
| ➤ Tub/Shower Surround: GST Caress 3x12 Tile Full Height with Waterproofing!!!         | =        | \$721,737.00          |
| ○ To use Kings Tide Moultrie 3x10 <b>DEDUCT</b> \$75,000.00                           |          |                       |
| ▪ Product looks very similar but also better than specified                           |          |                       |
| ○ SOAP DISH, CORNER SHELF, AND NICHE NOT INCLUDED                                     |          |                       |
| ➤ Penthouse Tub/Shower Surround Tile @ Full Height with Waterproofing!!!              | =        | \$34,823.00           |
| ○ Change UT-4 to similar tile from Kings Tide <b>DEDUCT</b> \$7,680.00                |          |                       |
| ➤ Wet Room Shower Floor Tile, includes integral shower drain and waterproofing!!!     | =        | \$113,048.00          |
| ○ Solid surface shower curb cap not included                                          |          |                       |
| ➤ Kitchen Backsplash Tile                                                             | =        | \$98,777.00           |
| ○ <u>To use change UT-3 to similar tile from Kings Tide <b>DEDUCT</b> \$12,000.00</u> |          |                       |
| <b>TOTAL UNITS</b>                                                                    | <b>=</b> | <b>\$1,571,613.00</b> |

#### BLDG CORRIDORS

|                                                                |          |                     |
|----------------------------------------------------------------|----------|---------------------|
| ➤ Bentley Corridor Carpet                                      | =        | \$162,380.00        |
| ○ To use \$35/yd Installed Allowance <b>DEDUCT</b> \$43,380.00 |          |                     |
| ➤ <u>Kings Tide or Katanga 5MM 20MIL Vinyl Plank</u>           | =        | <u>\$42,248.00</u>  |
| <b>TOTAL CORRIDOR</b>                                          | <b>=</b> | <b>\$204,628.00</b> |

**TOTAL UNITS & CORRIDORS = \$1,776,241.00**

#### Bid Excludes:

- Excessive Floor Prep
- Flooring Under Cabinets (Excepts at HC Units)
- Floor Protection
- Acoustic Underlayment
- Backer Board
- Corner Shelves
- Solid Surface Shower Curbs
- CLUBHOUSE & FITNESS AMENITY



## **Division 09.900**

### **Painting**



## **Division #10**





**Division 10.000**

**Specialties**



# Carolina Chutes and Equipment

(A KHA Holdings, LLC Company)

August 14, 2026

**Project:** Broad Creek Apartments – Hilton Head Island, SC

## BICYCLE RACK SYSTEMS

**Manufacturer:** Dero

**Type:** (19) Space Saver Squared, Powder Coated, Floor Mount – Parking (19) Bicycles – *Bike Barn*  
(22) Duplex 2-Tier 2-Bike System, Powder Coated, Floor Mount – Parking (44) Bicycles – *Bike Barn*  
(2) Hoop Racks, Powder Coated, Surface Mount – Parking (4) Bicycles – *Bike Barn*  
(1) FixIt Plus Station, Powder Coated, Floor Mount – *Bike Barn*  
(1) Air Kit Prime, Powder Coated, FixIt Station Mount – *Bike Barn*

**PRICE (Material, hardware, freight, taxes and installation):** \$ 53,600

### Options Not in the Base Price:

|                                           |        |
|-------------------------------------------|--------|
| ADA Rails for Space Savers                | \$ 500 |
| ADA Base for Fixit Station                | \$ 150 |
| Lean Bars for Hoop Racks (Cane Detection) | \$ 200 |

Quote price is based on order within 30 days of proposal date and delivery within 3 months. If ordered within 30 days but delivered between the dates below the charges would be applied due to manufacturer steel escalation fees:

|                                                     |          |
|-----------------------------------------------------|----------|
| Q4 2026 – Q3 2027 delivery                          | \$ 1,700 |
| If delivered after Q3 2027 package must be repriced |          |

**Note:** Duplex require 102" of vertical clearance and Space Saver's require 87" of vertical clearance. (2) Space Savers are removed due to spacing. If left in they would extend in to the bike barn doorway.

Please review this proposal and let me know if you have any questions. **100% material deposit due upon approval of shop drawings.**

\*\*\*\*\*

This proposal is made for acceptance within 30 days after above date, and shall not be binding on Carolina Chutes and Equipment until acknowledged in writing.



# Carolina Chutes and Equipment

(A KHA Holdings, LLC Company)

August 14, 2026

**Project:** Broad Creek Apartments – Hilton Head Island, SC

**RE: Postal Specialties**

**Manufacturer:** Postal Product's Inc.

**Type:** (29) N1032245 – 9 Door 4C Standard with (2) Parcel Lockers

*This offering provides 261 Mailbox doors to cover the understood unit count of 254 units and provides 58 Parcel Lockers. This meets the USPS 5:1 requirement and parcel locker sizing. This box is fully ADA compliant.*

**PRICE (Material, installation, labeling, standard color selection, equipment, freight, taxes):** \$ 51,900

**Options NOT in the Base Price:**

|                                                               |          |
|---------------------------------------------------------------|----------|
| (131) Key blanks (50 blanks for each 100 locks):              | \$ 475   |
| (1) N1005633 Key Cabinet, 480 Key Hooks and Numbered Key Tags | \$ 900   |
| For delivery and install 6-11 months after proposal date add: | \$ 2,100 |
| For pricing after 12+ months manufacturer has to update.      |          |

**Exclusion:** Package concierge.

**Note:** 3 keys for each tenant door are included. Each postal box includes (1) outgoing mail slot.

Please review this proposal and let me know if you have any questions. **100% material deposit due upon approval of shop drawings.**

\*\*\*\*\*

This proposal is made for acceptance within 30 days after above date, and shall not be binding on Carolina Chutes and Equipment until acknowledged in writing. Please allow 10-12 weeks for fabrication.

Contractor **CF Evans**  
Project **OCA Broad Creek Apartments**  
Units **254**  
Date **Jul 23, 2026**  
Plans Dated



3232 Meadow Rue Ln, Statesville, NC 28625

|                                  |                                          |                             |                                                                        |
|----------------------------------|------------------------------------------|-----------------------------|------------------------------------------------------------------------|
| <b>UNIT ENTRY DOORS</b>          |                                          |                             |                                                                        |
| <b>2 Panel Door</b>              | <b>Parts Supplied for Entry Doors</b>    |                             | Material                                                               |
| 1-3/4" Solid Core                | Spring Hinges                            |                             | \$242,500.00                                                           |
| 5-1/4" Jambs                     |                                          |                             | Labor                                                                  |
| 20 min Fire Rated                |                                          |                             | \$52,500.00                                                            |
| Handicap Sill                    |                                          |                             |                                                                        |
| <b>UNIT PATIO DOORS</b>          |                                          |                             |                                                                        |
| <b>Full View Glass Door</b>      | <b>Parts Supplied for Patio Doors</b>    |                             | Material                                                               |
| 1-3/4" Solid Core                | Outswing Hinges                          |                             | \$938,500.00                                                           |
| 5-1/4" Jambs                     |                                          |                             | Labor                                                                  |
| Low E Glass                      |                                          |                             | \$125,000.00                                                           |
| Handicap Sill                    |                                          |                             |                                                                        |
| <b>UNIT INTERIOR DOORS</b>       |                                          |                             |                                                                        |
| <b>2 Panel Square Top</b>        | <b>Parts Supplied for Interior Doors</b> |                             | Material                                                               |
| 1-3/8" Hollow Core               | Hinges                                   |                             | \$929,500.00                                                           |
| 4-9/16" Split Jamb               | Bypass Closet Door Hardware              |                             |                                                                        |
| Satin Nickel Hinges              | Bihinge Closet Door Ball Catches         |                             |                                                                        |
| <b>UNIT TRIM</b>                 |                                          |                             |                                                                        |
| <b>FJ Primed Pine</b>            | <i>Windows are Drywall Return</i>        |                             | Material                                                               |
| 1x6 Baseboard                    | 1x6 Window Stool                         | Shoe Mold at Hard Surface   | \$346,500.00                                                           |
| 1x4 Casing                       | 1x4 Window Apron                         | 1x4 Island Apron            |                                                                        |
| Unit Interior Door & Trim Labor  |                                          |                             | \$298,500.00                                                           |
| <b>UNIT DOOR HARDWARE</b>        |                                          |                             |                                                                        |
| <b>Schlage</b>                   | <b>Front Door</b>                        | <b>Bedroom/Bathroom</b>     | Material                                                               |
| Latitude Levers                  | UL Passage F10 Latitude 716 GSN          | Privacy                     | \$174,000.00                                                           |
| Aged Bronze Grade 3              | UL Knocker Viewer 180 degree             | HC - push button            | Labor                                                                  |
| <b>Kwikset</b>                   | HC - Second Lower UL Viewer              |                             | \$40,000.00                                                            |
| 660 514 Smart Deadbolts          | BE467 Electronic Lock by Schlage         | <b>Closets/Double Doors</b> | <b>BE467 Electronic Lock by Schlage</b> Material                       |
| Matte Black Grade 3              | w/ Key Fob                               | Passage/Dummy               | w/ Key Fob \$105,000.00                                                |
| <b>Delaney Hardware</b>          | <b>Patio Door</b>                        | <b>HVAC Closet</b>          |                                                                        |
| Hinge/Door Stops                 | Passage & Deadbolt                       | Deadbolt                    |                                                                        |
| Knocker/Viewer                   |                                          |                             |                                                                        |
| <b>UNIT BATHROOM ACCESSORIES</b> |                                          |                             |                                                                        |
| <b>Moen (Avri)</b>               | <b>Bath Assessories Per Unit</b>         | <b>HC Grab Bars</b>         | <b>Provided by Others</b> Material                                     |
| Polished Chrome                  | 1- 24" Towel Bar                         | As required by ADA          | Grab Bar Blocking \$82,500.00                                          |
|                                  | 1- TP Holder                             | <b>Toilet Walls</b>         | Labor                                                                  |
| <b>Delaney Hardware</b>          | 1- Towel Ring                            | 1 - 18",36",42"             | Towel Bars in Shower Stalls, \$42,500.00                               |
| Grab Bars                        | 1- Robe Hook                             | <b>Bathtub Shower Walls</b> | at wet walls & over bathtubs                                           |
| 1-1/2" Diameter                  | 1- Curved Shower Rod                     | 1 - 12",18",24"             |                                                                        |
| SS Satin Finish                  |                                          | 2 - 12",18",42"             | <i>If ADA anchors must be used, there will a \$50/accessory charge</i> |
| <b>WIRE SHELVING</b>             |                                          |                             |                                                                        |
| <b>ClosetMaid</b>                | <b>Bedroom Closet</b>                    | <b>Coat Closet</b>          | <i>Does not include Wood or MDF Shelves</i> Material & Labor           |
| 12" Shelf & Rod                  | As designed by plans                     | Single Row                  | \$123,500.00                                                           |
| 12" & 16" Closemesh              | <b>Linen &amp; Pantry Closet</b>         | <b>Laundry Closet</b>       |                                                                        |
|                                  | 4 Shelves                                | 1 Shelf Closemesh           |                                                                        |
| <b>MUD BENCHES</b>               |                                          |                             |                                                                        |
|                                  |                                          |                             | Material & Labor                                                       |
|                                  |                                          |                             | \$82,500.00                                                            |
| <b>BUILT IN BOOKSHELVES</b>      |                                          |                             |                                                                        |
|                                  |                                          |                             | Material & Labor                                                       |
|                                  |                                          |                             | \$58,500.00                                                            |
| <b>UNIT TOTAL</b>                |                                          |                             | <b>\$3,641,500.00</b>                                                  |

Contractor **CF Evans**  
 Project **OCA Broad Creek Apartments**  
 Units **254**  
 Date **Jul 23, 2026**  
 Plans Dated



3232 Meadow Rue Ln, Statesville, NC 28625

|                                      |                                          |                           |                     |
|--------------------------------------|------------------------------------------|---------------------------|---------------------|
| <b>CORRIDOR TRIM</b>                 |                                          |                           |                     |
| <b>FJ Primed Pine</b>                |                                          |                           |                     |
| 1x6 Corridor Base                    |                                          | Material                  | \$135,800.00        |
| 1x4 Corridor Casing                  |                                          | Labor                     | \$72,500.00         |
| <b>COMMON AREA DOORS</b>             |                                          |                           |                     |
| <b>Frames and Slabs as Specified</b> |                                          |                           |                     |
| Schedule Attached                    |                                          | Material                  | \$209,000.00        |
|                                      |                                          | Labor                     | \$54,500.00         |
| <b>COMMON AREA HARDWARE</b>          |                                          |                           |                     |
| <b>Delaney Hardware</b>              | Includes Clubhouse Hardware and Bath     | <b>Provided by Others</b> | Material            |
| Panic Devices                        | <i>Any changes from stock locks and</i>  | Storefront door hdw       | \$112,500.00        |
| Push & Pull Plates                   | <i>hardware will require an approved</i> | Electrified hdw           | Labor               |
| Kickplates                           | <i>change order.</i>                     | Card Readers              | \$35,000.00         |
| Door Closures                        |                                          | Access Coordinators       |                     |
| Levers & Deadbolts                   | <b>DOOR SCHEDULE ATTACHED</b>            |                           |                     |
| Door Stops                           | <b>HARDWARE SCHEDULE ATTACHED</b>        |                           |                     |
| <b>MAILBOXES</b>                     |                                          |                           |                     |
| <b>Postal Products</b>               |                                          |                           |                     |
| 4c Mailboxes                         | Architect's Plans Must Be                | M&L                       |                     |
| Standard Color Choices               | Updated for Proper Pricing               |                           | \$58,500.00         |
| Adhesive Engraved Number Plates      |                                          |                           |                     |
| <b>FIRE EXTINGUISHERS</b>            |                                          |                           |                     |
| <b>Larsen's Fire Cabinets</b>        |                                          |                           |                     |
| Fire Rated - Semi Recessed           |                                          | M&L                       | \$38,500.00         |
| White Baked Enamel Steel             |                                          |                           |                     |
| <b>COMMON AREA TOTAL</b>             |                                          |                           | <b>\$716,300.00</b> |

\*\*\*Material prices good for 30 Days after receipt

Bid includes:

- 1 Interior package per specs
- 2 Supervised labor for completion of interior trim
- 3 Price includes labor and equipment for shaking out all material.
- 4 Daily clean-up and broom out of all work areas
- 5 **Taxes are included**

Bid excludes:

- |                                        |                                       |
|----------------------------------------|---------------------------------------|
| 1 No crown in units                    | 4 Stairs are by others (metal vendor) |
| 2 No Chair Rail in units               | 5 Patio Sliders are by OTHERS         |
| 3 Does not include stairs or handrails | 6 Store Front doors by OTHERS         |

Plan Information:

Architectural plans dated  
 Structural plans dated  
 Addendums noted

Bid prepared by:

Cory Cline  
 cory.jlconstructiongroup@gmail.com

704-506-6499

# Door / Frame Schedule

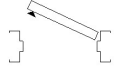
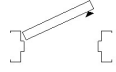
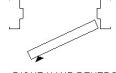
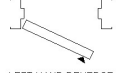
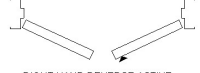
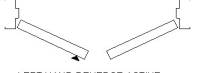
for

## OCA Broad Creek Apt Hilton Head, SC

|              |                                                                                                                               |             |          |
|--------------|-------------------------------------------------------------------------------------------------------------------------------|-------------|----------|
| Architect:   | Housing Studio<br>333 West Trade Street<br>Suite 300<br>Charlotte, NC 28202<br>USA<br>Phone: (704)333-7862 Fax: (704)343-9380 | Job Number: | 2026-242 |
| Contractor:  | J & L Construction Group, LLC<br>218 Jefferson Farm Road<br>Statesville, NC 28625<br>USA<br>Phone: (704)506-6499              | Date:       | 8/6/2026 |
| Supplier:    | Premier Steel Doors and Frames<br>PO Box 7269<br>Monroe, LA 71211<br>Phone: (800)962-6517 Fax: (313)323-5068                  |             |          |
| Salesperson: | Amy Densmore<br>Email: <a href="mailto:adensmore@trustpremier.com">adensmore@trustpremier.com</a>                             |             |          |

# Door / Frame Schedule

## OCA Broad Creek Apt

| DOOR HANDING CHART                                                                |                                                                                   |                                                                                    |                                                                                     |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| SINGLE DOORS                                                                      |                                                                                   | PAIRS OF DOORS                                                                     |                                                                                     |
|  |  |  |  |
| RIGHT HAND                                                                        | LEFT HAND                                                                         | RIGHT HAND ACTIVE                                                                  | LEFT HAND ACTIVE                                                                    |
|  |  |  |  |
| RIGHT HAND REVERSE                                                                | LEFT HAND REVERSE                                                                 | RIGHT HAND REVERSE ACTIVE                                                          | LEFT HAND REVERSE ACTIVE                                                            |

**Doors By:**  
Premier Products, Inc

**Frames By:**  
HMF Express, LLC  
Premier Products, Inc

**Prehangs By:**

# Door / Frame Schedule

OCA Broad Creek Apt

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8/6/2026

Job Number: 2026-242

| LOCATION & GENERAL OPENING INFO |                     |      |           |                    |      | FRAME DATA        |            |    |                         |    |               |      |      | DOOR DATA     |                |       |                   |    |                    |      |      |          |           |
|---------------------------------|---------------------|------|-----------|--------------------|------|-------------------|------------|----|-------------------------|----|---------------|------|------|---------------|----------------|-------|-------------------|----|--------------------|------|------|----------|-----------|
| Door#                           | Location            | Qty  | Label     | Opening Size/Type  | Hand | Series / Type     | Jamb Depth | Ga | Material / Finish       | Hd | Anch / W Type | Prof | Elev | Series / Type | Width / Height | Thk   | Material / Finish | Ga | Core / Door Design | Elev | Ucut | Hdwe Set | Door Edge |
| 606                             | to Equipment Attic  | 1    |           | 2-8 X 8-0 Interior | LH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 2-8 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05.1   | I         |
| 702                             | to Toilet           | 1    |           | 2-8 X 8-0 Interior | RH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 2-8 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW15     | I         |
| 705                             | to Toilet           | 1    |           | 2-8 X 8-0 Interior | RH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 2-8 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW15     | I         |
| 1100E                           | P from Main Elec    | 1    |           | 3-0 X 8-0 Exterior | LHR  | F-16-4 Face Weld  | 5 3/4      | 16 | A40 Primed              | 2" | WMA           | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW24     | B         |
| 1104E                           | from Main Elec      | 1    |           | 3-0 X 8-0 Interior | LHR  | F-16-4 Face Weld  | 5 3/4      | 16 | A40 Primed              | 4" | WMA           | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06.1   | I         |
| 1104T                           | P from Main Trash   | 1 Pr |           | 6-0 X 8-0 Exterior | RHRA | F-16-4 Face Weld  | 5 3/4      | 16 | A40 Primed              | 4" | WMA           | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW21     | B         |
|                                 |                     | 1 Pr |           |                    | LHR  |                   |            |    |                         |    |               |      |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW21     | B         |
| 1200                            | from Corridor       | 1 DE | UL-90 Min | 6-0 X 7-0 Interior | LHRA | 16 GCRS Face Weld | 8 3/4      | 16 | Hollow Metal Galvanized | 2" | UWSA          | MDE  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW22     | I         |
|                                 |                     | 1 DE | UL-90 Min |                    | LHR  |                   |            |    |                         |    |               |      |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW22     | I         |
| 1200M                           | to Mech             | 1    | UL-20 Min | 3-0 X 7-0 Interior | RH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05     | I         |
| 1208E                           | from Elec           | 1    | UL-20 Min | 3-0 X 7-0 Interior | RHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06     | I         |
| 1218S                           | to Resident Storage | 1    | UL-20 Min | 3-0 X 7-0 Interior | RH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05     | I         |
| 1224T                           | to Trash            | 1    | UL-20 Min | 3-0 X 7-0 Interior | LH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW13     | I         |
| 1225E                           | from Elec           | 1    | UL-20 Min | 3-0 X 7-0 Interior | RHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06     | I         |
| 1225M                           | from Mech           | 1    | UL-20 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05     | I         |
| 1300                            | from Corridor       | 1 DE | UL-90 Min | 6-0 X 7-0 Interior | LHRA | 16 GCRS Face Weld | 8 3/4      | 16 | Hollow Metal Galvanized | 2" | UWSA          | MDE  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW22     | I         |
|                                 |                     | 1 DE | UL-90 Min |                    | LHR  |                   |            |    |                         |    |               |      |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW22     | I         |
| 1300M                           | to Mech             | 1    | UL-20 Min | 3-0 X 7-0 Interior | RH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05     | I         |
| 1308E                           | from Elec           | 1    | UL-20 Min | 3-0 X 7-0 Interior | RHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06     | I         |
| 1324T                           | to Trash            | 1    | UL-20 Min | 3-0 X 7-0 Interior | LH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW13     | I         |
| 1325E                           | from Elec           | 1    | UL-20 Min | 3-0 X 7-0 Interior | RHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06     | I         |
| 1325M                           | from Mech           | 1    | UL-20 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05     | I         |
| 1400                            | from Corridor       | 1 DE | UL-90 Min | 6-0 X 7-0 Interior | LHRA | 16 GCRS Face Weld | 8 3/4      | 16 | Hollow Metal Galvanized | 2" | UWSA          | MDE  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW22     | I         |
|                                 |                     | 1 DE | UL-90 Min |                    | LHR  |                   |            |    |                         |    |               |      |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW22     | I         |
| 1400M                           | to Mech             | 1    | UL-20 Min | 3-0 X 7-0 Interior | RH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05     | I         |
| 1408E                           | from Elec           | 1    | UL-20 Min | 3-0 X 7-0 Interior | RHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06     | I         |
| 1424T                           | to Trash            | 1    | UL-20 Min | 3-0 X 7-0 Interior | LH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW13     | I         |



# Door / Frame Schedule

OCA Broad Creek Apt

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8/6/2026

Job Number: 2026-242

| LOCATION & GENERAL OPENING INFO |                       |      |           |                    |      | FRAME DATA        |            |    |                         |    |               |      |      | DOOR DATA     |                |       |                   |    |                    |      |      |          |           |
|---------------------------------|-----------------------|------|-----------|--------------------|------|-------------------|------------|----|-------------------------|----|---------------|------|------|---------------|----------------|-------|-------------------|----|--------------------|------|------|----------|-----------|
| Door#                           | Location              | Qty  | Label     | Opening Size/Type  | Hand | Series / Type     | Jamb Depth | Ga | Material / Finish       | Hd | Anch / W Type | Prof | Elev | Series / Type | Width / Height | Thk   | Material / Finish | Ga | Core / Door Design | Elev | Ucut | Hdwe Set | Door Edge |
| 1425E                           | from Elec             | 1    | UL-20 Min | 3-0 X 7-0 Interior | RHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06     | I         |
| 1425M                           | from Mech             | 1    | UL-20 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05     | I         |
| 1500                            | from Corridor         | 1 DE | UL-90 Min | 6-0 X 7-0 Interior | LHRA | 16 GCRS Face Weld | 8 3/4      | 16 | Hollow Metal Galvanized | 2" | UWSA          | MDE  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW22     | I         |
|                                 |                       | 1 DE | UL-90 Min |                    | LHR  |                   |            |    |                         |    |               |      |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW22     | I         |
| 1500M                           | to Mech               | 1    | UL-20 Min | 3-0 X 7-0 Interior | RH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05     | I         |
| 1508E                           | from Elec             | 1    | UL-20 Min | 3-0 X 7-0 Interior | RHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06     | I         |
| 1524T                           | to Trash              | 1    | UL-20 Min | 3-0 X 7-0 Interior | LH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW13     | I         |
| 1525E                           | from Elec             | 1    | UL-20 Min | 3-0 X 7-0 Interior | RHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06     | I         |
| 1525M                           | from Mech             | 1    | UL-20 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05     | I         |
| 1600                            | from Corridor         | 1 DE | UL-90 Min | 6-0 X 7-0 Interior | LHRA | 16 GCRS Face Weld | 8 3/4      | 16 | Hollow Metal Galvanized | 2" | UWSA          | MDE  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW22     | I         |
|                                 |                       | 1 DE | UL-90 Min |                    | LHR  |                   |            |    |                         |    |               |      |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW22     | I         |
| 1600M                           | to Mech               | 1    | UL-20 Min | 3-0 X 8-0 Interior | RH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05.1   | I         |
| 1608E                           | from Elec             | 1    | UL-20 Min | 3-0 X 8-0 Interior | RHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06.1   | I         |
| 1624T                           | to Trash              | 1    | UL-20 Min | 3-0 X 8-0 Interior | LH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW13.1   | I         |
| 1625E                           | from Elec             | 1    | UL-20 Min | 3-0 X 8-0 Interior | RHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06.1   | I         |
| 1625M                           | from Mech             | 1    | UL-20 Min | 3-0 X 8-0 Interior | LHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05.1   | I         |
| 2100S                           | P to Resident Storage | 1    |           | 3-0 X 8-0 Exterior | RH   | F-16-4 Face Weld  | 5 3/4      | 16 | A40 Primed              | 2" | WMA           | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW23     | B         |
| 2101R                           | P from Riser Room     | 1    |           | 3-0 X 8-0 Exterior | LHR  | F-16-4 Face Weld  | 5 3/4      | 16 | A40 Primed              | 2" | WMA           | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW23     | B         |
| 2102EA                          | P from Main Elec      | 1    |           | 3-0 X 8-0 Exterior | RHR  | F-16-4 Face Weld  | 5 3/4      | 16 | A40 Primed              | 2" | WMA           | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW24     | B         |
| 2102EB                          | P from Main Elec      | 1    |           | 3-0 X 8-0 Exterior | LHR  | F-16-4 Face Weld  | 5 3/4      | 16 | A40 Primed              | 2" | WMA           | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW24     | B         |
| 2103S                           | P to Storage          | 1    |           | 3-0 X 8-0 Exterior | LH   | F-16-4 Face Weld  | 5 3/4      | 16 | A40 Primed              | 2" | WMA           | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW23     | B         |
| 2105T                           | P from Main Trash     | 1 Pr |           | 6-0 X 8-0 Exterior | RHRA | F-16-4 Face Weld  | 5 3/4      | 16 | A40 Primed              | 2" | EWA           | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW21     | B         |
|                                 |                       | 1 Pr |           |                    | LHR  |                   |            |    |                         |    |               |      |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW21     | B         |
| 2106S                           | P to Resident Storage | 1    |           | 3-0 X 8-0 Exterior | LH   | F-16-4 Face Weld  | 5 3/4      | 16 | A40 Primed              | 2" | EWA           | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW23     | B         |
| 2207M                           | to Mech               | 1    | UL-20 Min | 3-0 X 8-0 Interior | RH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05.1   | I         |
| 2209EA                          | from Elec             | 1    | UL-20 Min | 3-0 X 8-0 Interior | RHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06.1   | I         |
| 2209EB                          | from Elec             | 1    | UL-20 Min | 3-0 X 8-0 Interior | LHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06.1   | I         |

# Door / Frame Schedule

OCA Broad Creek Apt

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Job Number: 2026-242

| LOCATION & GENERAL OPENING INFO |                   |      |           |                    |      | FRAME DATA        |            |    |                         |    |               |      |      | DOOR DATA     |                |       |                   |    |                    |      |      |          |           |
|---------------------------------|-------------------|------|-----------|--------------------|------|-------------------|------------|----|-------------------------|----|---------------|------|------|---------------|----------------|-------|-------------------|----|--------------------|------|------|----------|-----------|
| Door#                           | Location          | Qty  | Label     | Opening Size/Type  | Hand | Series / Type     | Jamb Depth | Ga | Material / Finish       | Hd | Anch / W Type | Prof | Elev | Series / Type | Width / Height | Thk   | Material / Finish | Ga | Core / Door Design | Elev | Ucut | Hdwe Set | Door Edge |
| 2215U                           | to Utility        | 1    | UL-20 Min | 3-0 X 8-0 Interior | LH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05.1   | I         |
| 2216T                           | to Trash          | 1    | UL-20 Min | 3-0 X 8-0 Interior | RH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW13.1   | I         |
| 2307M                           | to Mech           | 1    | UL-20 Min | 3-0 X 8-0 Interior | RH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05.1   | I         |
| 2309EA                          | from Elec         | 1    | UL-20 Min | 3-0 X 8-0 Interior | RHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06.1   | I         |
| 2309EB                          | from Elec         | 1    | UL-20 Min | 3-0 X 8-0 Interior | LHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06.1   | I         |
| 2315U                           | to Utility        | 1    | UL-20 Min | 3-0 X 8-0 Interior | LH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05.1   | I         |
| 2316T                           | to Trash          | 1    | UL-20 Min | 3-0 X 8-0 Interior | RH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW13.1   | I         |
| 2407M                           | to Mech           | 1    | UL-20 Min | 3-0 X 8-0 Interior | RH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05.1   | I         |
| 2409EA                          | from Elec         | 1    | UL-20 Min | 3-0 X 8-0 Interior | RHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06.1   | I         |
| 2409EB                          | from Elec         | 1    | UL-20 Min | 3-0 X 8-0 Interior | LHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06.1   | I         |
| 2415A                           | to Attic Acc      | 1    | UL-20 Min | 3-0 X 8-0 Interior | LH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05.1   | I         |
| 2416T                           | to Trash          | 1    | UL-20 Min | 3-0 X 8-0 Interior | RH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW13.1   | I         |
| 3100R                           | P to Riser Room   | 1    |           | 3-0 X 8-0 Exterior | LH   | F-16-4 Face Weld  | 5 3/4      | 16 | A40 Primed              | 2" | WMA           | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW23     | B         |
| 3101EA                          | P from Main Elec  | 1    |           | 3-0 X 8-0 Exterior | RHR  | F-16-4 Face Weld  | 5 3/4      | 16 | A40 Primed              | 2" | WMA           | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW24     | B         |
| 3101EB                          | P from Main Elec  | 1    |           | 3-0 X 8-0 Exterior | LHR  | F-16-4 Face Weld  | 5 3/4      | 16 | A40 Primed              | 2" | WMA           | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW24     | B         |
| 3102U                           | P from Utility    | 1    |           | 3-0 X 8-0 Exterior | RHR  | F-16-4 Face Weld  | 5 3/4      | 16 | A40 Primed              | 2" | WMA           | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW23     | B         |
| 3105EA                          | P from Main Elec  | 1    |           | 3-0 X 8-0 Exterior | RHR  | F-16-4 Face Weld  | 8 3/4      | 16 | A40 Primed              | 2" | UWSA          | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW24     | B         |
| 3105EB                          | P from Main Elec  | 1    |           | 3-0 X 8-0 Exterior | LHR  | F-16-4 Face Weld  | 8 3/4      | 16 | A40 Primed              | 2" | UWSA          | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW24     | B         |
| 3106T                           | P from Main Trash | 1 Pr |           | 6-0 X 8-0 Exterior | RHRA | F-16-4 Face Weld  | 8 3/4      | 16 | A40 Primed              | 2" | UWSA          | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW21     | B         |
|                                 |                   | 1 Pr |           |                    | LHR  |                   |            |    |                         |    |               |      |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW21     | B         |
| 3108U                           | P from Utility    | 1    |           | 3-0 X 8-0 Exterior | LHR  | F-16-4 Face Weld  | 8 3/4      | 16 | A40 Primed              | 2" | UWSA          | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW23     | B         |
| 3200                            | from Corridor     | 1 DE | UL-90 Min | 6-0 X 7-0 Interior | LHRA | 16 GCRS Face Weld | 8 3/4      | 16 | Hollow Metal Galvanized | 2" | UWSA          | MDE  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW22     | I         |
|                                 |                   | 1 DE | UL-90 Min |                    | LHR  |                   |            |    |                         |    |               |      |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW22     | I         |
| 3201E                           | from Elec         | 1    | UL-20 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06     | I         |
| 3206M                           | to Mech           | 1    | UL-20 Min | 3-0 X 7-0 Interior | LH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05     | I         |
| 3208U                           | to Utility        | 1    | UL-20 Min | 3-0 X 7-0 Interior | RH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05     | I         |
| 3215E                           | from Elec         | 1    | UL-20 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06     | I         |

# Door / Frame Schedule

OCA Broad Creek Apt

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Job Number: 2026-242

| LOCATION & GENERAL OPENING INFO |                |      |           |                    |      | FRAME DATA        |            |    |                         |    |               |      |      | DOOR DATA     |                |       |                   |    |                    |      |      |          |           |
|---------------------------------|----------------|------|-----------|--------------------|------|-------------------|------------|----|-------------------------|----|---------------|------|------|---------------|----------------|-------|-------------------|----|--------------------|------|------|----------|-----------|
| Door#                           | Location       | Qty  | Label     | Opening Size/Type  | Hand | Series / Type     | Jamb Depth | Ga | Material / Finish       | Hd | Anch / W Type | Prof | Elev | Series / Type | Width / Height | Thk   | Material / Finish | Ga | Core / Door Design | Elev | Ucut | Hdwe Set | Door Edge |
| 3215T                           | to Trash       | 1    | UL-20 Min | 3-0 X 7-0 Interior | LH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW13     | I         |
| 3300                            | from Corridor  | 1 DE | UL-90 Min | 6-0 X 7-0 Interior | LHRA | 16 GCRS Face Weld | 8 3/4      | 16 | Hollow Metal Galvanized | 2" | UWSA          | MDE  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW22     | I         |
|                                 |                | 1 DE | UL-90 Min |                    | LHR  |                   |            |    |                         |    |               |      |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW22     | I         |
| 3301E                           | from Elec      | 1    | UL-20 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06     | I         |
| 3306M                           | to Mech        | 1    | UL-20 Min | 3-0 X 7-0 Interior | LH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05     | I         |
| 3308U                           | to Utility     | 1    | UL-20 Min | 3-0 X 7-0 Interior | RH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05     | I         |
| 3315E                           | from Elec      | 1    | UL-20 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06     | I         |
| 3315T                           | to Trash       | 1    | UL-20 Min | 3-0 X 7-0 Interior | LH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW13     | I         |
| 3400                            | from Corridor  | 1 DE | UL-90 Min | 6-0 X 7-0 Interior | LHRA | 16 GCRS Face Weld | 8 3/4      | 16 | Hollow Metal Galvanized | 2" | UWSA          | MDE  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW22     | I         |
|                                 |                | 1 DE | UL-90 Min |                    | LHR  |                   |            |    |                         |    |               |      |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW22     | I         |
| 3401E                           | from Elec      | 1    | UL-20 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06     | I         |
| 3406M                           | to Mech        | 1    | UL-20 Min | 3-0 X 7-0 Interior | LH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05     | I         |
| 3408U                           | to Utility     | 1    | UL-20 Min | 3-0 X 7-0 Interior | RH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05     | I         |
| 3415E                           | from Elec      | 1    | UL-20 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06     | I         |
| 3415T                           | to Trash       | 1    | UL-20 Min | 3-0 X 7-0 Interior | LH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW13     | I         |
| 3500                            | from Corridor  | 1 DE | UL-90 Min | 6-0 X 7-0 Interior | LHRA | 16 GCRS Face Weld | 8 3/4      | 16 | Hollow Metal Galvanized | 2" | UWSA          | MDE  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW22     | I         |
|                                 |                | 1 DE | UL-90 Min |                    | LHR  |                   |            |    |                         |    |               |      |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW22     | I         |
| 3501E                           | from Elec      | 1    | UL-20 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06     | I         |
| 3506M                           | to Mech        | 1    | UL-20 Min | 3-0 X 7-0 Interior | LH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05     | I         |
| 3508U                           | to Utility     | 1    | UL-20 Min | 3-0 X 7-0 Interior | RH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05     | I         |
| 3515E                           | from Elec      | 1    | UL-20 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06     | I         |
| 3515T                           | to Trash       | 1    | UL-20 Min | 3-0 X 7-0 Interior | LH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW13     | I         |
| 3600                            | from Corridor  | 1 DE | UL-90 Min | 6-0 X 7-0 Interior | LHRA | 16 GCRS Face Weld | 8 3/4      | 16 | Hollow Metal Galvanized | 2" | UWSA          | MDE  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW22     | I         |
|                                 |                | 1 DE | UL-90 Min |                    | LHR  |                   |            |    |                         |    |               |      |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW22     | I         |
| 3601A                           | from Attic Acc | 1    | UL-20 Min | 3-0 X 8-0 Interior | LHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05.1   | I         |
| 3601E                           | from Elec      | 1    | UL-20 Min | 3-0 X 8-0 Interior | LHR  | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06.1   | I         |
| 3606M                           | to Mech        | 1    | UL-20 Min | 3-0 X 8-0 Interior | LH   | F-16-4 Face Weld  | 8 3/4      | 16 | CRS Primed              | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05.1   | I         |

| LOCATION & GENERAL OPENING INFO |                                                         |      |           |                    |      | FRAME DATA       |            |    |                   |    |               |      |      | DOOR DATA     |                |       |                   |    |                    |      |      |          |           |
|---------------------------------|---------------------------------------------------------|------|-----------|--------------------|------|------------------|------------|----|-------------------|----|---------------|------|------|---------------|----------------|-------|-------------------|----|--------------------|------|------|----------|-----------|
| Door#                           | Location                                                | Qty  | Label     | Opening Size/Type  | Hand | Series / Type    | Jamb Depth | Ga | Material / Finish | Hd | Anch / W Type | Prof | Elev | Series / Type | Width / Height | Thk   | Material / Finish | Ga | Core / Door Design | Elev | Ucut | Hdwe Set | Door Edge |
| 3608U                           | to Utility                                              | 1    | UL-20 Min | 3-0 X 8-0 Interior | RH   | F-16-4 Face Weld | 8 3/4      | 16 | CRS Primed        | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW05.1   | I         |
| 3615E                           | from Elec                                               | 1    | UL-20 Min | 3-0 X 8-0 Interior | LHR  | F-16-4 Face Weld | 8 3/4      | 16 | CRS Primed        | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW06.1   | I         |
| 3615T                           | to Trash                                                | 1    | UL-20 Min | 3-0 X 8-0 Interior | LH   | F-16-4 Face Weld | 8 3/4      | 16 | CRS Primed        | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW13.1   | I         |
| 5100A                           | E to Maintenance                                        | 1    |           | 3-0 X 8-0 Exterior | RH   | F-16-4 Face Weld | 8 3/4      | 16 | A40 Primed        | 2" | UWSA          | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW16     | B         |
| 5100B                           | from Restroom                                           | 1    |           | 3-0 X 8-0 Interior | RHR  | F-16-4 Face Weld | 8 3/4      | 16 | CRS Primed        | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW15     | I         |
| 8100                            | E to Men's Restroom                                     | 1    |           | 3-0 X 8-0 Exterior | RH   | F-16-4 Face Weld | 8 3/4      | 16 | A40 Primed        | 2" | UWSA          | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW16     | B         |
| 8101                            | E to Women's Restroom                                   | 1    |           | 3-0 X 8-0 Exterior | LH   | F-16-4 Face Weld | 8 3/4      | 16 | A40 Primed        | 2" | UWSA          | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW16     | B         |
| 8102                            | E from Chemical Storage                                 | 1    |           | 3-0 X 8-0 Exterior | LHR  | F-16-4 Face Weld | 8 3/4      | 16 | A40 Primed        | 2" | UWSA          | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW16     | B         |
| 8103                            | E from Pool Equipment                                   | 1 Pr |           | 6-0 X 8-0 Exterior | RHRA | F-16-4 Face Weld | 8 3/4      | 16 | A40 Primed        | 2" | UWSA          | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW09     | B         |
|                                 |                                                         | 1 Pr |           |                    | LHR  |                  |            |    |                   |    |               |      |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW09     | I         |
| S1L1                            | P from Stair 1                                          | 1    | UL-90 Min | 3-0 X 8-0 Exterior | RHR  | F-16-4 Face Weld | 5 3/4      | 16 | A40 Primed        | 2" | EWA           | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW20     | B         |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |      |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |
| S1L2                            | Stair 1                                                 | 1    | UL-90 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld | 5 3/4      | 16 | A40 Primed        | 4" | WMA           | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02     | I         |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |      |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |
| S1L3                            | Stair 1                                                 | 1    | UL-90 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld | 5 3/4      | 16 | A40 Primed        | 4" | WMA           | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02     | I         |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |      |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |
| S1L4                            | Stair 1                                                 | 1    | UL-90 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld | 5 3/4      | 16 | A40 Primed        | 4" | WMA           | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02     | I         |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |      |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |
| S1L5                            | Stair 1                                                 | 1    | UL-90 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld | 5 3/4      | 16 | A40 Primed        | 4" | WMA           | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02     | I         |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |      |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |
| S1L6                            | Stair 1                                                 | 1    | UL-90 Min | 3-0 X 8-0 Interior | LHR  | F-16-4 Face Weld | 5 3/4      | 16 | A40 Primed        | 4" | WMA           | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02.1   | I         |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |      |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |
| S2L2                            | Stair 2                                                 | 1    | UL-90 Min | 3-0 X 7-0 Interior | RHR  | F-16-4 Face Weld | 5 3/4      | 16 | A40 Primed        | 4" | WMA           | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02     | I         |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |      |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |
| S2L3                            | Stair 2                                                 | 1    | UL-90 Min | 3-0 X 7-0 Interior | RHR  | F-16-4 Face Weld | 5 3/4      | 16 | A40 Primed        | 4" | WMA           | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02     | I         |
|                                 | Door Accessories: LITE L                                |      |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |

| LOCATION & GENERAL OPENING INFO |                                                         |     |           |                    |      | FRAME DATA       |            |    |                   |    |               |      |      | DOOR DATA     |                |       |                   |    |                    |      |      |          |           |  |
|---------------------------------|---------------------------------------------------------|-----|-----------|--------------------|------|------------------|------------|----|-------------------|----|---------------|------|------|---------------|----------------|-------|-------------------|----|--------------------|------|------|----------|-----------|--|
| Door#                           | Location                                                | Qty | Label     | Opening Size/Type  | Hand | Series / Type    | Jamb Depth | Ga | Material / Finish | Hd | Anch / W Type | Prof | Elev | Series / Type | Width / Height | Thk   | Material / Finish | Ga | Core / Door Design | Elev | Ucut | Hdwe Set | Door Edge |  |
| S2L6                            | Stair 2                                                 | 1   | UL-90 Min | 3-0 X 8-0 Interior | RHR  | F-16-4 Face Weld | 5 3/4      | 16 | A40 Primed        | 2" | WMA           | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02.1   | I         |  |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |     |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |  |
| S3L1                            | P from Stair 3                                          | 1   | UL-90 Min | 3-0 X 8-0 Exterior | LHR  | F-16-4 Face Weld | 5 3/4      | 16 | A40 Primed        | 2" | EWA           | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW20     | B         |  |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |     |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |  |
| S3L2                            | Stair 3                                                 | 1   | UL-90 Min | 3-0 X 8-0 Interior | RHR  | F-16-4 Face Weld | 8 3/4      | 16 | CRS Primed        | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02.1   | I         |  |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |     |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |  |
| S3L3                            | Stair 3                                                 | 1   | UL-90 Min | 3-0 X 8-0 Interior | RHR  | F-16-4 Face Weld | 8 3/4      | 16 | CRS Primed        | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02.1   | I         |  |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |     |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |  |
| S3L4                            | Stair 3                                                 | 1   | UL-90 Min | 3-0 X 8-0 Interior | RHR  | F-16-4 Face Weld | 8 3/4      | 16 | CRS Primed        | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02.1   | I         |  |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |     |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |  |
| S4L1                            | P from Stair 4                                          | 1   | UL-90 Min | 3-0 X 8-0 Exterior | RHR  | F-16-4 Face Weld | 5 3/4      | 16 | A40 Primed        | 2" | WMA           | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW20     | B         |  |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |     |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |  |
| S4L2                            | Stair 4                                                 | 1   | UL-90 Min | 3-0 X 8-0 Interior | LHR  | F-16-4 Face Weld | 5 3/4      | 16 | A40 Primed        | 4" | WMA           | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02.1   | I         |  |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |     |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |  |
| S4L3                            | Stair 4                                                 | 1   | UL-90 Min | 3-0 X 8-0 Interior | LHR  | F-16-4 Face Weld | 5 3/4      | 16 | A40 Primed        | 2" | WMA           | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02.1   | I         |  |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |     |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |  |
| S4L4                            | Stair 4                                                 | 1   | UL-90 Min | 3-0 X 8-0 Interior | LHR  | F-16-4 Face Weld | 5 3/4      | 16 | A40 Primed        | 4" | WMA           | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02.1   | I         |  |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |     |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |  |
| S5L1                            | P from Stair 5                                          | 1   | UL-90 Min | 3-0 X 8-0 Exterior | RHR  | F-16-4 Face Weld | 5 3/4      | 16 | A40 Primed        | 2" | EWA           | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW20     | B         |  |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |     |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |  |
| S5L2                            | Stair 5                                                 | 1   | UL-90 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld | 8 3/4      | 16 | CRS Primed        | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02     | I         |  |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |     |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |  |
| S5L3                            | Stair 5                                                 | 1   | UL-90 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld | 8 3/4      | 16 | CRS Primed        | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02     | I         |  |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |     |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |  |
| S5L4                            | Stair 5                                                 | 1   | UL-90 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld | 8 3/4      | 16 | CRS Primed        | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02     | I         |  |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |     |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |  |
| S5L5                            | Stair 5                                                 | 1   | UL-90 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld | 8 3/4      | 16 | CRS Primed        | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02     | I         |  |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |     |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |  |
| S5L6                            | Stair 5                                                 | 1   | UL-90 Min | 3-0 X 8-0 Interior | LHR  | F-16-4 Face Weld | 8 3/4      | 16 | CRS Primed        | 2" | UWSA          | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02.1   | I         |  |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |     |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |  |
| S6L1                            | P from Stair 6                                          | 1   | UL-90 Min | 3-0 X 8-0 Exterior | RHR  | F-16-4 Face Weld | 5 3/4      | 16 | A40 Primed        | 2" | EWA           | MDR  |      | S-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Polystyrene        |      | 3/4  | HW20     | B         |  |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |     |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |  |
| S6L2                            | Stair 6                                                 | 1   | UL-90 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld | 5 3/4      | 16 | A40 Primed        | 2" | WMA           | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02     | I         |  |
|                                 | Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |     |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |  |

# Door / Frame Schedule

Job Number: 2026-242

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| LOCATION & GENERAL OPENING INFO                         |          |     |           |                    |      | FRAME DATA       |            |    |                   |    |               |      |      | DOOR DATA     |                |       |                   |    |                    |      |      |          |           |
|---------------------------------------------------------|----------|-----|-----------|--------------------|------|------------------|------------|----|-------------------|----|---------------|------|------|---------------|----------------|-------|-------------------|----|--------------------|------|------|----------|-----------|
| Door#                                                   | Location | Qty | Label     | Opening Size/Type  | Hand | Series / Type    | Jamb Depth | Ga | Material / Finish | Hd | Anch / W Type | Prof | Elev | Series / Type | Width / Height | Thk   | Material / Finish | Ga | Core / Door Design | Elev | Ucut | Hdwe Set | Door Edge |
| S6L3                                                    | Stair 6  | 1   | UL-90 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld | 5 3/4      | 16 | A40 Primed        | 2" | WMA           | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02     | I         |
| Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |          |     |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |
| S6L4                                                    | Stair 6  | 1   | UL-90 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld | 5 3/4      | 16 | A40 Primed        | 2" | WMA           | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02     | I         |
| Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |          |     |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |
| S6L5                                                    | Stair 6  | 1   | UL-90 Min | 3-0 X 7-0 Interior | LHR  | F-16-4 Face Weld | 5 3/4      | 16 | A40 Primed        | 4" | WMA           | MDR  |      | M-18-4 Flush  | 3-0 X 7-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02     | I         |
| Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |          |     |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |
| S6L6                                                    | Stair 6  | 1   | UL-90 Min | 3-0 X 8-0 Interior | LHR  | F-16-4 Face Weld | 5 3/4      | 16 | A40 Primed        | 2" | WMA           | MDR  |      | M-18-4 Flush  | 3-0 X 8-0      | 1 3/4 | Galvanized Primed | 18 | Mineral            |      | 3/4  | HW02.1   | I         |
| Door Accessories: LITE L-FRA100(Pyran F) 5"w x 35"h GPZ |          |     |           |                    |      |                  |            |    |                   |    |               |      |      |               |                |       |                   |    |                    |      |      |          |           |

**Total Door Count: 149**

**Total Frame / Window Count: 135**

## Door Edge Codes

- B - Bondo Filled Seamless (Hollow Metal)
- I - Interlocked (Hollow Metal)

## Profiles

- MDE - Masonry Double Egress
- MDR - Masonry Double Rabbet

## Anchors

- EWA - Existing Wall Anchor w/ bolt
- UWSA - Universal Wood Stud Anchor
- UWSA - Universal Wood Stud Anchor
- WMA - Wire Masonry Anchor

# Finish Hardware Schedule

for

**OCA Broad Creek Apt**

Hilton Head, SC

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|              |                                                                                                                                   |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Architect:   | Housing Studio<br>333 West Trade Street<br>Suite 300<br>Charlotte, NC 28202<br>USA<br><br>Phone: (704)333-7862 Fax: (704)343-9380 |
| Contractor:  | J & L Construction Group, LLC<br>218 Jefferson Farm Road<br>Statesville, NC 28625<br>USA<br>Phone: (704)506-6499                  |
| Supplier:    | Premier Steel Doors and Frames<br>PO Box 7269<br>Monroe, LA 71211<br>(800)962-6517 Fax: (313)323-5068                             |
| Salesperson: | Amy Densmore<br>Email: <a href="mailto:adensmore@trustpremier.com">adensmore@trustpremier.com</a>                                 |
| Job Number:  | 2026-242                                                                                                                          |
| Date:        | August 06, 2026                                                                                                                   |

**Finish Hardware Schedule**  
**OCA Broad Creek Apt**

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Job Number: 2026-242



# Finish Hardware Schedule

## OCA Broad Creek Apt

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Job Number: 2026-242

### Based On:

|                                        |                                     |
|----------------------------------------|-------------------------------------|
| Hinge - (4-1/2 Std Wt(.134))           | Cal-Royal Products, Inc. (CRPI)     |
| Flush Bolt - Manual (Extension)        | Cal-Royal Products, Inc. (CRPI)     |
| Cyl. Lockset (with thru-bolts)         | Cal-Royal Products, Inc. (CRPI)     |
| Passage Set (with thru-bolts)          | Cal-Royal Products, Inc. (CRPI)     |
| Privacy Set (with thru-bolts)          | Cal-Royal Products, Inc. (CRPI)     |
| Exit Device - Rim                      | Cal-Royal Products, Inc. (CRPI)     |
| Exit Device - SVR (Center & Top Latch) | Cal-Royal Products, Inc. (CRPI)     |
| Exit Device Trim Only                  | Cal-Royal Products, Inc. (CRPI)     |
| Closer                                 | Cal-Royal Products, Inc. (CRPI)     |
| Wall Stop                              | Cal-Royal Products, Inc. (CRPI)     |
| Floor Stop                             | Cal-Royal Products, Inc. (CRPI)     |
| ElectroMagnetic Holder                 | Cal-Royal Products, Inc. (CRPI)     |
| Astragal (Surface)                     | National Guard Products, Inc. (NGP) |
| Door Seal                              | National Guard Products, Inc. (NGP) |
| Sweep                                  | National Guard Products, Inc. (NGP) |
| Threshold                              | National Guard Products, Inc. (NGP) |
| Drip Cap                               | National Guard Products, Inc. (NGP) |
| Keying                                 | Cal-Royal Products, Inc. (CRPI)     |

# Finish Hardware Schedule

## OCA Broad Creek Apt

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Job Number: 2026-242

### Hardware Finishes:

| <b><u>Finish</u></b> | <b><u>Finish Description</u></b>  |
|----------------------|-----------------------------------|
| A                    | Aluminum                          |
| Alum                 | Aluminum                          |
| B                    | Mill Finish Brass                 |
| MILL                 | Mill Finish Aluminum              |
| US26D                | Satin chromium plated over nickel |
| US28                 | Satin aluminum, clear anodized    |
| US32D                | Satin stainless steel             |

# Finish Hardware Schedule

## OCA Broad Creek Apt

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Job Number: 2026-242

### Door List

| <u>Door#</u> | <u>Hardware Set#</u> |
|--------------|----------------------|
| 606          | HW05.1               |
| 702          | HW15                 |
| 705          | HW15                 |
| 1100E        | HW24                 |
| 1104E        | HW06.1               |
| 1104T        | HW21                 |
| 1200         | HW22                 |
| 1200M        | HW05                 |
| 1208E        | HW06                 |
| 1218S        | HW05                 |
| 1224T        | HW13                 |
| 1225E        | HW06                 |
| 1225M        | HW05                 |
| 1300         | HW22                 |
| 1300M        | HW05                 |
| 1308E        | HW06                 |
| 1324T        | HW13                 |
| 1325E        | HW06                 |
| 1325M        | HW05                 |
| 1400         | HW22                 |
| 1400M        | HW05                 |
| 1408E        | HW06                 |
| 1424T        | HW13                 |
| 1425E        | HW06                 |
| 1425M        | HW05                 |
| 1500         | HW22                 |
| 1500M        | HW05                 |
| 1508E        | HW06                 |
| 1524T        | HW13                 |
| 1525E        | HW06                 |
| 1525M        | HW05                 |
| 1600         | HW22                 |
| 1600M        | HW05.1               |
| 1608E        | HW06.1               |
| 1624T        | HW13.1               |
| 1625E        | HW06.1               |
| 1625M        | HW05.1               |

### Door List

| <u>Door#</u> | <u>Hardware Set#</u> |
|--------------|----------------------|
| 2100S        | HW23                 |
| 2101R        | HW23                 |
| 2102EA       | HW24                 |
| 2102EB       | HW24                 |
| 2103S        | HW23                 |
| 2105T        | HW21                 |
| 2106S        | HW23                 |
| 2207M        | HW05.1               |
| 2209EA       | HW06.1               |
| 2209EB       | HW06.1               |
| 2215U        | HW05.1               |
| 2216T        | HW13.1               |
| 2307M        | HW05.1               |
| 2309EA       | HW06.1               |
| 2309EB       | HW06.1               |
| 2315U        | HW05.1               |
| 2316T        | HW13.1               |
| 2407M        | HW05.1               |
| 2409EA       | HW06.1               |
| 2409EB       | HW06.1               |
| 2415A        | HW05.1               |
| 2416T        | HW13.1               |
| 3100R        | HW23                 |
| 3101EA       | HW24                 |
| 3101EB       | HW24                 |
| 3102U        | HW23                 |
| 3105EA       | HW24                 |
| 3105EB       | HW24                 |
| 3106T        | HW21                 |
| 3108U        | HW23                 |
| 3200         | HW22                 |
| 3201E        | HW06                 |
| 3206M        | HW05                 |
| 3208U        | HW05                 |
| 3215E        | HW06                 |
| 3215T        | HW13                 |
| 3300         | HW22                 |

# Finish Hardware Schedule

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Job Number: 2026-242

### Door List

| <u>Door#</u> | <u>Hardware Set#</u> |
|--------------|----------------------|
| 3301E        | HW06                 |
| 3306M        | HW05                 |
| 3308U        | HW05                 |
| 3315E        | HW06                 |
| 3315T        | HW13                 |
| 3400         | HW22                 |
| 3401E        | HW06                 |
| 3406M        | HW05                 |
| 3408U        | HW05                 |
| 3415E        | HW06                 |
| 3415T        | HW13                 |
| 3500         | HW22                 |
| 3501E        | HW06                 |
| 3506M        | HW05                 |
| 3508U        | HW05                 |
| 3515E        | HW06                 |
| 3515T        | HW13                 |
| 3600         | HW22                 |
| 3601A        | HW05.1               |
| 3601E        | HW06.1               |
| 3606M        | HW05.1               |
| 3608U        | HW05.1               |
| 3615E        | HW06.1               |
| 3615T        | HW13.1               |
| 5100A        | HW16                 |
| 5100B        | HW15                 |
| 8100         | HW16                 |
| 8101         | HW16                 |
| 8102         | HW16                 |
| 8103         | HW09                 |
| S1L1         | HW20                 |
| S1L2         | HW02                 |
| S1L3         | HW02                 |
| S1L4         | HW02                 |
| S1L5         | HW02                 |
| S1L6         | HW02.1               |
| S2L2         | HW02                 |

### Door List

| <u>Door#</u> | <u>Hardware Set#</u> |
|--------------|----------------------|
| S2L3         | HW02                 |
| S2L4         | HW02                 |
| S2L5         | HW02                 |
| S2L6         | HW02.1               |
| S3L1         | HW20                 |
| S3L2         | HW02.1               |
| S3L3         | HW02.1               |
| S3L4         | HW02.1               |
| S4L1         | HW20                 |
| S4L2         | HW02.1               |
| S4L3         | HW02.1               |
| S4L4         | HW02.1               |
| S5L1         | HW20                 |
| S5L2         | HW02                 |
| S5L3         | HW02                 |
| S5L4         | HW02                 |
| S5L5         | HW02                 |
| S5L6         | HW02.1               |
| S6L1         | HW20                 |
| S6L2         | HW02                 |
| S6L3         | HW02                 |
| S6L4         | HW02                 |
| S6L5         | HW02                 |
| S6L6         | HW02.1               |

# Finish Hardware Schedule

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Job Number: 2026-242

## Hardware Set#: HW02

| <u>Key Set</u> | <u>Qty</u> | <u>Units</u> | <u>Door#</u> | <u>Door Location</u> | <u>Hand</u> | <u>Label</u> | <u>Deg</u> |
|----------------|------------|--------------|--------------|----------------------|-------------|--------------|------------|
|                | 1          | Single       | S1L2         | Stair 1 From         | LHR         | UL-90 Min    |            |
|                | 1          | Single       | S1L3         | Stair 1 From         | LHR         | UL-90 Min    |            |
|                | 1          | Single       | S1L4         | Stair 1 From         | LHR         | UL-90 Min    |            |
|                | 1          | Single       | S1L5         | Stair 1 From         | LHR         | UL-90 Min    |            |
|                | 1          | Single       | S2L2         | Stair 2 From         | RHR         | UL-90 Min    |            |
|                | 1          | Single       | S2L3         | Stair 2 From         | RHR         | UL-90 Min    |            |
|                | 1          | Single       | S2L4         | Stair 2 From         | RHR         | UL-90 Min    |            |
|                | 1          | Single       | S2L5         | Stair 2 From         | RHR         | UL-90 Min    |            |
|                | 1          | Single       | S6L2         | Stair 6 From         | LHR         | UL-90 Min    |            |
|                | 1          | Single       | S6L3         | Stair 6 From         | LHR         | UL-90 Min    |            |
|                | 1          | Single       | S6L4         | Stair 6 From         | LHR         | UL-90 Min    |            |
|                | 1          | Single       | S6L5         | Stair 6 From         | LHR         | UL-90 Min    |            |

-----  
12 Single

Size: 3-0 X 7-0 X 1 3/4

Galvanized Door X A40 Frame

|   |        |      |              |     |           |
|---|--------|------|--------------|-----|-----------|
| 1 | Single | S5L2 | Stair 5 From | LHR | UL-90 Min |
| 1 | Single | S5L3 | Stair 5 From | LHR | UL-90 Min |
| 1 | Single | S5L4 | Stair 5 From | LHR | UL-90 Min |
| 1 | Single | S5L5 | Stair 5 From | LHR | UL-90 Min |

-----  
4 Single

Size: 3-0 X 7-0 X 1 3/4

Galvanized Door X CRS Frame

| <u>Tot Qty</u> | <u>Qty</u> | <u>UOM</u> | <u>Manf</u> | <u>Item Type</u>             | <u>Item Series/Description</u> | <u>Finish</u> |
|----------------|------------|------------|-------------|------------------------------|--------------------------------|---------------|
| 48             | 3          | EA         | CRPI        | Hinge - (4-1/2 Std Wt(.134)) | BB-31 4-1/2" x 4-1/2"          | US26D         |
| 16             | 1          | EA         | CRPI        | Exit Device - Rim            | F6600EO36                      | US32D         |
| 16             | 1          | EA         | CRPI        | Exit Device Trim Only        | ATPAS30L                       | US26D         |
| 16             | 1          | EA         | CRPI        | Closer                       | N900-PBF                       | Alum          |
| 16             | 1          | EA         | CRPI        | Wall Stop                    | WB26                           | US32D         |
| 16             | 1          | EA         | NGP         | Door Seal                    | 5050B x 17'                    | B             |
| 16             | 1          | EA         | NGP         | Threshold                    | 425E x 36"                     | MILL          |

# Finish Hardware Schedule

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Job Number: 2026-242

## Hardware Set#: HW02.1

| <u>Key Set</u> | <u>Qty</u> | <u>Units</u> | <u>Door#</u> | <u>Door Location</u>    | <u>Hand</u>                 | <u>Label</u> | <u>Deg</u> |
|----------------|------------|--------------|--------------|-------------------------|-----------------------------|--------------|------------|
|                | 1          | Single       | S1L6         | Stair 1 From            | LHR                         | UL-90 Min    |            |
|                | 1          | Single       | S2L6         | Stair 2 From            | RHR                         | UL-90 Min    |            |
|                | 1          | Single       | S4L2         | Stair 4 From            | LHR                         | UL-90 Min    |            |
|                | 1          | Single       | S4L3         | Stair 4 From            | LHR                         | UL-90 Min    |            |
|                | 1          | Single       | S4L4         | Stair 4 From            | LHR                         | UL-90 Min    |            |
|                | 1          | Single       | S6L6         | Stair 6 From            | LHR                         | UL-90 Min    |            |
| -----          |            |              |              |                         |                             |              |            |
|                | 6          | Single       |              | Size: 3-0 X 8-0 X 1 3/4 | Galvanized Door X A40 Frame |              |            |
|                | 1          | Single       | S3L2         | Stair 3 From            | RHR                         | UL-90 Min    |            |
|                | 1          | Single       | S3L3         | Stair 3 From            | RHR                         | UL-90 Min    |            |
|                | 1          | Single       | S3L4         | Stair 3 From            | RHR                         | UL-90 Min    |            |
|                | 1          | Single       | S5L6         | Stair 5 From            | LHR                         | UL-90 Min    |            |
| -----          |            |              |              |                         |                             |              |            |
|                | 4          | Single       |              | Size: 3-0 X 8-0 X 1 3/4 | Galvanized Door X CRS Frame |              |            |

| <u>Tot Qty</u> | <u>Qty</u> | <u>UOM</u> | <u>Manf</u> | <u>Item Type</u>             | <u>Item Series/Description</u> | <u>Finish</u> |
|----------------|------------|------------|-------------|------------------------------|--------------------------------|---------------|
| 40             | 4          | EA         | CRPI        | Hinge - (4-1/2 Std Wt(.134)) | BB-31 4-1/2" x 4-1/2"          | US26D         |
| 10             | 1          | EA         | CRPI        | Exit Device - Rim            | F6600EO36                      | US32D         |
| 10             | 1          | EA         | CRPI        | Exit Device Trim Only        | ATPAS30L                       | US26D         |
| 10             | 1          | EA         | CRPI        | Closer                       | N900-PBF                       | Alum          |
| 10             | 1          | EA         | CRPI        | Wall Stop                    | WB26                           | US32D         |
| 10             | 1          | EA         | NGP         | Door Seal                    | 5050B x 20'                    | B             |
| 10             | 1          | EA         | NGP         | Threshold                    | 425E x 36"                     | MILL          |

# Finish Hardware Schedule

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Job Number: 2026-242

## Hardware Set#: HW05

| <u>Key Set</u> | <u>Qty</u> | <u>Units</u> | <u>Door#</u> | <u>Door Location</u> | <u>Hand</u> | <u>Label</u> | <u>Deg</u> |
|----------------|------------|--------------|--------------|----------------------|-------------|--------------|------------|
|                | 1          | Single       | 1200M        | To Mech              | RH          | UL-20 Min    |            |
|                | 1          | Single       | 1218S        | To Resident Storage  | RH          | UL-20 Min    |            |
|                | 1          | Single       | 1225M        | From Mech            | LHR         | UL-20 Min    |            |
|                | 1          | Single       | 1300M        | To Mech              | RH          | UL-20 Min    |            |
|                | 1          | Single       | 1325M        | From Mech            | LHR         | UL-20 Min    |            |
|                | 1          | Single       | 1400M        | To Mech              | RH          | UL-20 Min    |            |
|                | 1          | Single       | 1425M        | From Mech            | LHR         | UL-20 Min    |            |
|                | 1          | Single       | 1500M        | To Mech              | RH          | UL-20 Min    |            |
|                | 1          | Single       | 1525M        | From Mech            | LHR         | UL-20 Min    |            |
|                | 1          | Single       | 3206M        | To Mech              | LH          | UL-20 Min    |            |
|                | 1          | Single       | 3208U        | To Utility           | RH          | UL-20 Min    |            |
|                | 1          | Single       | 3306M        | To Mech              | LH          | UL-20 Min    |            |
|                | 1          | Single       | 3308U        | To Utility           | RH          | UL-20 Min    |            |
|                | 1          | Single       | 3406M        | To Mech              | LH          | UL-20 Min    |            |
|                | 1          | Single       | 3408U        | To Utility           | RH          | UL-20 Min    |            |
|                | 1          | Single       | 3506M        | To Mech              | LH          | UL-20 Min    |            |
|                | 1          | Single       | 3508U        | To Utility           | RH          | UL-20 Min    |            |

-----  
17 Single

Size: 3-0 X 7-0 X 1 3/4

Galvanized Door X CRS Frame

| <u>Tot Qty</u> | <u>Qty</u> | <u>UOM</u> | <u>Manf</u> | <u>Item Type</u>               | <u>Item Series/Description</u> | <u>Finish</u> |
|----------------|------------|------------|-------------|--------------------------------|--------------------------------|---------------|
| 51             | 3          | EA         | CRPI        | Hinge - (4-1/2 Std Wt(.134))   | BB-31 4-1/2" x 4-1/2"          | US26D         |
| 17             | 1          | EA         | CRPI        | Cyl. Lockset (with thru-bolts) | AG05 x ULSLD234 x ASA          | US26D         |
| 17             | 1          | EA         | CRPI        | Closer                         | N900-PBF                       | Alum          |
| 17             | 1          | EA         | CRPI        | Wall Stop                      | WB26                           | US32D         |
| 17             | 1          | EA         | NGP         | Door Seal                      | 5050B x 17'                    | B             |
| 17             | 1          | EA         | NGP         | Threshold                      | 425E x 36"                     | MILL          |
| 17             | 1          | EA         | CRPI        | Keying                         | CMK Keying                     |               |

# Finish Hardware Schedule

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Job Number: 2026-242

## Hardware Set#: HW05.1

| <u>Key Set</u> | <u>Qty</u> | <u>Units</u> | <u>Door#</u> | <u>Door Location</u>    | <u>Hand</u> | <u>Label</u>                | <u>Deg</u> |
|----------------|------------|--------------|--------------|-------------------------|-------------|-----------------------------|------------|
|                | 1          | Single       | 606          | To Equipment Attic      | LH          |                             |            |
| -----          |            |              |              |                         |             |                             |            |
|                | 1          | Single       |              | Size: 2-8 X 8-0 X 1 3/4 |             | Galvanized Door X CRS Frame |            |
|                | 1          | Single       | 1600M        | To Mech                 | RH          | UL-20 Min                   |            |
|                | 1          | Single       | 1625M        | From Mech               | LHR         | UL-20 Min                   |            |
|                | 1          | Single       | 2207M        | To Mech                 | RH          | UL-20 Min                   |            |
|                | 1          | Single       | 2215U        | To Utility              | LH          | UL-20 Min                   |            |
|                | 1          | Single       | 2307M        | To Mech                 | RH          | UL-20 Min                   |            |
|                | 1          | Single       | 2315U        | To Utility              | LH          | UL-20 Min                   |            |
|                | 1          | Single       | 2407M        | To Mech                 | RH          | UL-20 Min                   |            |
|                | 1          | Single       | 2415A        | To Attic Acc            | LH          | UL-20 Min                   |            |
|                | 1          | Single       | 3601A        | From Attic Acc          | LHR         | UL-20 Min                   |            |
|                | 1          | Single       | 3606M        | To Mech                 | LH          | UL-20 Min                   |            |
|                | 1          | Single       | 3608U        | To Utility              | RH          | UL-20 Min                   |            |

-----  
 11 Single                      Size: 3-0 X 8-0 X 1 3/4                      Galvanized Door X CRS Frame

| <u>Tot Qty</u> | <u>Qty</u> | <u>UOM</u> | <u>Manf</u> | <u>Item Type</u>               | <u>Item Series/Description</u> | <u>Finish</u> |
|----------------|------------|------------|-------------|--------------------------------|--------------------------------|---------------|
| 48             | 4          | EA         | CRPI        | Hinge - (4-1/2 Std Wt(.134))   | BB-31 4-1/2" x 4-1/2"          | US26D         |
| 12             | 1          | EA         | CRPI        | Cyl. Lockset (with thru-bolts) | AG05 x ULSLD234 x ASA          | US26D         |
| 12             | 1          | EA         | CRPI        | Closer                         | N900-PBF                       | Alum          |
| 12             | 1          | EA         | CRPI        | Wall Stop                      | WB26                           | US32D         |
| 12             | 1          | EA         | NGP         | Door Seal                      | 5050B x 20'                    | B             |
| 12             | 1          | EA         | NGP         | Threshold                      | 425E x 36"                     | MILL          |
| 12             | 1          | EA         | CRPI        | Keying                         | CMK Keying                     |               |



# Finish Hardware Schedule

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Job Number: 2026-242

## Hardware Set#: HW06

| <u>Key Set</u> | <u>Qty</u> | <u>Units</u> | <u>Door#</u> | <u>Door Location</u> | <u>Hand</u> | <u>Label</u> | <u>Deg</u> |
|----------------|------------|--------------|--------------|----------------------|-------------|--------------|------------|
|                | 1          | Single       | 1208E        | From Elec            | RHR         | UL-20 Min    |            |
|                | 1          | Single       | 1225E        | From Elec            | RHR         | UL-20 Min    |            |
|                | 1          | Single       | 1308E        | From Elec            | RHR         | UL-20 Min    |            |
|                | 1          | Single       | 1325E        | From Elec            | RHR         | UL-20 Min    |            |
|                | 1          | Single       | 1408E        | From Elec            | RHR         | UL-20 Min    |            |
|                | 1          | Single       | 1425E        | From Elec            | RHR         | UL-20 Min    |            |
|                | 1          | Single       | 1508E        | From Elec            | RHR         | UL-20 Min    |            |
|                | 1          | Single       | 1525E        | From Elec            | RHR         | UL-20 Min    |            |
|                | 1          | Single       | 3201E        | From Elec            | LHR         | UL-20 Min    |            |
|                | 1          | Single       | 3215E        | From Elec            | LHR         | UL-20 Min    |            |
|                | 1          | Single       | 3301E        | From Elec            | LHR         | UL-20 Min    |            |
|                | 1          | Single       | 3315E        | From Elec            | LHR         | UL-20 Min    |            |
|                | 1          | Single       | 3401E        | From Elec            | LHR         | UL-20 Min    |            |
|                | 1          | Single       | 3415E        | From Elec            | LHR         | UL-20 Min    |            |
|                | 1          | Single       | 3501E        | From Elec            | LHR         | UL-20 Min    |            |
|                | 1          | Single       | 3515E        | From Elec            | LHR         | UL-20 Min    |            |

-----  
16 Single

Size: 3-0 X 7-0 X 1 3/4

Galvanized Door X CRS Frame

| <u>Tot Qty</u> | <u>Qty</u> | <u>UOM</u> | <u>Manf</u> | <u>Item Type</u>             | <u>Item Series/Description</u> | <u>Finish</u> |
|----------------|------------|------------|-------------|------------------------------|--------------------------------|---------------|
| 48             | 3          | EA         | CRPI        | Hinge - (4-1/2 Std Wt(.134)) | BB-31 4-1/2" x 4-1/2" x NRP    | US26D         |
| 16             | 1          | EA         | CRPI        | Exit Device - Rim            | F6600EO36                      | US32D         |
| 16             | 1          | EA         | CRPI        | Exit Device Trim Only        | ATSTR05L                       | US26D         |
| 16             | 1          | EA         | CRPI        | Closer                       | N900-PBF                       | Alum          |
| 16             | 1          | EA         | NGP         | Door Seal                    | 5050B x 17'                    | B             |
| 16             | 1          | EA         | NGP         | Threshold                    | 425E x 36"                     | MILL          |
| 16             | 1          | EA         | CRPI        | Keying                       | CMK Keying                     |               |

# Finish Hardware Schedule

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Job Number: 2026-242

## Hardware Set#: HW06.1

| <u>Key Set</u> | <u>Qty</u> | <u>Units</u> | <u>Door#</u> | <u>Door Location</u>    | <u>Hand</u> | <u>Label</u>                | <u>Deg</u> |
|----------------|------------|--------------|--------------|-------------------------|-------------|-----------------------------|------------|
|                | 1          | Single       | 1104E        | From Main Elec          | LHR         |                             |            |
| -----          |            |              |              |                         |             |                             |            |
|                | 1          | Single       |              | Size: 3-0 X 8-0 X 1 3/4 |             | Galvanized Door X A40 Frame |            |
|                | 1          | Single       | 1608E        | From Elec               | RHR         | UL-20 Min                   |            |
|                | 1          | Single       | 1625E        | From Elec               | RHR         | UL-20 Min                   |            |
|                | 1          | Single       | 2209EA       | From Elec               | RHR         | UL-20 Min                   |            |
|                | 1          | Single       | 2209EB       | From Elec               | LHR         | UL-20 Min                   |            |
|                | 1          | Single       | 2309EA       | From Elec               | RHR         | UL-20 Min                   |            |
|                | 1          | Single       | 2309EB       | From Elec               | LHR         | UL-20 Min                   |            |
|                | 1          | Single       | 2409EA       | From Elec               | RHR         | UL-20 Min                   |            |
|                | 1          | Single       | 2409EB       | From Elec               | LHR         | UL-20 Min                   |            |
|                | 1          | Single       | 3601E        | From Elec               | LHR         | UL-20 Min                   |            |
|                | 1          | Single       | 3615E        | From Elec               | LHR         | UL-20 Min                   |            |
| -----          |            |              |              |                         |             |                             |            |
|                | 10         | Single       |              | Size: 3-0 X 8-0 X 1 3/4 |             | Galvanized Door X CRS Frame |            |

| <u>Tot Qty</u> | <u>Qty</u> | <u>UOM</u> | <u>Manf</u> | <u>Item Type</u>             | <u>Item Series/Description</u> | <u>Finish</u> |
|----------------|------------|------------|-------------|------------------------------|--------------------------------|---------------|
| 44             | 4          | EA         | CRPI        | Hinge - (4-1/2 Std Wt(.134)) | BB-31 4-1/2" x 4-1/2" x NRP    | US26D         |
| 11             | 1          | EA         | CRPI        | Exit Device - Rim            | F6600EO36                      | US32D         |
| 11             | 1          | EA         | CRPI        | Exit Device Trim Only        | ATSTR05L                       | US26D         |
| 11             | 1          | EA         | CRPI        | Closer                       | N900-PBF                       | Alum          |
| 11             | 1          | EA         | NGP         | Door Seal                    | 5050B x 20'                    | B             |
| 11             | 1          | EA         | NGP         | Threshold                    | 425E x 36"                     | MILL          |
| 11             | 1          | EA         | CRPI        | Keying                       | CMK Keying                     |               |

# Finish Hardware Schedule

## OCA Broad Creek Apt

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Job Number: 2026-242

### Hardware Set#: HW09

| <u>Key Set</u> | <u>Qty</u> <u>Units</u> | <u>Door#</u> | <u>Door Location</u>                         | <u>Hand</u>                 | <u>Label</u> | <u>Deg</u> |
|----------------|-------------------------|--------------|----------------------------------------------|-----------------------------|--------------|------------|
|                | 1 Pair                  | 8103         | E From Pool Equipment                        | RHRA/LHR                    |              |            |
| -----          |                         |              |                                              |                             |              |            |
|                | 1 Pair                  |              | Size: 3-0 X 8-0 X 1 3/4<br>3-0 X 8-0 X 1 3/4 | Galvanized Door X A40 Frame |              |            |

| <u>Tot Qty</u> | <u>Qty</u> | <u>UOM</u> | <u>Manf</u> | <u>Item Type</u>                | <u>Item Series/Description</u> | <u>Finish</u>  |
|----------------|------------|------------|-------------|---------------------------------|--------------------------------|----------------|
| 8              | 8          | EA         | CRPI        | Hinge - (4-1/2 Std Wt(.134))    | BB-31 4-1/2" x 4-1/2" x NRP    | US32D          |
| 2              | 2          | EA         | CRPI        | Flush Bolt - Manual (Extension) | MF6341                         | US26D/Inactive |
| 1              | 1          | EA         | CRPI        | Cyl. Lockset (with thru-bolts)  | AG05 x ULSLD234 x ASA          | US26D/Active   |
| 2              | 2          | EA         | CRPI        | Closer                          | N900-PBF                       | Alum           |
| 2              | 2          | EA         | CRPI        | Floor Stop                      | GS118                          | US26D          |
| 1              | 1          | EA         | NGP         | Door Seal                       | 160V x 72" x 96"               | MILL           |
| 2              | 2          | EA         | NGP         | Sweep                           | 200NA x 36"                    | A              |
| 1              | 1          | EA         | NGP         | Threshold                       | 425E x 72"                     | MILL           |
| 1              | 1          | EA         | NGP         | Drip Cap                        | 16A x 76"                      | A              |
| 1              | 1          | EA         | CRPI        | Keying                          | CMK Keying                     |                |

### Hardware Set#: HW13

| <u>Key Set</u> | <u>Qty</u> <u>Units</u> | <u>Door#</u> | <u>Door Location</u>    | <u>Hand</u>                 | <u>Label</u> | <u>Deg</u> |
|----------------|-------------------------|--------------|-------------------------|-----------------------------|--------------|------------|
|                | 1 Single                | 1224T        | To Trash                | LH                          | UL-20 Min    |            |
|                | 1 Single                | 1324T        | To Trash                | LH                          | UL-20 Min    |            |
|                | 1 Single                | 1424T        | To Trash                | LH                          | UL-20 Min    |            |
|                | 1 Single                | 1524T        | To Trash                | LH                          | UL-20 Min    |            |
|                | 1 Single                | 3215T        | To Trash                | LH                          | UL-20 Min    |            |
|                | 1 Single                | 3315T        | To Trash                | LH                          | UL-20 Min    |            |
|                | 1 Single                | 3415T        | To Trash                | LH                          | UL-20 Min    |            |
|                | 1 Single                | 3515T        | To Trash                | LH                          | UL-20 Min    |            |
| -----          |                         |              |                         |                             |              |            |
|                | 8 Single                |              | Size: 3-0 X 7-0 X 1 3/4 | Galvanized Door X CRS Frame |              |            |

| <u>Tot Qty</u> | <u>Qty</u> | <u>UOM</u> | <u>Manf</u> | <u>Item Type</u>              | <u>Item Series/Description</u> | <u>Finish</u> |
|----------------|------------|------------|-------------|-------------------------------|--------------------------------|---------------|
| 24             | 3          | EA         | CRPI        | Hinge - (4-1/2 Std Wt(.134))  | BB-31 4-1/2" x 4-1/2"          | US26D         |
| 8              | 1          | EA         | CRPI        | Passage Set (with thru-bolts) | AG30 x ULSLD234 x ASA          | US26D         |
| 8              | 1          | EA         | CRPI        | Closer                        | N900-PBF                       | Alum          |
| 8              | 1          | EA         | CRPI        | Wall Stop                     | WB26                           | US32D         |
| 8              | 1          | EA         | NGP         | Door Seal                     | 5050B x 17'                    | B             |
| 8              | 1          | EA         | NGP         | Sweep                         | 200NA x 36"                    | A             |
| 8              | 1          | EA         | NGP         | Threshold                     | 425E x 36"                     | MILL          |

# Finish Hardware Schedule

## OCA Broad Creek Apt

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Job Number: 2026-242

### Hardware Set#: HW13.1

| <u>Key Set</u> | <u>Qty</u> | <u>Units</u> | <u>Door#</u> | <u>Door Location</u>    | <u>Hand</u> | <u>Label</u>                | <u>Deg</u> |
|----------------|------------|--------------|--------------|-------------------------|-------------|-----------------------------|------------|
|                | 1          | Single       | 1624T        | To Trash                | LH          | UL-20 Min                   |            |
|                | 1          | Single       | 2216T        | To Trash                | RH          | UL-20 Min                   |            |
|                | 1          | Single       | 2316T        | To Trash                | RH          | UL-20 Min                   |            |
|                | 1          | Single       | 2416T        | To Trash                | RH          | UL-20 Min                   |            |
|                | 1          | Single       | 3615T        | To Trash                | LH          | UL-20 Min                   |            |
| -----          |            |              |              |                         |             |                             |            |
|                | 5          | Single       |              | Size: 3-0 X 8-0 X 1 3/4 |             | Galvanized Door X CRS Frame |            |

| <u>Tot Qty</u> | <u>Qty</u> | <u>UOM</u> | <u>Manf</u> | <u>Item Type</u>              | <u>Item Series/Description</u> | <u>Finish</u> |
|----------------|------------|------------|-------------|-------------------------------|--------------------------------|---------------|
| 20             | 4          | EA         | CRPI        | Hinge - (4-1/2 Std Wt(.134))  | BB-31 4-1/2" x 4-1/2"          | US26D         |
| 5              | 1          | EA         | CRPI        | Passage Set (with thru-bolts) | AG30 x ULSLD234 x ASA          | US26D         |
| 5              | 1          | EA         | CRPI        | Closer                        | N900-PBF                       | Alum          |
| 5              | 1          | EA         | CRPI        | Wall Stop                     | WB26                           | US32D         |
| 5              | 1          | EA         | NGP         | Door Seal                     | 5050B x 20'                    | B             |
| 5              | 1          | EA         | NGP         | Sweep                         | 200NA x 36"                    | A             |
| 5              | 1          | EA         | NGP         | Threshold                     | 425E x 36"                     | MILL          |

### Hardware Set#: HW15

| <u>Key Set</u> | <u>Qty</u> | <u>Units</u> | <u>Door#</u> | <u>Door Location</u>    | <u>Hand</u> | <u>Label</u>                | <u>Deg</u> |
|----------------|------------|--------------|--------------|-------------------------|-------------|-----------------------------|------------|
|                | 1          | Single       | 702          | To Toilet               | RH          |                             |            |
|                | 1          | Single       | 705          | To Toilet               | RH          |                             |            |
| -----          |            |              |              |                         |             |                             |            |
|                | 2          | Single       |              | Size: 2-8 X 8-0 X 1 3/4 |             | Galvanized Door X CRS Frame |            |
|                | 1          | Single       | 5100B        | From Restroom           | RHR         |                             |            |
| -----          |            |              |              |                         |             |                             |            |
|                | 1          | Single       |              | Size: 3-0 X 8-0 X 1 3/4 |             | Galvanized Door X CRS Frame |            |

| <u>Tot Qty</u> | <u>Qty</u> | <u>UOM</u> | <u>Manf</u> | <u>Item Type</u>              | <u>Item Series/Description</u> | <u>Finish</u> |
|----------------|------------|------------|-------------|-------------------------------|--------------------------------|---------------|
| 12             | 4          | EA         | CRPI        | Hinge - (4-1/2 Std Wt(.134))  | BB-31 4-1/2" x 4-1/2"          | US26D         |
| 3              | 1          | EA         | CRPI        | Privacy Set (with thru-bolts) | AG20 x ULSLD234 x ASA          | US26D         |
| 3              | 1          | EA         | CRPI        | Closer                        | N900-PBF                       | Alum          |
| 3              | 1          | EA         | CRPI        | Wall Stop                     | WB26                           | US32D         |

# Finish Hardware Schedule

## OCA Broad Creek Apt

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Job Number: 2026-242

### Hardware Set#: HW16

| <u>Key Set</u> | <u>Qty</u> | <u>Units</u> | <u>Door#</u> | <u>Door Location</u>    | <u>Hand</u> | <u>Label</u> | <u>Deg</u> |
|----------------|------------|--------------|--------------|-------------------------|-------------|--------------|------------|
|                | 1          | Single       | 5100A        | E To Maintenance        | RH          |              |            |
|                | 1          | Single       | 8100         | E To Men's Restroom     | RH          |              |            |
|                | 1          | Single       | 8101         | E To Women's Restroom   | LH          |              |            |
|                | 1          | Single       | 8102         | E From Chemical Storage | LHR         |              |            |

-----  
4 Single

Size: 3-0 X 8-0 X 1 3/4

Galvanized Door X A40 Frame

| <u>Tot Qty</u> | <u>Qty</u> | <u>UOM</u> | <u>Manf</u> | <u>Item Type</u>               | <u>Item Series/Description</u> | <u>Finish</u> |
|----------------|------------|------------|-------------|--------------------------------|--------------------------------|---------------|
| 16             | 4          | EA         | CRPI        | Hinge - (4-1/2 Std Wt(.134))   | BB-31 4-1/2" x 4-1/2"          | US32D         |
| 4              | 1          | EA         | CRPI        | Cyl. Lockset (with thru-bolts) | AG05 x ULSLD234 x ASA          | US26D         |
| 4              | 1          | EA         | CRPI        | Closer                         | N900-PBF                       | Alum          |
| 4              | 1          | EA         | CRPI        | Floor Stop                     | GS118                          | US26D         |
| 4              | 1          | EA         | NGP         | Door Seal                      | 160V x 36" x 96"               | MILL          |
| 4              | 1          | EA         | NGP         | Sweep                          | 200NA x 36"                    | A             |
| 4              | 1          | EA         | NGP         | Threshold                      | 425E x 36"                     | MILL          |
| 4              | 1          | EA         | NGP         | Drip Cap                       | 16A x 40"                      | A             |
| 4              | 1          | EA         | CRPI        | Keying                         | CMK Keying                     |               |

### Hardware Set#: HW20

| <u>Key Set</u> | <u>Qty</u> | <u>Units</u> | <u>Door#</u> | <u>Door Location</u> | <u>Hand</u> | <u>Label</u> | <u>Deg</u> |
|----------------|------------|--------------|--------------|----------------------|-------------|--------------|------------|
|                | 1          | Single       | S1L1         | P From Stair 1       | RHR         | UL-90 Min    |            |
|                | 1          | Single       | S3L1         | P From Stair 3       | LHR         | UL-90 Min    |            |
|                | 1          | Single       | S4L1         | P From Stair 4       | RHR         | UL-90 Min    |            |
|                | 1          | Single       | S5L1         | P From Stair 5       | RHR         | UL-90 Min    |            |
|                | 1          | Single       | S6L1         | P From Stair 6       | RHR         | UL-90 Min    |            |

-----  
5 Single

Size: 3-0 X 8-0 X 1 3/4

Galvanized Door X A40 Frame

| <u>Tot Qty</u> | <u>Qty</u> | <u>UOM</u> | <u>Manf</u> | <u>Item Type</u>             | <u>Item Series/Description</u> | <u>Finish</u> |
|----------------|------------|------------|-------------|------------------------------|--------------------------------|---------------|
| 20             | 4          | EA         | CRPI        | Hinge - (4-1/2 Std Wt(.134)) | BB-31 4-1/2" x 4-1/2"          | US32D         |
| 5              | 1          | EA         | CRPI        | Exit Device - Rim            | F6600EO36                      | US32D         |
| 5              | 1          | EA         | CRPI        | Exit Device Trim Only        | ATPAS30L                       | US26D         |
| 5              | 1          | EA         | CRPI        | Closer                       | N900-PBF                       | Alum          |
| 5              | 1          | EA         | CRPI        | Wall Stop                    | WB26                           | US32D         |
| 5              | 1          | EA         | NGP         | Door Seal                    | 160V x 36" x 96"               | MILL          |
| 5              | 1          | EA         | NGP         | Sweep                        | 200NA x 36"                    | A             |
| 5              | 1          | EA         | NGP         | Threshold                    | 425E x 36"                     | MILL          |

# Finish Hardware Schedule

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Job Number: 2026-242

## Hardware Set#: HW21

| <u>Key Set</u> | <u>Qty</u> | <u>Units</u> | <u>Door#</u> | <u>Door Location</u>                         | <u>Hand</u>                 | <u>Label</u> | <u>Deg</u> |
|----------------|------------|--------------|--------------|----------------------------------------------|-----------------------------|--------------|------------|
|                | 1          | Pair         | 1104T        | P From Main Trash                            | RHRA/LHR                    |              |            |
|                | 1          | Pair         | 2105T        | P From Main Trash                            | RHRA/LHR                    |              |            |
|                | 1          | Pair         | 3106T        | P From Main Trash                            | RHRA/LHR                    |              |            |
| -----          |            |              |              |                                              |                             |              |            |
|                | 3          | Pair         |              | Size: 3-0 X 8-0 X 1 3/4<br>3-0 X 8-0 X 1 3/4 | Galvanized Door X A40 Frame |              |            |

| <u>Tot Qty</u> | <u>Qty</u> | <u>UOM</u> | <u>Manf</u> | <u>Item Type</u>                | <u>Item Series/Description</u> | <u>Finish</u>  |
|----------------|------------|------------|-------------|---------------------------------|--------------------------------|----------------|
| 24             | 8          | EA         | CRPI        | Hinge - (4-1/2 Std Wt(.134))    | BB-31 4-1/2" x 4-1/2" x NRP    | US32D          |
| 6              | 2          | EA         | CRPI        | Flush Bolt - Manual (Extension) | MF6341                         | US26D/Inactive |
| 3              | 1          | EA         | CRPI        | Cyl. Lockset (with thru-bolts)  | AG05 x ULSLD234 x ASA          | US26D/Active   |
| 6              | 2          | EA         | CRPI        | Closer                          | N900-PBF                       | Alum           |
| 6              | 2          | EA         | CRPI        | Floor Stop                      | GS118                          | US26D          |
| 3              | 1          | EA         | NGP         | Door Seal                       | 160V x 72" x 96"               | MILL           |
| 6              | 2          | EA         | NGP         | Sweep                           | 200NA x 36"                    | A              |
| 3              | 1          | EA         | NGP         | Threshold                       | 425E x 72"                     | MILL           |
| 3              | 1          | EA         | CRPI        | Keying                          | CMK Keying                     |                |

# Finish Hardware Schedule

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Job Number: 2026-242

## Hardware Set#: HW22

| <u>Key Set</u> | <u>Qty</u> | <u>Units</u> | <u>Door#</u> | <u>Door Location</u> | <u>Hand</u> | <u>Label</u> | <u>Deg</u> |
|----------------|------------|--------------|--------------|----------------------|-------------|--------------|------------|
|                | 1          | Dbl Egress   | 1200         | To/From Corridor     | LHRA/LHR    | UL-90 Min    |            |
|                | 1          | Dbl Egress   | 1300         | To/From Corridor     | LHRA/LHR    | UL-90 Min    |            |
|                | 1          | Dbl Egress   | 1400         | To/From Corridor     | LHRA/LHR    | UL-90 Min    |            |
|                | 1          | Dbl Egress   | 1500         | To/From Corridor     | LHRA/LHR    | UL-90 Min    |            |
|                | 1          | Dbl Egress   | 1600         | To/From Corridor     | LHRA/LHR    | UL-90 Min    |            |
|                | 1          | Dbl Egress   | 3200         | To/From Corridor     | LHRA/LHR    | UL-90 Min    |            |
|                | 1          | Dbl Egress   | 3300         | To/From Corridor     | LHRA/LHR    | UL-90 Min    |            |
|                | 1          | Dbl Egress   | 3400         | To/From Corridor     | LHRA/LHR    | UL-90 Min    |            |
|                | 1          | Dbl Egress   | 3500         | To/From Corridor     | LHRA/LHR    | UL-90 Min    |            |
|                | 1          | Dbl Egress   | 3600         | To/From Corridor     | LHRA/LHR    | UL-90 Min    |            |

-----  
10 Dbl Egress

Size: 3-0 X 7-0 X 1 3/4  
3-0 X 7-0 X 1 3/4

Galvanized Door X Hollow Metal Frame

| <u>Tot Qty</u> | <u>Qty</u> | <u>UOM</u> | <u>Manf</u> | <u>Item Type</u>                       | <u>Item Series/Description</u> | <u>Finish</u> |
|----------------|------------|------------|-------------|----------------------------------------|--------------------------------|---------------|
| 60             | 6          | EA         | CRPI        | Hinge - (4-1/2 Std Wt(.134))           | BB-31 4-1/2" x 4-1/2"          | US26D         |
| 20             | 2          | EA         | CRPI        | Exit Device - SVR (Center & Top Latch) | F6660V3684 x 620 x 221         | US32D         |
| 20             | 2          | EA         | CRPI        | Closer                                 | N900-PBF                       | Alum          |
| 20             | 2          | EA         | CRPI        | ElectroMagnetic Holder                 | MDHS-2                         | US28          |
| 10             | 1          | EA         | NGP         | Astragal (Surface)                     | B606A x 84"                    | A             |
| 10             | 1          | EA         | NGP         | Door Seal                              | 5050B x 20'                    | B             |
| 10             | 1          | EA         | NGP         | Threshold                              | 425E x 72"                     | MILL          |

# Finish Hardware Schedule

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Job Number: 2026-242

### Hardware Set#: HW23

| <u>Key Set</u> | <u>Qty</u> | <u>Units</u> | <u>Door#</u> | <u>Door Location</u>  | <u>Hand</u> | <u>Label</u> | <u>Deg</u> |
|----------------|------------|--------------|--------------|-----------------------|-------------|--------------|------------|
|                | 1          | Single       | 2100S        | P To Resident Storage | RH          |              |            |
|                | 1          | Single       | 2101R        | P From Riser Room     | LHR         |              |            |
|                | 1          | Single       | 2103S        | P To Storage          | LH          |              |            |
|                | 1          | Single       | 2106S        | P To Resident Storage | LH          |              |            |
|                | 1          | Single       | 3100R        | P To Riser Room       | LH          |              |            |
|                | 1          | Single       | 3102U        | P From Utility        | RHR         |              |            |
|                | 1          | Single       | 3108U        | P From Utility        | LHR         |              |            |

-----  
7 Single

Size: 3-0 X 8-0 X 1 3/4

Galvanized Door X A40 Frame

| <u>Tot Qty</u> | <u>Qty</u> | <u>UOM</u> | <u>Manf</u> | <u>Item Type</u>               | <u>Item Series/Description</u> | <u>Finish</u> |
|----------------|------------|------------|-------------|--------------------------------|--------------------------------|---------------|
| 28             | 4          | EA         | CRPI        | Hinge - (4-1/2 Std Wt(.134))   | BB-31 4-1/2" x 4-1/2"          | US32D         |
| 7              | 1          | EA         | CRPI        | Cyl. Lockset (with thru-bolts) | AG05 x ULSLD234 x ASA          | US26D         |
| 7              | 1          | EA         | CRPI        | Closer                         | N900-PBF                       | Alum          |
| 7              | 1          | EA         | CRPI        | Floor Stop                     | GS118                          | US26D         |
| 7              | 1          | EA         | NGP         | Door Seal                      | 160V x 36" x 96"               | MILL          |
| 7              | 1          | EA         | NGP         | Sweep                          | 200NA x 36"                    | A             |
| 7              | 1          | EA         | NGP         | Threshold                      | 425E x 36"                     | MILL          |
| 7              | 1          | EA         | CRPI        | Keying                         | CMK Keying                     |               |



# Finish Hardware Schedule

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Job Number: 2026-242

## Hardware Set#: HW24

| <u>Key Set</u> | <u>Qty</u> <u>Units</u> | <u>Door#</u> | <u>Door Location</u> | <u>Hand</u> | <u>Label</u> | <u>Deg</u> |
|----------------|-------------------------|--------------|----------------------|-------------|--------------|------------|
|                | 1 Single                | 1100E        | P From Main Elec     | LHR         |              |            |
|                | 1 Single                | 2102EA       | P From Main Elec     | RHR         |              |            |
|                | 1 Single                | 2102EB       | P From Main Elec     | LHR         |              |            |
|                | 1 Single                | 3101EA       | P From Main Elec     | RHR         |              |            |
|                | 1 Single                | 3101EB       | P From Main Elec     | LHR         |              |            |
|                | 1 Single                | 3105EA       | P From Main Elec     | RHR         |              |            |
|                | 1 Single                | 3105EB       | P From Main Elec     | LHR         |              |            |

-----  
7 Single

Size: 3-0 X 8-0 X 1 3/4

Galvanized Door X A40 Frame

| <u>Tot Qty</u> | <u>Qty</u> | <u>UOM</u> | <u>Manf</u> | <u>Item Type</u>             | <u>Item Series/Description</u> | <u>Finish</u> |
|----------------|------------|------------|-------------|------------------------------|--------------------------------|---------------|
| 28             | 4          | EA         | CRPI        | Hinge - (4-1/2 Std Wt(.134)) | BB-31 4-1/2" x 4-1/2"          | US32D         |
| 7              | 1          | EA         | CRPI        | Exit Device - Rim            | F6600EO36                      | US32D         |
| 7              | 1          | EA         | CRPI        | Exit Device Trim Only        | ATSTR05L                       | US26D         |
| 7              | 1          | EA         | CRPI        | Closer                       | N900-PBF                       | Alum          |
| 7              | 1          | EA         | CRPI        | Floor Stop                   | GS118                          | US26D         |
| 7              | 1          | EA         | NGP         | Door Seal                    | 160V x 36" x 96"               | MILL          |
| 7              | 1          | EA         | NGP         | Sweep                        | 200NA x 36"                    | A             |
| 7              | 1          | EA         | NGP         | Threshold                    | 425E x 36"                     | MILL          |
| 7              | 1          | EA         | CRPI        | Keying                       | CMK Keying                     |               |

Olathe Millwork

16335 John Glen Pkwy, Ste 100  
New Century, KS 66031  
Tel: 913-738-8074

Contractor: CF Evans  
Job Name: Broad Creek Apartments  
Address: 10 Verbena Ln  
City: Hilton Head, SC 29926

Date 8/18/2026  
Quote #  
Door Pkg Update:  
Trim Pkg Update:  
Hardware Pkg Update:

|        |                                                          |              |
|--------|----------------------------------------------------------|--------------|
| Page1  | Summary Sheet                                            |              |
| Page2  | Apartment Unit Exterior Doors                            | \$274,428.00 |
| Page3  | Apartment Unit Interior Doors                            | \$271,184.00 |
| Page4  | Apartment Unit trim                                      | \$241,919.03 |
| Page5  | Apartment Unit Door Hardware                             | \$84,151.50  |
| Page6  | Apartment Unit Bath hardware                             | \$26,540.00  |
| Page7  | Apartment Unit Closet Shelving                           | \$94,195.04  |
| Page8  | Amenity Exterior Doors                                   | \$0.00       |
| Page9  | Amenity Interior Doors                                   | \$9,461.00   |
| Page10 | Amenity / Common Area Trim                               | \$19,968.91  |
| Page11 | Amenity /Common Area Bath Hardware                       | \$12,348.00  |
| Page12 | Common Area Door Package                                 | \$182,200.00 |
| Page13 | Common Area Door Hardware                                | \$101,218.30 |
| Page14 | Fire Extinguishers & Attic Access                        | \$17,841.00  |
| Page15 | Mirrors                                                  | \$95,460.00  |
| Page16 | Postal Boxes                                             | \$60,030.00  |
| Page19 | Freight - Storage / Bid - Quote Notes and Exclusions     | \$105,576.00 |
|        | Labor to Install Material provided by OLM - NOT INCLUDED | \$568,600.00 |

**DUE TO EVENTS BEYOND OUR CONTROL, INCLUDING BUT NOT LIMITED TO TARIFFS, PRICES OR MATERIAL MAY HAVE TO BE ADJUSTED.**  
**SALES TAX AMOUNT IS SUBJECT TO CHANGE BASED ON CURRENT STATE AND LOCAL TAX RATE APPLICABLE AT TIME OF DELIVERY.**

Prices are considering full 53' trailered deliveries  
If there are any questions please contact:

Project Manager: Ryan Valunas (913)343-5461 Email:rvalunas@pamudo.com

|                |             |                |
|----------------|-------------|----------------|
|                | Total       | \$1,596,520.78 |
| Sales Tax Rate | Tax         | \$95,791.25    |
|                | Labor       | \$568,600.00   |
|                | Total W/Tax | \$2,260,912.03 |



**16335 John Glen Pkwy, Ste 100  
New Century, KS 66031  
Tel: 913-738-8074**

**Contractor:** CF Evans  
**Job Name:** Broad Creek Apartments

Date 8/18/2026  
Quote # 0

### Apartment Unit Interior Doors

[illegible]

Sales Contact: Ryan Valunas (913)343-5461 Email:rvalunas@pamudo.com



**16335 John Glen Pkwy, Ste 100  
New Century, KS 66031  
Tel: 913-738-8074**

Date 8/18/2026  
Quote # 0

[illegible]

|           |             |
|-----------|-------------|
| TOTAL     | \$84,151.50 |
| TAX       | \$5,049.09  |
| TOT W/TAX | \$89,200.59 |

Page 5



**16335 John Glen Pkwy, Ste 100  
New Century, KS 66031  
Tel: 913-738-8074**

Date 8/18/2026  
Quote # 0

[illegible]

|           |             |
|-----------|-------------|
| TOTAL     | \$94,195.04 |
| TAX       | \$5,651.70  |
| TOT W/TAX | \$99,846.74 |



**Olathe Millwork**

16335 John Glen Pkwy, Ste 100

New Century, KS 66031

Tel: 913-738-8074

**Contractor:** CF Evans**Job Name:** Broad Creek Apartments**Date** 8/18/2026**Quote #** 0**Amenity Interior Doors**

| DR #  | QTY | SIZE                                                                                                                                  | DOOR TYPE    | WALL  | BRICKMOLD | FRAME | HINGE    | HAND | SILL | BORE | FIRE | HDWR | SELL     | EXTENSION |
|-------|-----|---------------------------------------------------------------------------------------------------------------------------------------|--------------|-------|-----------|-------|----------|------|------|------|------|------|----------|-----------|
|       |     |                                                                                                                                       |              |       |           |       |          |      |      |      |      |      |          |           |
|       |     |                                                                                                                                       |              |       |           |       |          |      |      |      |      |      |          |           |
|       |     | <b>See Attached List / Schedule for Amenity Door Package</b>                                                                          |              |       |           |       |          |      |      |      |      |      |          |           |
|       |     |                                                                                                                                       |              |       |           |       |          |      |      |      |      |      |          |           |
| 110   | 1   | 2/10 8/0 1-3/4                                                                                                                        | 3 PNL RAISED | 8-1/4 | N/A       | HM KD | 4.5" NRP | RH   |      | SGL  |      |      | \$492.00 | \$492.00  |
| 111   | 1   | 3/0 8/0 1-3/4                                                                                                                         | 3 PNL RAISED | 5-7/8 | N/A       | HM KD | 4.5" NRP | LH   |      | SGL  |      |      | \$492.00 | \$492.00  |
| 113   | 1   | 3/0 8/0 1-3/4                                                                                                                         | 2 PNL RAISED | 5-7/8 | N/A       | HM KD | 4.5" NRP | LH   |      | SGL  |      |      | \$471.00 | \$471.00  |
| 115   | 1   | 3/0 8/0 1-3/4                                                                                                                         | 2 PNL RAISED | 8-1/4 | N/A       | HM KD | 4.5" NRP | RHR  |      | SGL  |      |      | \$471.00 | \$471.00  |
| 119   | 1   | 2/10 8/0 1-3/4                                                                                                                        | 3 PNL RAISED | 8-1/4 | N/A       | HM KD | 4.5" NRP | LH   |      | SGL  |      |      | \$492.00 | \$492.00  |
| 120   | 1   | 2/10 8/0 1-3/4                                                                                                                        | 3 PNL RAISED | 5-7/8 | N/A       | HM KD | 4.5" NRP | RH   |      | SGL  |      |      | \$492.00 | \$492.00  |
| 120.1 | 1   | 2/10 8/0 1-3/4                                                                                                                        | 3 PNL RAISED | 5-7/8 | N/A       | HM KD | 4.5" NRP | RH   |      | SGL  |      |      | \$492.00 | \$492.00  |
| 121   | 1   | 3/0 8/0 1-3/4                                                                                                                         | 2 PNL RAISED | 8-1/4 | N/A       | HM KD | 4.5" NRP | RH   |      | SGL  |      |      | \$471.00 | \$471.00  |
| 130   | 1   | 3/0 8/0 1-3/4                                                                                                                         | 2 PNL RAISED | 5-7/8 | N/A       | HM KD | 4.5" NRP | RH   |      | SGL  |      |      | \$471.00 | \$471.00  |
| 141   | 1   | 3/0 8/0 1-3/4                                                                                                                         | 2 PNL RAISED | 8-1/4 | N/A       | HM KD | 4.5" NRP | LH   |      | SGL  |      |      | \$471.00 | \$471.00  |
| 602   | 1   | 3/0 8/0 1-3/4                                                                                                                         | 2 PNL RAISED | 5-7/8 | N/A       | HM KD | 4.5" NRP | RHR  |      | SGL  |      |      | \$471.00 | \$471.00  |
| 603   | 1   | 3/0 8/0 1-3/4                                                                                                                         | 2 PNL RAISED | 5-7/8 | N/A       | HM KD | 4.5" NRP | LHR  |      | SGL  |      |      | \$471.00 | \$471.00  |
| 605   | 1   | 2/8 8/0 1-3/4                                                                                                                         | 2 PNL RAISED | 8-1/4 | N/A       | HM KD | 4.5" NRP | RHR  |      | SGL  |      |      | \$455.00 | \$455.00  |
| 606   | 1   | 2/8 8/0 1-3/4                                                                                                                         | 2 PNL RAISED | 8-1/4 | N/A       | HM KD | 4.5" NRP | LH   |      | SGL  |      |      | \$455.00 | \$455.00  |
| 700   | 1   | 3/0 8/0 1-3/4                                                                                                                         | 2 PNL RAISED | 8-1/4 | N/A       | HM KD | 4.5" NRP | RH   |      | SGL  |      |      | \$471.00 | \$471.00  |
| 701   | 1   | 3/0 8/0 1-3/4                                                                                                                         | 2 PNL RAISED | 5-7/8 | N/A       | HM KD | 4.5" NRP | RH   |      | SGL  |      |      | \$471.00 | \$471.00  |
| 702   | 1   | 2/8 8/0 1-3/4                                                                                                                         | 2 PNL RAISED | 5-7/8 | N/A       | HM KD | 4.5" NRP | RH   |      | SGL  |      |      | \$455.00 | \$455.00  |
| 703   | 1   | 3/0 8/0 1-3/4                                                                                                                         | 2 PNL RAISED | 8-1/4 | N/A       | HM KD | 4.5" NRP | RH   |      | SGL  |      |      | \$471.00 | \$471.00  |
| 704   | 1   | 3/0 8/0 1-3/4                                                                                                                         | 2 PNL RAISED | 5-7/8 | N/A       | HM KD | 4.5" NRP | RH   |      | SGL  |      |      | \$471.00 | \$471.00  |
| 705   | 1   | 2/8 8/0 1-3/4                                                                                                                         | 2 PNL RAISED | 5-7/8 | N/A       | HM KD | 4.5" NRP | RH   |      | SGL  |      |      | \$455.00 | \$455.00  |
|       |     |                                                                                                                                       |              |       |           |       |          |      |      |      |      |      |          |           |
|       |     | <b>AMENITY WOOD DOORS QUOTED AS MASONITE ARCHITECTURAL DOORS TO MATCH TRUSTILE DESIGN - FRAMES INCLUDED WITH HOLLOW METAL PRICING</b> |              |       |           |       |          |      |      |      |      |      |          |           |

Sales Contact: Ryan Valunas (913)343-5461 Email:rvalunas@pamudo.com

|                  |                    |
|------------------|--------------------|
| <b>TOTAL</b>     | <b>\$9,461.00</b>  |
| <b>TAX</b>       | <b>\$567.66</b>    |
| <b>TOT W/TAX</b> | <b>\$10,028.66</b> |

**16335 John Glen Pkwy, Ste 100  
New Century, KS 66031  
Tel: 913-738-8074**

**Contractor:** CF Evans  
**Job Name:** Broad Creek Apartments

Date 8/18/2026  
Quote # 0

### Amenity / Common Area Trim

[illegible]





**Olathe Millwork**

16335 John Glen Pkwy, Ste 100

New Century, KS 66031

Tel: 913-738-8074

**Contractor:** CF Evans**Job Name:** Broad Creek Apartments**Date** 8/18/2026**Quote #** 0**Common Area Door Hardware**

| Location | Quantity | Description                                                         | SELL     | EXTENSION   |
|----------|----------|---------------------------------------------------------------------|----------|-------------|
|          | 2        | PAMEX FD7S8A CLASSROOM DEADBOLT - US26D                             | \$32.00  | \$64.00     |
|          | 78       | PAMEX E9000/L3D-AL EXIT DEVICE TRIM - ENTRY - US26D                 | \$190.00 | \$14,820.00 |
|          | 20       | PAMEX E9000/L3PA-AL EXIT DEVICE TRIM - PASSAGE - US26D              | \$159.00 | \$3,180.00  |
|          | 20       | PAMEX EF9000V/LBR38-AL SURFACE VERTICAL ROD EXIT DEVICE LBR - US26D | \$624.00 | \$12,480.00 |
|          | 157      | PAMEX GC6800BF-AL SURFACE CLOSER - ALUMINUM                         | \$87.00  | \$13,659.00 |
|          | 78       | PAMEX EF9000/EO3-AL RIM EXIT DEVICE - US26D                         | \$431.00 | \$33,618.00 |
|          | 21       | PAMEX DALLAS FLNS3B PASSAGE LEVER - US26D                           | \$39.00  | \$819.00    |
|          | 25       | PAMEX DALLAS FLNS5B STOREROOM LEVER - US26D                         | \$49.00  | \$1,225.00  |
|          | 11       | PAMEX DALLAS FLNS1B PRIVACY LEVER - US26D                           | \$50.00  | \$550.00    |
|          | 2        | PAMEX FD7S1 SINGLE CYLINDER DEADBOLT - US26D                        | \$30.00  | \$60.00     |
|          | 80       | PAMEX SFIC CORE - CONSTRUCTION                                      | \$13.00  | \$1,040.00  |
|          | 78       | PAMEX E9000/RCSC-AL RIM CYLINDER - ALUMINUM                         | \$32.00  | \$2,496.00  |
|          | 601      | PAMEX 4.5" NRP HINGE                                                | \$4.80   | \$2,884.80  |
|          | 20       | PAMEX EMH-R1224AL/EMH-R24120AL                                      | \$142.00 | \$2,840.00  |
|          | 106      | PAMEX 36" ADA THRESHOLD 5" - ALUMINUM                               | \$34.00  | \$3,604.00  |
|          | 1        | PAMEX 72" ADA THRESHOLD 5" - ALUMINUM                               | \$68.00  | \$68.00     |
|          | 108      | PAMEX 36" SURFACE MOUNT SWEEP - ALUMINUM                            | \$8.00   | \$864.00    |
|          | 87       | PAMEX DD13-DC2540AL 40" DRIP CAP - ALUMINUM                         | \$14.50  | \$1,261.50  |
|          | 1        | PAMEX DD13-DC2540AL 76" DRIP CAP - ALUMINUM                         | \$28.00  | \$28.00     |
|          | 90       | PAMEX DD13-SS3819BR SMOKE SEAL - BROWN                              | \$34.00  | \$3,060.00  |
|          | 1        | PAMEX DD13-SS3825BR SMOKE SEAL - BROWN                              | \$46.00  | \$46.00     |
|          | 2        | PAMEX DD09-20135SN - 3-1/2" X 15" PULL PLATE - US15                 | \$47.00  | \$94.00     |
|          | 1        | PAMEX DD05-63SC MANUAL FLUSH BOLT - US26D                           | \$13.00  | \$13.00     |
|          | 2        | PAMEX DD09-1035SN PUSH PLATE - US15                                 | \$22.00  | \$44.00     |
|          | 80       | PAMEX 6 PIN SFIC CORE - PERMANENT                                   | \$30.00  | \$2,400.00  |
|          |          |                                                                     |          |             |
|          |          |                                                                     |          |             |
|          |          |                                                                     |          |             |

Sales Contact: Ryan Valunas (913)343-5461 Email:rvalunas@pamudo.com

|           |              |
|-----------|--------------|
| TOTAL     | \$101,218.30 |
| TAX       | \$6,073.10   |
| TOT W/TAX | \$107,291.40 |

**16335 John Glen Pkwy, Ste 100  
New Century, KS 66031  
Tel: 913-738-8074**

Date 8/18/2026  
Quote # 0

[illegible]

|           |             |
|-----------|-------------|
| TOTAL     | \$17,841.00 |
| TAX       | \$1,070.46  |
| TOT W/TAX | \$18,911.46 |



**16335 John Glen Pkwy, Ste 100  
New Century, KS 66031  
Tel: 913-738-8074**

## Postal Boxes

Quote # 0

|           |             |
|-----------|-------------|
| TOTAL     | \$60,030.00 |
| TAX       | \$3,601.80  |
| TOT W/TAX | \$63,631.80 |

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Olathe Millwork

16335 John Glen Pkwy, Ste 100  
New Century, KS 66031  
Tel: 913-738-8074

Contractor: CF Evans  
Job Name: Broad Creek Apartments  
City: Hilton Head, SC 29926

Date 8/18/2026  
Quote # 0

| FREIGHT - STORAGE CHARGE DETAILS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |                                       |    |                                 |              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------------------------------------|----|---------------------------------|--------------|
| Delivery Cost per Trailer / Load:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$5,100.00 | Anticipated Number of Deliveries:     | 16 | Total:                          | \$81,600.00  |
| Monthly Drop Trailer Rental:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | \$500.00   | Anticipated Months of Storage Rental: | 18 | Total:                          | \$9,000.00   |
| Monthly Conex Rental:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$500.00   | Anticipated Months of Storage Rental: | 18 | Total:                          | \$9,000.00   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |                                       |    | Freight / Storage Total:        | \$99,600.00  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |                                       |    | Freight / Storage Total W/ Tax: | \$105,576.00 |
| Date of Drawings used for Bid: 7/3/2026 ASI's, Clarifications, or Addendums Used:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |                                       |    |                                 |              |
| BID - QUOTE NOTES AND EXCLUSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |                                       |    |                                 |              |
| AMENITY WOOD DOORS QUOTED AS MASONITE ARCHITECTURAL DOORS TO MATCH TRUSTILE DESIGN - FRAMES INCLUDED WITH HOLLOW METAL PRICING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |            |                                       |    |                                 |              |
| PENTHOUSE CLOSET CASEWORK QUOTED AS 12" PRIMED MDF TO MATCH BOOKSHELVES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |                                       |    |                                 |              |
| 16" SHELVES ARE NOT AVAILABLE IN MDF, QUOTED AS WOOD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |            |                                       |    |                                 |              |
| <b>Standard notes and Exclusions:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |            |                                       |    |                                 |              |
| <ul style="list-style-type: none"><li>- All prices provided in bid are subject to revision at time of Purchase Order issuance, and subject to Escalation Clauses, due to current market conditions.</li><li>- All errors and omissions on proposal are subject to correction.</li><li>- This proposal includes no paint prep. Paint Grade trim, raw and primed, sometimes has minor flaws which require touch-up in the field for painting. Trim will also acquire, through shipping and installation, some minor dings and dents. Repair of these minor flaws, dings, and dents to prepare for paint are NIC.</li><li>- Contractor is responsible for providing keying instructions for the project. Hardware orders will not be placed until keying has been determined. It is expected that keying information will be returned within three weeks of submission of door hardware schedules. OLM will not be liable for project delays due to not having keying information. Subcontractor will participate in keying meeting by phone/video as necessary.</li><li>- 10" bottom rails not provided unless specifically noted. When provided/required at accessible units, 10" spec expected to be met as standard undercut added to standard bottom door rail above finish floor.</li></ul> |            |                                       |    |                                 |              |

RITERUG  
FLOORING

Project|  
Location|  
Contractor|

OCA Broad Creek  
Hilton Head SC  
CF Evans

Attention |  
Phone |  
Email |

George Davis  
  
[gdavis@cfevans.com](mailto:gdavis@cfevans.com)

August 5, 2026  
Based off Plans Dated:  
6/26/2026

| UNIT BASE BID   <i>Taxes Included</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |  |  | VE Equivalent Alternates & Optional Adds |                   |                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|------------------------------------------|-------------------|-------------------|
| <b>Bath Accessories</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |  | Supplied & Installed Base Total          | Add to Base Total | Add to Base Total |
| <div><div><div>Moen - Apartments<ul style="list-style-type: none"><li>• Avri Series</li><li>• Chrome</li></ul></div><div>Top Knobs - Penthouse<ul style="list-style-type: none"><li>• Hopewell Series</li><li>• ORB</li><li>• </li></ul></div></div><div><div>Master/Guest Bathroom<ul style="list-style-type: none"><li>• 1-2  24" Towel Bar</li><li>• 1  Toilet Paper Holder</li><li>• 1 Robe Hook</li><li>• 1 Towel Ring</li></ul></div><div>Curved Shower Rod<ul style="list-style-type: none"><li>• 1  Per Tub &amp; HC Shower</li></ul></div></div><div><div>HC Grab Bars<ul style="list-style-type: none"><li>• Per ADA Requirements</li></ul></div><div>Toilet Walls &amp; Tub Walls</div></div><div><div><i>Provided By Others</i><br/>Grab Bar Blocking<br/>Towel bars at wetwalls,<br/><i>If Not Provided:</i><br/>ADA Anchors are<br/>\$50/ea Grab Bar</div></div></div> |  |  |  | \$110,683                                |                   |                   |
| <b>Showers</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  | Supplied & Installed                     |                   |                   |
| <div><div>Coastal Showers</div><div>Framed Shower Door<ul style="list-style-type: none"><li>• Door + Panel</li><li>• Chrome (apartments) ORB (penthouse)</li></ul></div></div> <div>QTY 279</div> <div><i>Not Provided:</i><br/>Handicap Showers</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |  | \$112,200                                |                   |                   |
| <b>Mirrors</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  | Supplied & Installed Base Total          | Add to Base Total |                   |
| <div>Majestic Mirrors<ul style="list-style-type: none"><li>• Slim LED</li><li>• 33x42 &amp; 60x42</li></ul></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  |  | \$214,334                                |                   |                   |
| <b>Wire Shelving</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |  | Supplied & Installed Base Total          |                   |                   |
| <div><div>Closetmaid Fixed Wire Shelving<ul style="list-style-type: none"><li>• 12" Shelf Rod</li><li>• 12"/16" Linen</li></ul></div><div>Bedroom Closets<ul style="list-style-type: none"><li>• Single &amp; Double Row</li></ul></div><div>Coat Closets<ul style="list-style-type: none"><li>• Single Row</li></ul></div><div>Side-By-Side Laundry Closet<ul style="list-style-type: none"><li>• x1-2 Shelves</li></ul></div><div>Linen(Linen Shelvings)  Pantry Closets (Tight Mesh Shelving)<ul style="list-style-type: none"><li>• x4-5 Shelves</li></ul></div></div> <div><div><i>Shelving Heights are per Closetmaid template only</i></div><div><i>Provided By Others</i><br/>Wood/MDF Shelving<br/>Cubby   Desk Shelving</div></div>                                                                                                                                        |  |  |  | \$83,252                                 |                   |                   |
| UNIT BASE BID TOTAL   <i>Taxes Included :</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |  |  | \$520,469                                |                   |                   |





|                    |                 |
|--------------------|-----------------|
| <b>Project </b>    | OCA Broad Creek |
| <b>Location </b>   | Hilton Head SC  |
| <b>Contractor </b> | CF Evans        |

**Attention |** George Davis  
**Phone |** 0  
**Email |** [gdavis@cfevans.com](mailto:gdavis@cfevans.com)

**August 5, 2026**

Based off Plans Dated:  
6/26/2026

### COMMON AREAS BID | *Taxes Included*

|                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                                                                                                       |                                                    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| <div><div>Bath accessories &amp; Misc Hardware</div><div><div><div><div></div><div>Bobrick</div><div><div><div>• Grab Bars</div><div>• 1-1/2" Diameter</div></div><div><div>Bobrick</div><div><div>•</div><div>• Towel/Waste Comb</div><div>• Toilet Tissue Dispenser</div><div>• Sanitary Napkin Dispenser</div><div>• Soap Dispenser</div></div></div></div></div></div></div></div> | <div><div></div><div><div><div><div></div></div></div><div><div></div></div></div><div><div></div></div></div> <div><div></div></div> | <div><div></div><div><div><div><div></div></div></div><div><div></div></div></div><div><div></div></div></div> <div><div></div></div> | <div><div></div><div><div><div><div></div></div></div><div><div></div></div></div><div><div></div></div></div> <div><div></div></div> | <div><div></div><div><div><div><div></div></div></div><div><div></div></div></div><div><div></div></div></div> <div><div></div></div> | 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**COMMON AREAS BID TOTAL | Taxes Included: \$129,686**

*Any Changes required post proposal or post contract will require an approved Change Order.*

# RITERUG FLOORING

Project: OCA Broad Creek

Builder: CF Evans

| QTY | DESCRIPTION | ITEM #   Book Code | LOCATION | TOTALS |
|-----|-------------|--------------------|----------|--------|
|-----|-------------|--------------------|----------|--------|

## Restroom Accessories

|                                                                            |                                                      |              |         |             |
|----------------------------------------------------------------------------|------------------------------------------------------|--------------|---------|-------------|
| Restrooms: Building 1 Clubhouse \ Building 6 Clubhouse\ Building 7 Fitness |                                                      |              |         |             |
| 6                                                                          | 18" Grab Bar   1-1/2" Diameter   -                   | 150Cx18.MBLK | Bobrick | \$486.00    |
| 6                                                                          | 36" Grab Bar   1-1/2" Diameter   -                   | 150Cx36.MBLK | Bobrick | \$565.50    |
| 6                                                                          | 42" Grab Bar   1-1/2" Diameter   -                   | 150Cx42.MBLK | Bobrick | \$612.00    |
| 8                                                                          | Recessed MultiRoll TP Dispenser                      | B-35883.MBLK | Bobrick | \$2,933.60  |
| 6                                                                          | Recessed Sanitary Napkin Disposal                    | B-3513.MBLK  | Bobrick | \$2,895.24  |
| 6                                                                          | TrimLlne Recessed Combo Paper Towel / Waste Disposal | B-36903.MBLK | Bobrick | \$4,200.00  |
| Restrooms: Building 8 Pools/Maintenance                                    |                                                      |              |         |             |
| 3                                                                          | 18" Straight Grab Bar                                | B-5806x18    | Bobrick | \$195.09    |
| 3                                                                          | 36" Straight Grab Bar                                | B-5806x36    | Bobrick | \$208.83    |
| 3                                                                          | 42" Straight Grab Bar                                | B-5806x42    | Bobrick | \$225.69    |
| 5                                                                          | Surface Mount TP Dispenser                           | B-4288       | Bobrick | \$1,111.70  |
| 4                                                                          | Sanitary Napkin Disposal                             | B-270        | Bobrick | \$280.52    |
| 3                                                                          | Surface Mount Combo Paper Towel / Waste Disposal     | B-3699       | Bobrick | \$1,553.61  |
| Supplied & Installed - Taxes & Total:                                      |                                                      |              |         | \$15,267.78 |

## Restroom Mirrors

|                                       |                                         |             |                      |            |
|---------------------------------------|-----------------------------------------|-------------|----------------------|------------|
| Restroom                              |                                         |             |                      |            |
| 8                                     | 24x36 Framed Radius Mirror - Ga         | FR-2436BLK  | Precision Frameworks | \$2,000.00 |
| 0                                     | Round Rectangle Metal Framed 30x42 - Gb | 1010952     | Rejuvenation         | \$0.00     |
| 5                                     | 24x36 Temp Glass Mirror                 | B-2908 2436 | Bobrick              | \$1,375.00 |
| Supplied & Installed - Taxes & Total: |                                         |             |                      | \$3,375.00 |

## Restroom Partitions

|                                                                                                                                                              |                                |               |  |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------|--|------------|
| ASI   Moisture Guard High Pressure Plastic Laminate - Floor Mounted Overhead Braced  <br><i>Must Be Verified   Standard Color Choice   Built Per Drawing</i> |                                |               |  |            |
| Clubhouse                                                                                                                                                    |                                |               |  |            |
| 4                                                                                                                                                            | Toilet Compartments with Doors | Mens   Womens |  |            |
| 1                                                                                                                                                            | Urinal Screen                  | Men's         |  |            |
| Supplied & Installed - Taxes & Total:                                                                                                                        |                                |               |  | \$5,685.00 |

| QTY                                                                          | DESCRIPTION                                     | ITEM #   Book Code | LOCATION              | TOTALS      |
|------------------------------------------------------------------------------|-------------------------------------------------|--------------------|-----------------------|-------------|
| Mailboxes                                                                    |                                                 |                    |                       |             |
| Postal Products   4C Mailboxes   ADA Height Approved   Standard Color Choice |                                                 |                    |                       |             |
| Must Be Verified On Site                                                     |                                                 |                    |                       |             |
| 29                                                                           | 9 Standard Door 4C Mailboxes   2 Parcel Lockers | N1034011           | Standard Color Choice | \$44,109.00 |
| 0                                                                            | Waste Receptical                                |                    | Standard Color Choice | \$0.00      |
| ALL                                                                          | Engraved Number Plates                          | N1031083           | Black Filling         |             |
| Supplied & Installed - Taxes & Total:                                        |                                                 |                    |                       | \$44,109.00 |
| Unit 5lb Fire Extinguishers   Under Each Kitchen Sink                        |                                                 |                    |                       |             |
| Strike First Fire Extinguishers 5lb                                          |                                                 |                    |                       |             |
| Per Plan for Unit                                                            |                                                 |                    |                       |             |
| 254                                                                          | 5lb MP Fire Extinguisher                        | 466112K            | UL Rated 3-A, 40-B:C  | \$22,860.00 |
| 254                                                                          |                                                 |                    |                       | \$3,048.00  |
| Supplied & Installed - Taxes & Total:                                        |                                                 |                    |                       | \$25,908.00 |

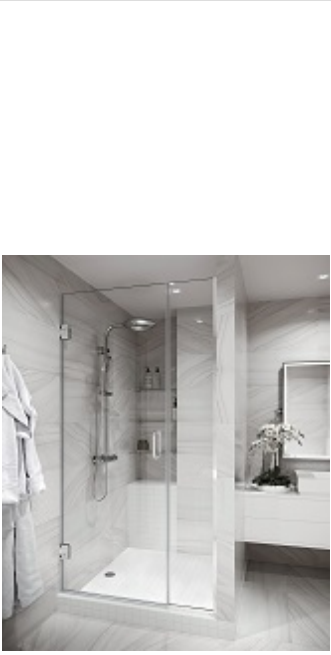
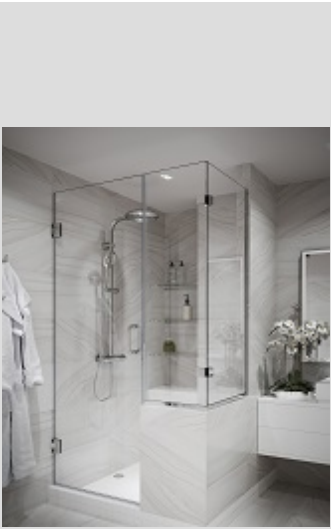


| QTY                                                                               | DESCRIPTION                      | ITEM #   Book Code | LOCATION                   | TOTALS      |
|-----------------------------------------------------------------------------------|----------------------------------|--------------------|----------------------------|-------------|
| Fire Extinguishers & Cabinets                                                     |                                  |                    |                            |             |
| Larsen's   Fire Rated FEC   Semi-Recessed<br>Strike First 10lb Fire Extinguishers |                                  |                    |                            |             |
| Building 1                                                                        |                                  |                    |                            |             |
| 21                                                                                | Semi-Recessed   Fire Rated   FEC | FS 2409-R4         | Enamel Baked Steel   White | \$9,912.00  |
| 0                                                                                 | Surface Mounted   FEC            | 2409-SM            | Enamel Baked Steel   White | \$0.00      |
| 21                                                                                | 10lb Fire Extinguisher           | 466204K            | UL Rated 4-A, 60-B:C       | \$2,352.00  |
| Building 2                                                                        |                                  |                    |                            |             |
| 15                                                                                | Semi-Recessed   Fire Rated   FEC | FS 2409-R4         | Enamel Baked Steel   White | \$7,080.00  |
| 0                                                                                 | Surface Mounted   FEC            | 2409-SM            | Enamel Baked Steel   White | \$0.00      |
| 15                                                                                | 10lb Fire Extinguisher           | 466204K            | UL Rated 4-A, 60-B:C       | \$1,680.00  |
| Building 3                                                                        |                                  |                    |                            |             |
| 23                                                                                | Semi-Recessed   Fire Rated   FEC | FS 2409-R4         | Enamel Baked Steel   White | \$10,856.00 |
| 0                                                                                 | Surface Mounted   FEC            | 2409-SM            | Enamel Baked Steel   White | \$0.00      |
| 23                                                                                | 10lb Fire Extinguisher           | 466204K            | UL Rated 4-A, 60-B:C       | \$2,576.00  |
| Building 4                                                                        |                                  |                    |                            |             |
| 0                                                                                 | Semi-Recessed   Fire Rated   FEC | FS 2409-R4         | Enamel Baked Steel   White | \$0.00      |
| 0                                                                                 | Surface Mounted   FEC            | 2409-SM            | Enamel Baked Steel   White | \$0.00      |
| 0                                                                                 | 10lb Fire Extinguisher           | 466204K            | UL Rated 4-A, 60-B:C       | \$0.00      |
| Building 5                                                                        |                                  |                    |                            |             |
| 0                                                                                 | Semi-Recessed   Fire Rated   FEC | FS 2409-R4         | Enamel Baked Steel   White | \$0.00      |
| 0                                                                                 | Surface Mounted   FEC            | 2409-SM            | Enamel Baked Steel   White | \$0.00      |
| 0                                                                                 | 10lb Fire Extinguisher           | 466204K            | UL Rated 4-A, 60-B:C       | \$0.00      |
| Building 6                                                                        |                                  |                    |                            |             |
| 0                                                                                 | Semi-Recessed   Fire Rated   FEC | FS 2409-R4         | Enamel Baked Steel   White | \$0.00      |
| 0                                                                                 | Surface Mounted   FEC            | 2409-SM            | Enamel Baked Steel   White | \$0.00      |
| 0                                                                                 | 10lb Fire Extinguisher           | 466204K            | UL Rated 4-A, 60-B:C       | \$0.00      |
| Building 7                                                                        |                                  |                    |                            |             |
| 0                                                                                 | Semi-Recessed   Fire Rated   FEC | FS 2409-R4         | Enamel Baked Steel   White | \$0.00      |
| 0                                                                                 | Surface Mounted   FEC            | 2409-SM            | Enamel Baked Steel   White | \$0.00      |
| 0                                                                                 | 10lb Fire Extinguisher           | 466204K            | UL Rated 4-A, 60-B:C       | \$0.00      |
| Building 8                                                                        |                                  |                    |                            |             |
| 0                                                                                 | Semi-Recessed   Fire Rated   FEC | FS 2409-R4         | Enamel Baked Steel   White | \$0.00      |
| 0                                                                                 | Surface Mounted   FEC            | 2409-SM            | Enamel Baked Steel   White | \$0.00      |
| 0                                                                                 | 10lb Fire Extinguisher           | 466204K            | UL Rated 4-A, 60-B:C       | \$0.00      |
| 59                                                                                | Inspection Fee per Each FEC      |                    |                            | \$885.00    |
| Supplied & Installed - Taxes & Total:                                             |                                  |                    |                            | \$35,341.00 |



|                |                                                                        |                 |                                                                                      |
|----------------|------------------------------------------------------------------------|-----------------|--------------------------------------------------------------------------------------|
| Company Name:  | CF Evans Construction Group                                            | Project:        | OCA Broad Creek Apartments - Hilton Head, SC                                         |
| Contact Name:  | Carl Byars                                                             | Quote Number:   | 00027182                                                                             |
| Email:         | cbyars@cfevans.com                                                     | Sales Rep/Team: | East Project Sales                                                                   |
|                |                                                                        | Quote Date:     | 08/03/2026                                                                           |
| Payment Terms: | 50% deposit / balance prior shipment                                   | Shipping Terms: | DDP - Delivered Duty Paid                                                            |
| Bill To:       | 125 Regional Parkway Suite 200<br>Orangeburg SC 29118<br>United States | Ship To:        | CF Evans Construction Group<br>10 Verbena Lane<br>Hilton Head Island SC 29926<br>USA |

| Product Image                                                                      | Product Code | Item Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Size    | QT     | Unit Price | Total Price |
|------------------------------------------------------------------------------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------|------------|-------------|
|  | SW0101-2CUST | <p>-----STANDARD UNITS-----</p> <p>Bldg. 1: A1-5(1no.), A1-6(1no.), A1-7(2no.), A1-8(1no.), A1-9(1no.), A1-10(3no.), A1-11(1no.), A1-12(1no.), A1-13(1no.), A1-14(2no.), A3-1(1no.), A3-2(2no.), A3-3(1no.), B1-1(2no.), B1-2(2no.), B1-3(4no.), B1-4(1no.), B1-6(6no.), B1-7(18no.), B1-8(6no.), B1-9(1no.), B1-10(3no.), B1-11(1no.), B1-12A(2no.), B1-12(4no.), B1-13A(2no.), B1-13(2no.), B1-17(1no.), B1-18(3no.), B1-19(1no.), B4-1(2no.), B4-2(2no.), B4-3(4no.), B4-4(2no.)</p> <p>Bldg. 1: B4-1(2no.), B4-2(2no.), B4-3(4no.), B4-4(2no.), B8-1(2no.), B8-2(6no.), B8-3(2no.)</p> <p>Metro-2 hinged door with an inline panel<br/>Hinged door measuring 28 in. X 72 in.<br/>Inline panel measuring 32 in. X 72 in.<br/>3/8 (10 mm) clear ANSI tempered glass<br/>BN - brushed nickel finish hardware<br/>6 in. center BM back-to-back pull handle<br/>Model # L1828152<br/>1 in. aluminum U-channel for 3/8 in. glass on 2 sides of inline panel Model # U325-17<br/>2 self-centering wall mount full back plate hinges Model # H291<br/>All seal strips included<br/>Palletized</p> <p>*Add cost for MB finish - \$11.30</p> | 60 x 72 | 107.00 | \$291.63   | \$31,204.41 |
|                                                                                    |              | <p>-----STANDARD UNITS-----</p> <p>Bldg. 2: A1-1(2no.), A1-2(2no.), A1-3(2no.), A1-4(2no.), A4-1(1no.), A4-2(1no.), A4-3(1no.), A4-4(1no.), A4-5(1no.), A4-6(1no.), A5-1(2no.), A5-2(2no.), B1-5(2no.), B1-6(2no.), B1-8(2no.), B1-14(2no.), B1-15(2no.), B1-16(2no.), B5-1(2no.), B5-2(2no.), B5-3(2no.)</p> <p>Bldg. 2: B6-1(2no.), B6-2(2no.), B6-3(2no.)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |        |            |             |

|                                                                                     |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                           |       |          |             |
|-------------------------------------------------------------------------------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------|----------|-------------|
|     | SW0101-2CUST  | <p>Metro-2 hinged door with an inline panel<br/> Hinged door measuring 28 in. X 72 in.<br/> Inline panel measuring 32 in. X 72 in.<br/> 3/8 (10 mm) clear ANSI tempered glass<br/> BN - brushed nickel finish hardware<br/> 6 in. center BM back-to-back pull handle<br/> Model # L1828152<br/> 1 in. aluminum U-channel for 3/8 in.<br/> glass on 2 sides of inline panel Model #<br/> U325-17<br/> 2 self-centering wall mount full back<br/> plate hinges Model # H291<br/> All seal strips included<br/> Palletized</p> <p>*Add cost for MB finish - \$11.30</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 60 x 72                   | 42.00 | \$291.63 | \$12,248.46 |
|   | SW0101-2CUST  | <p>-----STANDARD UNITS-----</p> <p>Bldg. 3: A1-9(1no.), A1-10(3no.),<br/> A1-11(1no.), B1-6(2no.), B1-7(6no.),<br/> B1-8(2no.), B1-9(3no.), B1-10(9no.),<br/> B1-11(3no.), B1-14A(1no.),<br/> B1-15A(2no.), B1-20(1no.), B1-21(1no.),<br/> B1-22(1no.), B1-23(3no.), B1-24(1no.),<br/> B2-1(2no.), B2-2(6no.), B2-3(2no.),<br/> B3-1(4no.), B3-2(12no.), B5-4(1no.),<br/> B5-5(1no.), B5-6(2no.), B5-7(1no.)</p> <p>Bldg. 3: B2-1(2no.), B2-2(6no.),<br/> B2-3(2no.), B7-1(1no.), B7-2(2no.),<br/> B7-3(1no.), B7-4(1no.), C1-1(1no.),<br/> C1-3(2no.), C1-4(1no.), C2-1(1no.),<br/> C2-2(1no.), C2-3(2no.), C2-4(1no.)</p> <p>Metro-2 hinged door with an inline panel<br/> Hinged door measuring 28 in. X 72 in.<br/> Inline panel measuring 32 in. X 72 in.<br/> 3/8 (10 mm) clear ANSI tempered glass<br/> BN - brushed nickel finish hardware<br/> 6 in. center BM back-to-back pull handle<br/> Model # L1828152<br/> 1 in. aluminum U-channel for 3/8 in.<br/> glass on 2 sides of inline panel Model #<br/> U325-17<br/> 2 self-centering wall mount full back<br/> plate hinges Model # H291<br/> All seal strips included<br/> Palletized</p> <p>*Add cost for MB finish - \$11.30</p> | 60 x 72                   | 95.00 | \$291.63 | \$27,704.85 |
|  | SW0101-11CUST | <p>-----STANDARD UNITS-----</p> <p>Bldg. 1: A2-1(2no.), A2-2(2no.),<br/> A2-3(4no.), A2-4(2no.)</p> <p>Metro-11 hinged door with inline panel<br/> and return panel<br/> Hinged door measuring 28 in. X 72 in.<br/> Inline panel measuring 32 in. X 72 in.<br/> Return panel measuring 38 in. X 72 in.<br/> 3/8 (10 mm) clear ANSI tempered glass<br/> BN - brushed nickel finish hardware<br/> 6 in. center BM back-to-back pull handle<br/> Model # L1828152<br/> 1 in. aluminum U-channel for 3/8 in.<br/> glass on bottom of inline panel and 2<br/> sides of return panel Model # U325-17<br/> 2 90 degree glass-to-glass clamps Model<br/> # W15<br/> 2 self-centering wall mount full back<br/> plate hinges Model # H291<br/> All seal strips included</p>                                                                                                                                                                                                                                                                                                                                                                                                                               | 60 x 72 x<br>+ 38 x<br>72 | 10.00 | \$466.68 | \$4,666.80  |



|                                                                                     |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |       |          |            |
|-------------------------------------------------------------------------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------|----------|------------|
|                                                                                     |               | Palletized                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      |       |          |            |
|                                                                                     |               | *Add cost for MB finish - \$18.41                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |       |          |            |
|    | SW0101-11CUST | <p>-----STANDARD UNITS-----</p> <p>Bldg. 1: B9-1(4no.), B9-2(4no.), B9-3(1no.), C3-1(2no.), C3-2(2no.), C3-3(4no.), C3-4(2no.)</p> <p>Metro-11 hinged door with inline panel and return panel<br/> Hinged door measuring 28 in. X 72 in.<br/> Inline panel measuring 32 in. X 72 in.<br/> Return panel measuring 42 in. X 72 in.<br/> 3/8 (10 mm) clear ANSI tempered glass<br/> BN - brushed nickel finish hardware<br/> 6 in. center BM back-to-back pull handle<br/> Model # L1828152<br/> 1 in. aluminum U-channel for 3/8 in. glass on bottom of inline panel and 2 sides of return panel Model # U325-17<br/> 2 90 degree glass-to-glass clamps Model # W15<br/> 2 self-centering wall mount full back plate hinges Model # H291<br/> All seal strips included<br/> Palletized</p> <p>*Add cost for MB finish - \$18.52</p> | 60 x 72<br>+ 42 x 72 | 19.00 | \$476.23 | \$9,048.37 |
|   | SW0101-2CUST  | <p>-----PENTHOUSE-----</p> <p>Bldg. 1: PH-1(1no.)</p> <p>Metro-2 hinged door with an inline panel<br/> Hinged door measuring 28 in. X 72 in.<br/> Inline panel measuring 32 in. X 72 in.<br/> 3/8 (10 mm) clear ANSI tempered glass<br/> BN - brushed nickel finish hardware<br/> 6 in. center BM back-to-back pull handle<br/> Model # L1828152<br/> 1 in. aluminum U-channel for 3/8 in. glass on 2 sides of inline panel Model # U325-17<br/> 2 self-centering wall mount full back plate hinges Model # H291<br/> All seal strips included<br/> Palletized</p> <p>*Add cost for MB finish - \$11.30</p>                                                                                                                                                                                                                       | 60 x 72              | 1.00  | \$291.63 | \$291.63   |
|  | SW0101-2CUST  | <p>-----PENTHOUSE-----</p> <p>Bldg. 2: PH-2(2no.)</p> <p>Metro-2 hinged door with an inline panel<br/> Hinged door measuring 28 in. X 72 in.<br/> Inline panel measuring 32 in. X 72 in.<br/> 3/8 (10 mm) clear ANSI tempered glass<br/> BN - brushed nickel finish hardware<br/> 6 in. center BM back-to-back pull handle<br/> Model # L1828152<br/> 1 in. aluminum U-channel for 3/8 in. glass on 2 sides of inline panel Model # U325-17<br/> 2 self-centering wall mount full back plate hinges Model # H291<br/> All seal strips included<br/> Palletized</p> <p>*Add cost for MB finish - \$11.30</p>                                                                                                                                                                                                                       | 60 x 72              | 2.00  | \$291.63 | \$583.26   |
|                                                                                     |               | -----PENTHOUSE-----                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |       |          |            |
|                                                                                     |               | Bldg. 3: PH-3(1no.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |       |          |            |

|                                                                                     |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                         |      |          |          |
|-------------------------------------------------------------------------------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------|----------|----------|
|     | SW0101-2CUST  | <p>Metro-2 hinged door with an inline panel<br/> Hinged door measuring 28 in. X 72 in.<br/> Inline panel measuring 32 in. X 72 in.<br/> 3/8 (10 mm) clear ANSI tempered glass<br/> BN - brushed nickel finish hardware<br/> 6 in. center BM back-to-back pull handle<br/> Model # L1828152<br/> 1 in. aluminum U-channel for 3/8 in.<br/> glass on 2 sides of inline panel Model #<br/> U325-17<br/> 2 self-centering wall mount full back<br/> plate hinges Model # H291<br/> All seal strips included<br/> Palletized</p> <p>*Add cost for MB finish - \$11.30</p>                                                                                                                                                                                                                                                                 | 60 x 72                 | 1.00 | \$291.63 | \$291.63 |
|   | SW0101-11CUST | <p>-----PENTHOUSE-----</p> <p>Bldg. 1: PH-1(1no.)</p> <p>Metro-11 hinged door with inline panel<br/> and return panel<br/> Hinged door measuring 28 in. X 72 in.<br/> Inline panel measuring 32 in. X 72 in.<br/> Return panel measuring 17 in. X 72 in.<br/> 3/8 (10 mm) clear ANSI tempered glass<br/> BN - brushed nickel finish hardware<br/> 6 in. center BM back-to-back pull handle<br/> Model # L1828152<br/> 1 in. aluminum U-channel for 3/8 in.<br/> glass on bottom of inline panel and 2<br/> sides of return panel Model # U325-17<br/> 2 90 degree glass-to-glass clamps Model<br/> # W15<br/> 2 self-centering wall mount full back<br/> plate hinges Model # H291<br/> All seal strips included<br/> Palletized</p> <p>*Return panel layout needs to be<br/> confirmed</p> <p>*Add cost for MB finish - \$17.84</p> | 60 X 72<br>+ 17 X<br>72 | 1.00 | \$416.57 | \$416.57 |
|  | SW0101-11CUST | <p>-----PENTHOUSE-----</p> <p>Bldg. 3: PH-3(1no.)</p> <p>Metro-11 hinged door with inline panel<br/> and return panel<br/> Hinged door measuring 28 in. X 72 in.<br/> Inline panel measuring 32 in. X 72 in.<br/> Return panel measuring 22 in. X 72 in.<br/> 3/8 (10 mm) clear ANSI tempered glass<br/> BN - brushed nickel finish hardware<br/> 6 in. center BM back-to-back pull handle<br/> Model # L1828152<br/> 1 in. aluminum U-channel for 3/8 in.<br/> glass on bottom of inline panel and 2<br/> sides of return panel Model # U325-17<br/> 2 90 degree glass-to-glass clamps Model<br/> # W15<br/> 2 self-centering wall mount full back<br/> plate hinges Model # H291<br/> All seal strips included<br/> Palletized</p> <p>*Return panel layout needs to be<br/> confirmed</p> <p>*Add cost for MB finish - \$17.97</p> | 60 X 72<br>+ 22 X<br>72 | 1.00 | \$428.50 | \$428.50 |
|                                                                                     |               | <p>-----NOTE-----</p> <p>Freight subject to change based off</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 40 ft (1)               |      |          |          |



|            |                                                                                      |                |      |             |             |
|------------|--------------------------------------------------------------------------------------|----------------|------|-------------|-------------|
| freight_sd | Freight Market Value<br>Shower doors freight to job site<br>Freight date: 08/03/2026 | + 20 ft<br>(1) | 1.00 | \$11,000.00 | \$11,000.00 |
|------------|--------------------------------------------------------------------------------------|----------------|------|-------------|-------------|

**Quote Total:** **\$97,884.48**

### **Terms & Conditions**

**Policy for Sales Order Submissions:** All orders to Seawin must be submitted with a purchase order. Any changes to this order must be submitted with a change order. Seawin quotes might include shipping cost. The shipping cost is estimated for reference only.

**Price Policy:** Quotes are valid for 30 days from quote date. Quote prices might be changed without notice. Prior to shipment, freight cost will be recalculated base on at the time of the shipment freight market value. Shipping change or credit order will be issued if there is any change in the freight cost. The buyer agrees to pay for the shipping change order according to the payment terms agreed upon. The buyer is free to utilize their own preferred carrier, this must be noted on the purchase order.

In the event, if order is shipped from outside of the US and tariffs for the ordered products are changed at any point from when the order was quoted to custom clearance, Seawin has a right to collect the difference from old to new tariffs. The Buyer shall not have the right to deny, reject, or otherwise prevent the implementation of such change orders. If customer want to cancel the order see our Cancellation Policies.

**Taxes:** Seawin is not responsible for collecting local taxes If orders are shipped from outside of the US and to other states than New Jersey. Customer is responsible for any taxes to be collected.

**Order Confirmation:** All orders to Seawin must be confirmed. To confirm order, it must be signed and returned in timely matter. If order is not signed it is not considered to be confirmed. In addition to order signature Seawin might request customers to approve and sign drawings. Order is not considered confirmed if signature for the drawings was requested until it is signed. Approval drawings is an intellectual property of Seawin and cannot be used by customer for any other purposes other than obtaining sales order through Seawin.

**Deposit and Payments:** This Order is subject to the following payment terms: **50% deposit / balance prior shipment**. If there is a deposit, it will remain as a credit on the account until the final payment for the order and associated shipping change order is complete. In the event customer requires special payment arrangement must be notified before order confirmation. Order is placed on Hold until required deposit, progress payment or prepayment are made. If progress or balance payments are not made on time, applicable late fees 1% per week will be applied.

**Production and Shipping:** All orders are not to be released until they are confirmed and Hold is removed. Lead time TBD at the time of the order.

**Delivery:** All Seawin shipments are large truck shipments delivered via Truckload, LTL or Containers. All deliveries must be made to a loading dock or the buyer must have appropriate machinery needed to unload materials. For locations without a loading dock, a pallet jack and a forklift with regular or long forks might be necessary to unload the pallets. If proper unloading facility or equipment is not available the buyer will be responsible for all charges incurred due to but, not limited to, additional freight handling, re-delivery, and storage fees. In addition, the buyer will be responsible for any additional charges incurred during delivery but, not limited to, demurrage, retention, storage fees, and detention.

The National Claims Counsel Regulations specify that consignee must inspect, examine and inventory shipment as it is unloaded. Shipment must be inspected at arrival immediately for obvious signs of damage. Any and all shortages and damages must be written in Bill of Lading (BOL). If any items determined to be damaged or missing, consignee must note the item, the discrepancy and the condition before signing, and then call Seawin to report any problems. All cartons should be open for inspection. If there is a slight doubt that the merchandise is damaged (concealed or not) it must be noted on the BOL. If a notation is not made, the liability to prove that the carrier made damage becomes consignee's responsibility.

**Refunds, Returns and Cancellations:** Upon receipt of a signed contract orders are not eligible for refund, return, exchange or cancellation.

**Force Majeure:** Seawin shall not be held liable for failure of or delay in performing its obligations under this Agreement if such failure or delay is the result of an act of God, such as earthquake, hurricane, tornado, flooding, pandemic, or other natural disaster, or in the case of war, action of foreign enemies, terrorist activities, labor dispute or strike, government sanction, blockage, embargo, or failure of electrical service. Seawin will make every reasonable attempt to minimize delay of performance.

**Damages Limitation:** In no event shall Seawin be liable for any special, consequential, incidental, or other indirect damages or any punitive or exemplary damages or any attorneys fees or costs or expenses arising out of or in connection with this agreement or any order or purchase order, whether such damages are based on breach of contract, tort (including negligence) or other theory of liability, and even if Seawin has been advised of the possibility of such damages.

**Warranty:** To the maximum extent permitted by law, all express or implied conditions, representations and warranties, including any implied warranty of merchantability, fitness for a particular purpose or non-infringement are disclaimed, except to the extent that these disclaimers are held to be legally invalid. Customer shall look to the manufacturer for any and all warranty issues or claims. Seawin is not able to and does not extend, amend, or modify any such warranties.

**Integration:** This Agreement and these Terms and Conditions supersede all prior agreements and understandings (whether written or oral) between Seawin and CF Evans Construction Group and constitute the entire agreement among the parties hereto with respect to the subject matter hereof. There are no other agreements, promises, representations, warranties, covenants, or undertakings with respect to the subject matter hereof. This agreement can only be modified or amended in a writing signed by the parties hereto.

**Jurisdiction:** This agreement shall be governed by and construed in accordance with the law of the State of New Jersey, without giving effect to the principles of conflicts of law thereof. Seawin Global LLC and CF Evans Construction Group each hereby submits itself for the purpose of this Agreement and any controversy arising between the parties to the exclusive jurisdiction of the state or federal courts in the State of New Jersey and waives any objection (on the grounds of lack of jurisdiction or forum non conveniens, or otherwise) to the exercise of such jurisdiction over it by any state or federal court in the State of New Jersey. Any dispute arising out of this Agreement or the relationship between the parties shall be submitted for resolution only to a state or federal court in the State of New Jersey. If either party employs attorneys to enforce any rights or liabilities arising out of or related in any manner to this agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees, costs and other related expenses.

**Payment**

**ACH Payment:** ACH transfer must reference Purchase Order Number or Billing Number.

Bank: JPMorgan Chase

Account Name: Seawin Global LLC

Account Number: 337611609

Routing Number: 021000021

**Check:** Orders will be processed only after company's check is cleared. Checks must reference Purchase Order Number or Billing Number. All checks must be mailed and payable to:

Seawin Global LLC  
200 Centennial Ave, Suite 102  
Piscataway, NJ 08854

**Credit Card Payments:** Check if accepted at the time of the sale. Processing fee might apply.

CF Evans Construction Group

\_\_\_\_\_ Date / /

Seawin Global LLC

\_\_\_\_\_ Date / /



## **Division 10.200**

### **Awnings, Canopies, Louvers, & Vents**



720 N. Price Rd  
 Sugar Hill, GA 30518  
 Phone 678-288-9421  
[estimating@eliteawnings.net](mailto:estimating@eliteawnings.net)

Proposal to Provide Services for:  
**OCA Broad Creek Apartments**  
**Hilton Head, SC**  
**August 25, 2026**

**Bahama Shutters - Building 1**

| Plan Page    | Qty | Width | Drop | Arms     |                    |  |
|--------------|-----|-------|------|----------|--------------------|--|
| 72           | 9   | 9'6"  | 1'6" | Included |                    |  |
| 72           | 5   | 11'4" | 1'6" | Included |                    |  |
| <b>Total</b> |     |       |      |          | <b>\$28,975.00</b> |  |

**Bahama Shutters - Building 2**

| Plan Page    | Qty | Width | Drop | Arms     |                    |  |
|--------------|-----|-------|------|----------|--------------------|--|
| 93           | 8   | 9'6"  | 1'6" | Included |                    |  |
| <b>Total</b> |     |       |      |          | <b>\$13,845.00</b> |  |

**Bahama Shutters - Building 3**

| Plan Page    | Qty | Width | Drop | Arms     |                    |  |
|--------------|-----|-------|------|----------|--------------------|--|
| 118          | 5   | 8'8"  | 1'6" | Included |                    |  |
| 118          | 17  | 9'6"  | 1'6" | Included |                    |  |
| 118          | 1   | 4'6"  | 5'8" | Included |                    |  |
| <b>Total</b> |     |       |      |          | <b>\$37,644.00</b> |  |

**Aluminum Louvers - Building 1**

| Plan Page    | Qty | Width | Drop |  |                    |  |
|--------------|-----|-------|------|--|--------------------|--|
| 72           | 2   | 3'6"  | 5'6" |  |                    |  |
| 72           | 4   | 6'4"  | 8'   |  |                    |  |
| 72           | 4   | 9'8"  | 8'   |  |                    |  |
| 72           | 10  | 11'8" | 8'   |  |                    |  |
| <b>Total</b> |     |       |      |  | <b>\$46,855.00</b> |  |

**Aluminum Louvers - Building 2**

| Plan Page    | Qty | Width | Drop |  |                    |  |
|--------------|-----|-------|------|--|--------------------|--|
| 93           | 14  | 3'6"  | 5'6" |  |                    |  |
| 93           | 4   | 6'4"  | 8'   |  |                    |  |
| 93           | 4   | 9'8"  | 8'   |  |                    |  |
| 93           | 6   | 8'9"  | 8'   |  |                    |  |
| 93           | 10  | 9'    | 8'   |  |                    |  |
| 93           | 4   | 8'    | 8'   |  |                    |  |
| <b>Total</b> |     |       |      |  | <b>\$78,087.00</b> |  |



720 N. Price Rd  
Sugar Hill, GA 30518  
Phone 678-288-9421  
[estimating@eliteawnings.net](mailto:estimating@eliteawnings.net)

Proposal to Provide Services for:  
**OCA Broad Creek Apartments**  
**Hilton Head, SC**  
**August 25, 2026**

**Aluminum Louvers - Building 3**

| Plan Page | Qty | Width | Drop |  |             |  |
|-----------|-----|-------|------|--|-------------|--|
| 118       | 6   | 3'6"  | 5'6" |  |             |  |
| 118       | 4   | 6'4"  | 8'   |  |             |  |
| 118       | 1   | 9'8"  | 8'   |  |             |  |
| 118       | 1   | 8'9"  | 8'   |  |             |  |
| 118       | 8   | 9'    | 8'   |  |             |  |
| Total     |     |       |      |  | \$42,137.00 |  |

**Project Specs:**

**Bahama Shutter Specs**

Frame: 2.25" x 1.25" Low Profile Aluminum

Louvers: 2" Decorative Aluminum Blades

All blocking provided and installed by others.

Shutter to be Powder Coated- Color TBD

Arms: 1" Round Steel with Adjustable brackets

Price includes tax, materials, shop drawings and install.

*This proposal shall only be valid for thirty (30) days. Thereafter, it is subject to change without notice. Payment shall be requisitioned in accordance with the payment terms set forth herein and will be due, in full, within thirty (30) days from the date of invoice.*

**TOTAL PROJECT: \$247,543.00**

**If Requested- Engineered Stamped Drawings with Calculations**

**Total \$1,600.00**

*If engineered stamped drawings are required by the customer, jurisdiction, landlord, architect, engineer of record, or permitting authority, Elite Awnings will submit the proposed design for engineering review. Any modifications required by the reviewing engineer, engineer of record, permitting authority, or code requirements that result in changes to the original design, materials, structural members, foundations, attachment methods, fabrication, labor, freight, or installation scope shall be considered additional work outside the original proposal*

**Thank you,  
Bel Rodriguez**



## **Division #11**





## **Division 11.450**

### **Appliances**



**GE APPLIANCES**  
a Haier company

**Haier US Appliance Solutions, Inc.**  
**dba GE Appliances**  
**Appliance Contract Sales**

**Attn: AP4-289 Southeast Region**  
**Appliance Park**  
**4000 Buechel Bank Rd**  
**Louisville, KY 40225**

**If accepted by:**  
8/29/2026

**Term is:**  
7/26/2026 – 12/31/2027

**Buyer Contact:**  
carl byars  
CF Evans Construction

8035132207  
cbyers@cfevans.com

**Project Name:**  
OCA Broad Creek Apts

**Location:**  
10 Verbena Lane  
Hilton Head, SC 29926

**Living Units:**  
254

**Sales Agreement:**

**Oracle Account:**

**Reference Number:**  
635973.1

**Prepared By:**  
Loree Marsh  
Senior Area Sales Manager -  
Contract  
+1 (803) 9206886  
loree.marsh  
@geappliances.com

**Additional Contact:**

**GE Appliances:**  
[GE Appliances](#)  
[Pro Website](#)  
[Air and Water Solutions](#)  
[GE Appliances Co](#)  
[CustomerNet](#)

# Proposal

**Prepared for CF Evans Construction**  
By Loree Marsh

GE Appliances is pleased to offer the following Proposal for products and services, which is valid until Aug 29, 2026. Prices shown are for products and services ordered with an available requested delivery date between Jul 26, 2026 and / on or before Dec 31, 2027 (the "Term"). Any product or service delivered after the Term, regardless of the order date, are subject to future price increases. Products, services, and delivery dates are subject to availability and cannot be guaranteed. For additional models, please contact your GE Appliances Sales Manager.

All orders placed in response to this Proposal are expressly governed by, and subject to GE Appliances Standard Terms and Conditions of Sale; GE Appliances EXPRESSLY REJECTS ANY ADDITIONAL OR CONFLICTING TERMS AND CONDITIONS. All Pricing information provided herein is confidential.

Buyer is responsible for verifying the product package, specifications (including ADA), quantities, and required accessories prior to ordering and providing any product or service not provided by GE Appliances. Buyer is exclusively responsible for reviewing all installation and safety materials. Buyer is responsible for all applicable government-imposed taxes and charges. Sales tax will be added at the time of billing unless a valid Sales Tax Exemption Certificate has been provided prior to shipment. Any tax shown is for estimation purposes only. Service availability and pricing varies by location.

Regardless of the firm pricing, GE Appliances may adjust its pricing or make any product/service unavailable in the Proposal. (See GE Appliances' Standard Terms and Conditions of Sale for details.)

| Qty                                | Model       | Description                                                              | Price/ Unit | Est. Tax Extended | Extended Price     |
|------------------------------------|-------------|--------------------------------------------------------------------------|-------------|-------------------|--------------------|
| <b>Standard black on black</b>     |             |                                                                          |             |                   |                    |
| 241                                | GIE18DTNRBB | GE® ENERGY STAR® 17.5 Cu. Ft. Top-Freezer Refrigerator                   | \$715       | \$10,338.90       | \$172,315          |
| 139                                | M151        | REV REF DOOR SWING                                                       | \$12        | \$0.00            | \$1,668            |
| 241                                | M175        | INS REF/SUP WTRLNE                                                       | \$50        | \$723.00          | \$12,050           |
| 241                                | GRF500PVBB  | GE® ENERGY STAR® 30" Free-Standing Electric Range with Crisp Mode        | \$575       | \$8,314.50        | \$138,575          |
| 241                                | M270        | INS ELEC RNG+ANTIP                                                       | \$30        | \$0.00            | \$7,230            |
| 241                                | WX9X35      | GE® Range Power Cord Accessory (4 Prong, 4 Ft.)                          | \$12        | \$173.52          | \$2,892            |
| 241                                | JNM3163DJBB | GE® 1.6 Cu. Ft. Over-the-Range Microwave Oven with Recirculating Venting | \$200       | \$2,892.00        | \$48,200           |
| 241                                | M202        | INS OTR MICROWAVE                                                        | \$60        | \$0.00            | \$14,460           |
| 241                                | GDF511PGRBB | GE® ENERGY STAR® Dishwasher with Front Controls with Power Cord          | \$350       | \$5,061.00        | \$84,350           |
| 241                                | GFC325N     | GE DISPOSALL® 1/3 HP Continuous Feed Garbage Disposer - Corded           | \$50        | \$723.00          | \$12,050           |
| <b>Product Total</b>               |             |                                                                          |             |                   | <b>\$458,382</b>   |
| <b>Installation Service Total:</b> |             |                                                                          |             |                   | <b>\$35,408</b>    |
| <b>Estimated Sales Tax Total</b>   |             |                                                                          |             |                   | <b>\$28,225.92</b> |
| <b>Disposal Tax:</b>               |             |                                                                          |             |                   | <b>\$1,446.00</b>  |



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# Proposal

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| Qty                                      | Model       | Description                                                                                     | Price/ Unit | Est. Tax<br>Extended | Extended Price     |
|------------------------------------------|-------------|-------------------------------------------------------------------------------------------------|-------------|----------------------|--------------------|
| Standard black on black Package Total:   |             |                                                                                                 |             |                      | \$523,461.92       |
| <b>ADA Black on Black</b>                |             |                                                                                                 |             |                      |                    |
| 13                                       | GFE26JGMBB  | GE® ENERGY STAR® 25.7<br>Cu. Ft. French-Door<br>Refrigerator                                    | \$1,699     | \$1,325.22           | \$22,087           |
| 13                                       | M175        | INS REF/SUP WTRLNE                                                                              | \$50        | \$39.00              | \$650              |
| 13                                       | JD630DTBB   | GE® 30" Drop-In Electric<br>Range                                                               | \$925       | \$721.50             | \$12,025           |
| 13                                       | JVX3300DJBB | GE® 30" Under The Cabinet<br>Hood                                                               | \$105       | \$81.90              | \$1,365            |
| 13                                       | GDT226SGLBB | GE® ENERGY STAR® ADA<br>Compliant Stainless Steel<br>Interior Dishwasher with<br>Sanitize Cycle | \$465       | \$362.70             | \$6,045            |
| 13                                       | M421        | SUP/ATT DW CORD                                                                                 | \$25        | \$19.50              | \$325              |
| 13                                       | GFC325N     | GE DISPOSALL® 1/3 HP<br>Continuous Feed Garbage<br>Disposer - Corded                            | \$50        | \$39.00              | \$650              |
| <b>Product Total</b>                     |             |                                                                                                 |             |                      | <b>\$42,172</b>    |
| <b>Installation Service Total:</b>       |             |                                                                                                 |             |                      | <b>\$975</b>       |
| <b>Estimated Sales Tax Total</b>         |             |                                                                                                 |             |                      | <b>\$2,588.82</b>  |
| <b>Disposal Tax:</b>                     |             |                                                                                                 |             |                      | <b>\$78.00</b>     |
| <b>ADA Black on Black Package Total:</b> |             |                                                                                                 |             |                      | <b>\$45,813.82</b> |
| <b>Standard Stainless Steel</b>          |             |                                                                                                 |             |                      |                    |
| 241                                      | GIE18GSNRSS | GE® ENERGY STAR® 17.5<br>Cu. Ft. Top-Freezer<br>Refrigerator                                    | \$725       | \$10,483.50          | \$174,725          |
| 139                                      | M151        | REV REF DOOR SWING                                                                              | \$12        | \$0.00               | \$1,668            |
| 241                                      | M175        | INS REF/SUP WTRLNE                                                                              | \$50        | \$723.00             | \$12,050           |
| 241                                      | GRF500PVSS  | GE® ENERGY STAR® 30"<br>Free-Standing Electric<br>Range with Crisp Mode                         | \$595       | \$8,603.70           | \$143,395          |
| 241                                      | M270        | INS ELEC RNG+ANTIP                                                                              | \$30        | \$0.00               | \$7,230            |
| 241                                      | WX9X35      | GE® Range Power Cord<br>Accessory (4 Prong, 4 Ft.)                                              | \$12        | \$173.52             | \$2,892            |
| 241                                      | JNM3163RJSS | GE® 1.6 Cu. Ft. Over-the-<br>Range Microwave Oven<br>with Recirculating Venting                 | \$210       | \$3,036.60           | \$50,610           |
| 241                                      | M202        | INS OTR MICROWAVE                                                                               | \$60        | \$0.00               | \$14,460           |
| 241                                      | GDF511PSRSS | GE® ENERGY STAR®<br>Dishwasher with Front<br>Controls with Power Cord                           | \$360       | \$5,205.60           | \$86,760           |



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# Proposal

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| Qty                    | Model       | Description                                                                            | Price/ Unit | Est. Tax Extended                              | Extended Price      |
|------------------------|-------------|----------------------------------------------------------------------------------------|-------------|------------------------------------------------|---------------------|
| 241                    | GFC325N     | GE DISPOSALL® 1/3 HP Continuous Feed Garbage Disposer - Corded                         | \$50        | \$723.00                                       | \$12,050            |
|                        |             |                                                                                        |             | <b>Product Total</b>                           | <b>\$470,432</b>    |
|                        |             |                                                                                        |             | <b>Installation Service Total:</b>             | <b>\$35,408</b>     |
|                        |             |                                                                                        |             | <b>Estimated Sales Tax Total</b>               | <b>\$28,948.92</b>  |
|                        |             |                                                                                        |             | <b>Disposal Tax:</b>                           | <b>\$1,446.00</b>   |
|                        |             |                                                                                        |             | <b>Standard Stainless Steel Package Total:</b> | <b>\$536,234.92</b> |
| <b>Standard ADA</b>    |             |                                                                                        |             |                                                |                     |
| 13                     | GFE26JYMFS  | GE ENERGY STAR 25.7 Cu. Ft. Fingerprint Resistant French-Door Refrigerator             | \$1,695     | \$1,322.10                                     | \$22,035            |
| 13                     | M175        | INS REF/SUP WTRLNE                                                                     | \$50        | \$39.00                                        | \$650               |
| 13                     | JD630STSS   | GE® 30" Drop-In Electric Range                                                         | \$930       | \$725.40                                       | \$12,090            |
| 13                     | JVX3300SJSS | GE® 30" Under The Cabinet Hood                                                         | \$115       | \$89.70                                        | \$1,495             |
| 13                     | GDT226SSLSS | GE® ENERGY STAR® ADA Compliant Stainless Steel Interior Dishwasher with Sanitize Cycle | \$475       | \$370.50                                       | \$6,175             |
| 13                     | M421        | SUP/ATT DW CORD                                                                        | \$25        | \$19.50                                        | \$325               |
| 13                     | GFC325N     | GE DISPOSALL® 1/3 HP Continuous Feed Garbage Disposer - Corded                         | \$50        | \$39.00                                        | \$650               |
|                        |             |                                                                                        |             | <b>Product Total</b>                           | <b>\$42,445</b>     |
|                        |             |                                                                                        |             | <b>Installation Service Total:</b>             | <b>\$975</b>        |
|                        |             |                                                                                        |             | <b>Estimated Sales Tax Total</b>               | <b>\$2,605.20</b>   |
|                        |             |                                                                                        |             | <b>Disposal Tax:</b>                           | <b>\$78.00</b>      |
|                        |             |                                                                                        |             | <b>Standard ADA Package Total:</b>             | <b>\$46,103.20</b>  |
| <b>Options</b>         |             |                                                                                        |             |                                                |                     |
| 0                      | GSE25NGYBB  | GE 33" Side by Side std depth with external dispenser.                                 | \$1,355     | \$81.30                                        | \$0                 |
| 0                      | GSE25NYYFS  | GE 33" Side by Side std depth with external dispenser                                  | \$1,350     | \$81.00                                        | \$0                 |
|                        |             |                                                                                        |             | <b>Product Total</b>                           | <b>\$0</b>          |
|                        |             |                                                                                        |             | <b>Estimated Sales Tax Total</b>               | <b>\$0.00</b>       |
|                        |             |                                                                                        |             | <b>Disposal Tax:</b>                           | <b>\$0.00</b>       |
|                        |             |                                                                                        |             | <b>Options Package Total:</b>                  | <b>\$0.00</b>       |
| <b>Default Package</b> |             |                                                                                        |             |                                                |                     |



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# Proposal

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| Qty                                         | Model       | Description                                                                                                                                 | Price/ Unit | Est. Tax<br>Extended | Extended Price        |
|---------------------------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------------|-----------------------|
| 0                                           | M037        | DLVY 4TH FL and OVER                                                                                                                        | \$36        | \$0.00               | \$0                   |
| 0                                           | GRS500PVSS  | GE® ENERGY STAR® 30"<br>Slide-In Electric Range with<br>Crisp Mode                                                                          | \$740       | \$44.40              | \$0                   |
| 1                                           | GTW385ASWWS | GE® 4.3 cu. ft. Capacity<br>Washer with Stainless<br>Steel Basket,Cold Plus and<br>Water Level Control                                      | \$445       | \$26.70              | \$445                 |
| 1                                           | GTD38EASWWS | GE® 7.2 cu. ft. Capacity<br>Electric Dryer with Up To<br>120 ft. Venting and<br>Reversible Door                                             | \$480       | \$28.80              | \$480                 |
| 1                                           | M303        | INSTALL ELECTRIC DRYER                                                                                                                      | \$50        | \$3.00               | \$50                  |
| 1                                           | M302        | INSTALL WASHER or PFQ                                                                                                                       | \$25        | \$0.00               | \$25                  |
| 1                                           | GFD55ESSNWW | GE® ENERGY STAR® 7.8 cu.<br>ft. Capacity Smart Front<br>Load Electric Dryer with<br>Sanitize Cycle                                          | \$725       | \$43.50              | \$725                 |
| 1                                           | GFW510SCVWW | GE® 4.6 cu. ft. Capacity<br>Smart Front Load ENERGY<br>STAR® Washer with<br>UltraFresh Vent System<br>with OdorBlock™ and<br>Sanitize w/Oxi | \$725       | \$43.50              | \$725                 |
| <b>Product Total</b>                        |             |                                                                                                                                             |             |                      | <b>\$2,375</b>        |
| <b>Installation Service Total:</b>          |             |                                                                                                                                             |             |                      | <b>\$75</b>           |
| <b>Estimated Sales Tax Total</b>            |             |                                                                                                                                             |             |                      | <b>\$145.50</b>       |
| <b>Disposal Tax:</b>                        |             |                                                                                                                                             |             |                      | <b>\$8.00</b>         |
| <b>Default Package Items Package Total:</b> |             |                                                                                                                                             |             |                      | <b>\$2,603.50</b>     |
| <b>Product Total:</b>                       |             |                                                                                                                                             |             |                      | <b>\$1,015,806</b>    |
| <b>Installation Service Total:</b>          |             |                                                                                                                                             |             |                      | <b>\$72,841</b>       |
| <b>Estimated Sales Tax Total</b>            |             |                                                                                                                                             |             |                      | <b>\$62,514.36</b>    |
| <b>Disposal Tax Total:</b>                  |             |                                                                                                                                             |             |                      | <b>\$3,056.00</b>     |
| <b>Project Total:</b>                       |             |                                                                                                                                             |             |                      | <b>\$1,154,217.36</b> |



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Various requirements and certification criteria such as those for Energy Star® and UL®, are subject to change at any time by various authorities and organizations such as the Environmental Protection Agency (EPA), Department of Energy (DOE) and Underwriters Laboratory (UL). GE Appliances does not make any representations or guarantees on any specification, certification, regulation, law, and other requirement that may affect GE Appliances' ability to provide a product or service. Selling GE APPLIANCES brands' SDA on third party websites and marketplaces (including, but not limited to Amazon, eBay, Rakuten, Newegg, Walmart, Wayfair, Sears, etc.) is strictly prohibited. RAK02ERV does not comply with Ontario Building Code, buyer expressly releases GE Appliances from all liability related thereto.

Due to GE Appliances' continuous product improvement, specific models and pricing are subject to change without notice. If this materially impacts your order, a GE Appliances Sales Manager may reach out to you to discuss your options.

**DAMAGE POLICY:** Visual damage and obvious non-conformances (shortages) must be noted on the signed delivery receipt/bill of lading; Concealed damage and other non-conformances must be reported to GE Appliances within three (3) days of delivery. Failure to notify GE Appliances shall constitute a waiver of the condition objectionable to the Buyer and GE Appliances' return policy and published warranty shall govern. Property damage caused by delivery must be reported to GE Appliances within three (3) days of Within 30 days of any property damage, Buyer must also complete a claim form, which may be obtained through GE Appliances Sales Manager or Sedgwick Claims Management Services, Inc. at 1-844-652-3105 or email geacharlotteliability@sedgwick.com. In all cases, Buyer shall supply photos, complete the required forms, provide GE Appliances the opportunity to inspect all damage, and, if requested, provide a repair estimate.

**RETURN POLICY:** Products must be accompanied by GE Appliances' Return Authorization Form, all parts and use/care manuals, and be returned within thirty (30) days from the original invoice date. Products may be returned at no charge if visible damage and obvious non-conformances are specifically noted on the signed delivery receipt/bill of lading or concealed damage and other non-conformances are reported within three (3) days of delivery. All other returns are subject to payment of a restocking fee of 25% of invoice price, with a minimum charge of \$55/appliance and \$15/accessory, plus the cost of freight. For full details, please reach out to your GE Appliances Sales Manager.

Pricing includes South Carolina Disposal Tax. Please discuss this with your GE Appliances Sales Manager if you need further details.

Delivery is included in the product price.

Agent Delivery includes distribution of products to individual living units at the time of delivery to the extent GE Appliances and its agents may do so in a safe and timely manner. An elevator/equipment (including resources necessary for OSHA compliance) must be provided by Buyer at no charge to Company. Additional charges may apply for multi-level deliveries. Failure to provide safe, unobstructed access to the delivery and service location without any hinderances will result in Buyer's forfeiture of delivery and/or related service(s). Please see your GE Appliances Sales Manager for specific requests of product that may be uncrated and have cartons disposed of.

Change to NEC Code resulting in nuisance tripping of GFCI States that have adopted this new code as of March 2022: 16 states (Colorado, Mass., Minnesota, S. Dakota, Wyoming, Georgia, N. Dakota, Texas, Washington, Iowa, Maine, Oregon, Delaware, Utah, North Carolina, Rhode Island). For projects in the aforementioned states, please see the following communication: <https://www.geappliances.com/content/migrated-assets/downloads/gfci-notice.pdf>

All orders are expressly limited to GE Appliances' attached and linked [Standard Terms and Conditions of Sale](#).

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The foregoing is acknowledged and accepted by:

Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_





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## STANDARD TERMS AND CONDITIONS OF SALE

Any order for or provision of any product and/or service from or by Haier US Appliance Solutions, Inc., d/b/a GE Appliances ("Company") to Buyer ("Order") are expressly governed by, and subject to, these Standard Terms and Conditions of Sale ("Terms and Conditions"). Other than order quantity, COMPANY SPECIFICALLY AND EXPRESSLY REJECTS ANY AND ALL OTHER TERMS OR CONDITIONS CONTAINED IN BUYER'S COMMUNICATIONS WITH COMPANY, PURCHASE ORDERS, FORMS, CONTRACTS, OR OTHER DOCUMENTATION OF ANY ORDERS MADE IN CONNECTION WITH COMPANY'S QUOTATION.

Buyer understands and agrees that these Terms and Conditions are a material part of Company's agreement to accept any Order and that if these Terms and Conditions did not apply to the Order, Company would not accept the Order. Buyer further understands and agrees that unless Company and Buyer previously executed a written agreement, these Terms and Conditions apply to any Order. If Company and Buyer entered into any previous agreement, then the terms of that previous agreement apply only to the extent that they are inconsistent with these Terms and Conditions.

**1. PRICES AND TERMS.** All information provided to Buyer concerning pricing, whether for products or services of any type ("Product") to be provided to the Buyer by Company, is confidential. Buyer is solely responsible for a) selecting products appropriate for its intended application, b) verifying the products' specifications (including but not limited to specifications required by the Americans with Disabilities Act or other applicable law), quantities, and required accessories prior to ordering, and c) providing any product or service not provided by Company. Buyer is responsible for all present or future sales, use, excise, value-added or similar government-imposed charges (collectively "Tax"), and where applicable will be billed as a separate line item and paid by Buyer. Such Tax will be added to the billing unless a valid Tax Exemption Certificate has been timely provided to accepted by Company. Company's unit prices do not include any applicable Tax and any Tax shown on Company's Quotation is for estimation purposes only. Prevailing wage is not included. Prices contained in Company's proposal/quotation (the "Quotation") are firm for 60 days, unless the Quotation expressly provides for a longer or shorter period. Notwithstanding firm pricing, Company may, in its sole discretion, adjust its prices, add surcharges based on economic fluctuations, or deem any product or service unavailable, without penalty, regardless of any contractual agreement to the contrary, if (a) any government or other authority issues any tax, tariff, regulation, certification, requirement, or any other change that affects Company's provision of Product or (b) any economic factors increase any component of Company's costs related to such Product. Orders may be shipped and/or invoiced separately to allow for pricing and delivery adjustments as specified herein.

In the event that any product ordered by Buyer is discontinued or otherwise becomes unavailable, Company may in its sole discretion and without liability to Buyer, substitute an available comparable model or product therefor. If Buyer's order will be materially impacted, Company may provide notice of the substitution to Buyer. Within ten (10) days after being notified of such substitution, if provided, Buyer may cancel the order for the discontinued or unavailable product.

Unless otherwise specified on the Quotation or agreed by Company in writing, all sales are made F.O.B. point of shipment and any labor, equipment, and other resources required to unload shall be provided by Buyer without cost to Company. Buyer shall accept title, risk of loss and the obligation to pay for any product at the time Company completes shipment of the product. The obligation to pay for any service becomes due at the time the applicable service is performed.

Account terms, payment terms, and Company's provision of Product are subject to credit evaluations by Company. At any time, Company may, in its sole and unfettered discretion, refuse to extend credit, revoke payment terms, and/or require advance payment. Notwithstanding the foregoing, Company will invoice using Company's standard invoice and, unless otherwise specified in the Quotation, payment shall be 100% net thirty (30) days from invoice date; discounts, setoffs by Buyer, recoupments, retainage and other withholdings shall not apply. For billing and payment purposes, each delivery and service shall be considered a separate and independent transaction and payment shall be made accordingly. Company's entitlement to receive or collect payment shall not be contingent on any condition precedent, including but not limited to Buyer's funding, except providing the Product or service for which payment is sought.

**2. SCOPE AND BUYER'S RESPONSIBILITIES.** Buyer is solely responsible for (a) selecting products appropriate for its intended application and/or purpose, b) verifying the products' specifications and associated conformance with any applicable laws, regulations, or other requirements, c) determining appropriate quantities of products, (d) complying with all applicable product materials, use requirements, and any applicable regulations, laws, and other requirements, which may change or vary by location or application, and e) determining the scope, specifications, and compatibility of any products or services not provided by Company that are acquired or otherwise utilized in or for the installation, maintenance, use, or repair of any Company product. Due to Company's continuous product improvement, specific products, their characteristics, and pricing are subject to change without notice. Various requirements and certification criteria such as those for Energy Star® and UL®, are subject to change at any time by various authorities and organizations such as the Environmental Protection Agency (EPA), Department of Energy (DOE) and Underwriters Laboratory (UL). Company does not make any representations or guarantees on any specification, certification, regulation, law, and other requirement that may affect Company's ability to provide any Product. Buyer acknowledges and agrees that it is solely responsible for the condition of any product and all maintenance after transfer of the Product is complete.

**3. NONPAYMENT.** If any account becomes delinquent or Buyer indicates the intent to default on any payment obligation to Company, for any reason, Company may, in its sole and unfettered discretion, refuse and discontinue or suspend, without penalty to Company and regardless of any other contractual agreements to the contrary, all of the Buyer's Orders, shipments/deliveries, and/or Product of any type on Buyer's account and any affiliated account(s). Company may deduct, withhold or setoff any amounts that Buyer owes to Company ("Indebtedness"), whether or not such Indebtedness is in dispute or arises out of another transaction between Company and Buyer. Buyer hereby grants to Company a purchase money security interest in all Product delivered hereunder, or the proceeds derived from the sale thereof, to secure the performance or payment of the obligations of the Buyer hereunder. Buyer shall keep and maintain the product in good order and be responsible to Company for any loss or damage, regardless of its cause, and shall pay taxes and assessments levied against the same. In the event Buyer defaults in payment, Company may, in its sole and unfettered discretion, retake the products and/or take advantage of any other remedies available under the Uniform Commercial Code or other applicable law. In such event, Buyer agrees that all sums previously paid hereunder shall be retained by Company as reasonable compensation for the use of said personal property and Buyer further agrees to reimburse Company for all losses, damages, and expenses, including reasonable attorneys' fees, arising as a result of Company's enforcement of Buyer's payment or other obligations. In order to perfect Company's security interest in any Product, Company may file a financing statement with appropriate authorities, which the Buyer shall sign upon request. In addition, Company is hereby irrevocably appointed an agent of Buyer to sign financing statements on Buyer's behalf for the purpose of filing such financing statements with appropriate state and/or local authorities in order to perfect Company's security interest in any Product.

**4. DELIVERY SCHEDULE.** Subject to Product availability, lead times, and notice requirements, Company will make commercially reasonable efforts to fulfill orders and provide service agreed to in writing by the parties. However, Buyer's preferred delivery and service dates are not guaranteed. Company shall not





**GE APPLIANCES**  
a Haier company

**Haier US Appliance Solutions, Inc.**  
**dba GE Appliances**  
**Appliance Contract Sales**

**Attn: AP4-289 Southeast Region**  
**Appliance Park**  
**4000 Buechel Bank Rd**  
**Louisville, KY 40225**

**If accepted by:**  
8/29/2026

**Term is:**  
7/26/2026 – 12/31/2027

**Buyer Contact:**  
carl byars  
CF Evans Construction

8035132207  
cbyers@cfevans.com

**Project Name:**  
OCA Broad Creek Apts

**Location:**  
10 Verbena Lane  
Hilton Head, SC 29926

**Living Units:**  
254

**Sales Agreement:**

**Oracle Account:**

**Reference Number:**  
635973.1

**Prepared By:**  
Loree Marsh  
Senior Area Sales Manager -  
Contract  
+1 (803) 9206886  
loree.marsh  
@geappliances.com

**Additional Contact:**

**GE Appliances:**  
[GE Appliances](#)  
[Pro Website](#)  
[Air and Water Solutions](#)  
[GE Appliances Co](#)  
[CustomerNet](#)

# Proposal

**Prepared for CF Evans Construction**  
By Loree Marsh

be liable for delays in delivery due to or associated with accidents, disruptions, governmental actions, fires, explosions, breakdowns of essential machinery or equipment, power shortages, transportation or storage delays, labor difficulties, failure or delay in its usual source of supply, limited Product availability, or any factor beyond Company's reasonable control. In the event of any such delay, the date of delivery or performance shall be extended for a period equal to the time lost by reason of the delay, and in no event shall Company be responsible for any cost incurred by Buyer to obtain Product so delayed. Company reserves the right to allocate, in its business judgment, Product for its own use among customers, including customers not under contract at the time of such allocation.

**5. ACCESSIBILITY.** The delivery location must be accessible to a semi-truck (53' trailer with sleeper cab) and, except in the case of tailgate deliveries, a box truck, including a dedicated and secure area to unload the truck(s). Buyer must provide safe, reasonable, and unobstructed access to the delivery and service location, without any hindrances, to allow timely delivery. Any elevator/equipment required must be provided by Buyer at no charge to Company, including any resources that may be required for operation or OSHA compliance. Company and its agents may, in its sole discretion, move products up/down stairs or ramps a total of two (2) levels once it is unloaded from truck. Buyer, however, expressly assumes all liability for any claim or damage that may occur as a result and waives all related claims against Company and its agents. Company may impose additional charges per product unit for all deliveries requiring on-site or project-specific accommodations to execute a safe and timely delivery and/or make deliveries above the level where the product is unloaded. Company will deliver and provide services during Company's normal working hours only and any off-hour work will be subject to additional charges.

**Tailgate Deliveries.** The delivery location must be accessible to a semi-truck (53' trailer with sleeper cab). If delivery by box truck is required, the delivery charge is higher and additional charges will apply. Buyer is solely responsible for removing all products from the truck, providing all labor and equipment, and performing all related services. Buyer will be given up to two (2) hours to unload a full truck or one (1) hour to unload anything less than a full truckload. Buyer assumes all risk and liability related to its responsibilities and waives such claims against Company and its agents.

**6. DELIVERY & SERVICES.** Delivery and services may be provided by common carriers and/or third-party agents of Company; Availability and pricing vary by location. All services, such as uncrating or installation (including field testing), must be able to be completed at the time of delivery, which requires any applicable connection to utilities (e.g. water, gas, and electric) and compliance with Company's "Site Readiness and Safety Conditions" document. If any service, or part thereof, cannot be completed upon arrival, the service shall be considered complete and Company shall be entitled to receive and collect payment for the applicable service, without any further obligation to Buyer for said service. If Company or its agents are required to make on-site or project-specific accommodations or provide additional Product not anticipated in the original scope of work, as presented in the Quotation, Buyer agrees to take all necessary steps, including but not limited to executing change orders and obtaining Buyer-required approvals, to release payment to pay Company for each accommodation and service provided at Company's current market rates. In the event governmental regulations, actions or disputes of labor unions, site/project conditions, or other conditions interfere with any delivery or services, or part thereof, beyond the point of tailgate delivery at the designated location, such tailgate delivery shall, without any cost or further obligation from Company, constitute the completion of delivery and services. Buyer acknowledges (a) Company is not obligated to furnish any material or equipment to complete such service, installation, hook-up or connection except to the extent such materials are included with the product or expressly provided in and ordered under the provisions of the Quotation and (b) contracted services do not include work that requires a certification, licensure, or specialized knowledge related to carpentry, electric, plumbing, or HVAC. Company may, in its sole discretion, refuse to handle, pick-up, accept, service, and/or dispose of any product or item infested with pests, mold, or is in a condition that may be unsafe or hazardous.

**IF THE COMPANY'S SITE READINESS AND SAFETY CONDITIONS DOCUMENT IS NOT FOLLOWED AND/OR UTILITIES ARE UNAVAILABLE FOR FIELD TESTING AT THE TIME OF INSTALLATION, BUYER AGREES TO DEFEND, INDEMNIFY, RELEASE AND HOLD HARMLESS COMPANY AND ITS AGENTS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, LIABILITY, LOSS, DAMAGE, COST OR EXPENSE (INCLUDING REASONABLE ATTORNEYS' FEES) ARISING OUT OF OR RELATED TO ANY CONDITION RELATED THERE TO.**

**7. INSPECTION.** Except as otherwise provided in Company's applicable consumer product warranty, it shall be Buyer's responsibility to promptly examine and inspect Product, note any damage on the delivery receipt/bill of lading, and to notify Company in writing within three (3) days of delivery of any complaint relating to such Product, including shortage, damage, or other nonconformances. Buyer shall cooperate, supply documentation of any claim, including photos, complete any required claim form, and provide Company the opportunity to inspect claimed damage. Failure to notify Company or otherwise comply with the requirements of this section shall constitute a waiver of the condition objectionable to the Buyer and all damages stemming therefrom; Company's return policy and/or applicable consumer product warranty shall govern.

**8. WARRANTY.** The applicable consumer product warranty constitutes the sole and exclusive warranty with respect to any Product purchased by Buyer from Company. No other warranties, guarantees, or contractual obligations respecting warranties, service/repairs, or guarantees apply. **EXCEPT TO THE EXTENT EXPRESSLY STATED OTHERWISE IN THE APPLICABLE CONSUMER PRODUCT WARRANTY, NO IMPLIED OR STATUTORY WARRANTY, OR WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE APPLIES TO ANY PRODUCT OR SERVICE SOLD OR OTHERWISE PROVIDED BY COMPANY TO BUYER, AND COMPANY EXPRESSLY DISCLAIMS ANY AND ALL SUCH WARRANTIES TO THE FULL EXTENT PERMITTED BY APPLICABLE LAW.**

**9. LIMITATION OF LIABILITY.** IN NO EVENT SHALL COMPANY BE LIABLE TO BUYER OR ANY THIRD PARTY FOR ANY DIRECT, INDIRECT, PUNITIVE, INCIDENTAL, LIQUIDATED, SPECIAL, CONSEQUENTIAL, OR OTHER DAMAGES ARISING OUT OF OR CONNECTED IN ANY WAY TO THE SALE OR USE OF ANY PRODUCT OR SERVICE ORDERED THROUGH OR PROVIDED BY COMPANY, EVEN IF COMPANY HAD BEEN ADVISED OF THE POSSIBILITIES OF SUCH DAMAGES. IN NO EVENT SHALL COMPANY'S TOTAL LIABILITY ON ANY CLAIM, WHETHER BASED IN CONTRACT, WARRANTY, TORT (INCLUDING COMPANY'S SOLE NEGLIGENCE), STRICT LIABILITY, OR OTHER GROUNDS, EXCEED THE PRICE BUYER PAID TO COMPANY FOR THE PRODUCT, SERVICE, OR PART THEREOF GIVING RISE TO A CLAIM AGAINST COMPANY. COMPANY IS NOT AN INSURER, AND CUSTOMER AGREES TO OBTAIN INSURANCE AND TO LOOK TO SUCH INSURANCE AS SOLE RECOVERY FOR ANY LOSS OF ANY TYPE ASSOCIATED WITH ANY PRODUCT. BUYER FURTHER AGREES TO RELEASE ANY RIGHT OF SUBROGATION ASSOCIATED WITH ANY SUCH RECOVERY OR LOSS.

**10. RETURNS.** Products must be accompanied by Company's Return Authorization Form, all parts and use/care manuals, and be returned within thirty (30) days from the original invoice date. Products may be returned at no charge non-conformances are specifically noted on the signed delivery receipt/bill of lading and reported to Company within three (3) days of delivery. All other returns are subject to payment of a restocking fee of 25% of invoice price, with a minimum charge of \$55/ appliance and \$15/accessory, plus the cost of freight. See Company's Return Policy for additional details.

**11. REPRESENTATIONS.** Buyer represents to Company that the Product supplied hereunder shall not be sold or otherwise distributed to any customer located outside the contiguous forty-eight (48) United States, unless otherwise authorized in writing by Company. If Buyer is purchasing the Product pursuant to the terms of a Company Quotation, Company has provided the Quotation pricing in reliance upon Buyer's representation that said Product will be resold to the contract customer(s) and/or installed in the building project(s) shown on Quotation. Buyer agrees that if, contrary to this representation, the Product is not resold to the contract customers and/or installed in the building project(s) shown on the Quotation, Buyer will inform Company of that fact and Company



**GE APPLIANCES**  
a Haier company

**Haier US Appliance Solutions, Inc.**  
**dba GE Appliances**  
**Appliance Contract Sales**

**Attn: AP4-289 Southeast Region**  
**Appliance Park**  
**4000 Buechel Bank Rd**  
**Louisville, KY 40225**

**If accepted by:**  
8/29/2026

**Term is:**  
7/26/2026 – 12/31/2027

**Buyer Contact:**  
carl byars  
CF Evans Construction

8035132207  
cbyers@cfevans.com

**Project Name:**  
OCA Broad Creek Apts

**Location:**  
10 Verbena Lane  
Hilton Head, SC 29926

**Living Units:**  
254

**Sales Agreement:**

**Oracle Account:**

**Reference Number:**  
635973.1

**Prepared By:**  
Loree Marsh  
Senior Area Sales Manager -  
Contract  
+1 (803) 9206886  
loree.marsh  
@geappliances.com

**Additional Contact:**

**GE Appliances:**  
[GE Appliances](#)  
[Pro Website](#)  
[Air and Water Solutions](#)  
[GE Appliances Co](#)  
[CustomerNet](#)

# Proposal

**Prepared for CF Evans Construction**  
By Loree Marsh

may, at its option, terminate the Quotation with no further liability on Company's part. Further, if Buyer resells said Product, or retains said Product for any other purpose, Buyer agrees to maintain complete records of such Product, including model number, date of sale and name and address of the customer, and to produce to Company such records at a time scheduled with Buyer during normal business hours. If Buyer fails to maintain such records or to produce records to Company as provided herein, Company may, at its option, terminate the Quote with no liability on Company's part.

**OTHER THAN ANY WARRANTY EXPRESSLY PROVIDED TO BUYER IN WRITING PURSUANT TO PARAGRAPH 8, COMPANY MAKES NO WARRANTY, GUARANTEE, OR REPRESENTATION OF ANY KIND, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE CONCERNING ANY PRODUCT OR SERVICE OF ANY TYPE PROVIDED TO BUYER BY COMPANY OR ITS AGENTS. ALL SERVICES PROVIDED HEREUNDER ARE PERFORMED AND PROVIDED ON AN "AS-IS" AND "AS AVAILABLE" BASIS, EXCLUSIVE OF ANY WARRANTY WHATSOEVER.**

**12. GENERAL.** Buyer agrees to give Company prompt and full cooperation in response to Company's request for action on matters reasonably identified as relating to consumer product safety issues. Buyer's assignment of any Quotation, agreement, or any rights to purchase Product from Company, shall be void without Company's express written consent. Company may assign the Quotation to a purchaser of a material portion of the assets of Company's Appliances business.

If Buyer is procuring Products on behalf of the U.S. Government, Buyer agrees that all Products provided by Company meet the definition of commercial or commercially available off-the-shelf (COTS) as defined in FAR 2.101. Buyer agrees the subparagraph terms of FAR 52.212-5(e) or 52.244-6 (whichever is applicable) apply only to the extent applicable to commercial or COTS items and only as appropriate for the dollar value of this order. Buyer also agrees any services offered by Company are exempt from the Service Contract Act of 1965 (FAR 52.222-41). Buyer has sole responsibility for ensuring all Product purchased from Company is in compliance with any and all governmental regulations or requirements. The products offered may or may not comply with U.S., state or local domestic preference regulations, including but not limited to the Buy American Act, Berry Amendment, Preference for Domestic Specialty Metals, and the Trade Agreements Act.

Buyer's collective bargaining agreements, disadvantaged business goals, the Davis-Bacon Act, LEED, prevailing wage, certified payroll, and other programs, initiatives, and certifications shall not apply. Company will not be required to provide a list of their suppliers, subcontractors, or products/material sourcing information. Company and its agents will comply with safety, health, substance abuse, employee background screening, and other programs/requirement to the extent required by law or pursuant to Company's and its agent's policies.

**13. DISPUTES.** Any dispute or matter arising in connection with or relating to any Order, other than an action for collection of payments due Company hereunder, shall be resolved by binding and final arbitration under the Center for Public Resources Rules for Non-Administered Arbitration of Business Disputes in effect on the date of the Quotation. The laws of the State of Delaware will govern the performance and interpretation of the agreement between the parties.

**BUYER, ON BEHALF OF ITSELF AND ALL OF ITS INSURER(S), WAIVES TRIAL BY JURY IN ANY ACTION BETWEEN BUYER AND/OR INSURER AND COMPANY, AND BUYER IRREVOCABLY WAIVES ANY RIGHT TO CLASS REPRESENTATIVE CLAIMS (WHETHER AS A CLASS MEMBER OR CLASS REPRESENTATIVE) AND ANY RIGHT TO HAVE SUCH DISPUTE CONSOLIDATED OR CONSIDERED IN CONJUNCTION WITH ANY OTHER CLAIM OR CONTROVERSY OR AS A PART OF ANY OTHER PROCEEDING.**

The exclusive jurisdiction and forum for resolution of any dispute shall lie in Louisville, KY. Notice or service of process of any such dispute may be made by correspondence delivered via the United States Postal Service (certified mail or registered mail, return receipt requested) or by a national overnight courier service (such as Federal Express) directed to the opposing party's address identified in the agreement. With respect to an action initiated by Company related to payment due Company under the agreement, the exclusive jurisdiction and forum for the resolution of any such dispute shall be a court of competent jurisdiction in any state where the Buyer is located or the Order is fulfilled, and if Company prevails on any or all of its claim for fees, Company shall also be entitled to recover all costs it incurs in connection with the claim or action including attorneys' fees. **ANY ACTION BY BUYER AND/OR ITS INSURER AGAINST COMPANY OR ANY AGENT MUST BE COMMENCED WITHIN ONE YEAR OF THE ACCRUAL OF THE CAUSE OF ACTION OR THE ACTION SHALL BE BARRED, REGARDLESS OF ANY OTHER STATUTE OF LIMITATION OR REPOSE THAT MAY APPLY TO THE CLAIM UNDER STATE OR FEDERAL LAW.**

**14. ENTIRE AGREEMENT.** The terms and conditions set forth herein constitute the entire and only agreement between the parties with regard to any Order and/or the purchase of Product from Company. Any representation, promise or condition, that is not fully set forth herein or expressly incorporated into Company's Quotation by a specific reference shall not be binding on either party, including, but not limited to, Company advertising materials, specifications, documents, or other materials or information. No alteration or modification of these terms and conditions shall be valid or binding upon Company unless such intent was expressly made in writing and signed on behalf of Company by one of its authorized representatives. **NO AGREEMENT BETWEEN COMPANY AND BUYER SHALL MODIFY OR ALTER THE TERMS AND CONDITIONS IN ANY WAY, OTHER THAN A SUBSEQUENTLY EXECUTED PURCHASE ORDER, SUBCONTRACT, OR OTHER AGREEMENT WITH BUYER, AS MODIFIED BY A COMPANY AUTHORED AMENDMENT (SUCH AS COMPANY'S RIDER) AND ACCEPTED BY COMPANY IN WRITING, THAT EXPLICITLY REVISES ANY OF THE TERMS AND CONDITIONS SET FORTH HEREIN.**

**15. NO WAIVER.** Either party's failure to insist upon strict compliance with any provision herein, even if such failure is repeated or habitual, shall not be deemed a waiver of such provision.

**PROJECT QUOTE**  
**Electrolux Consumer Products, Inc. 10200 David Taylor Dr. Charlotte, NC 28262**



| ISSUED TO                                                        | PROJECT NAME                       | ISSUED BY                                                                                       | DETAILS                    |
|------------------------------------------------------------------|------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------|
| <br><a href="mailto:cbvairs@cfevans.com">cbvairs@cfevans.com</a> | Broad Creek Apt<br>Hilton Head, SC | Savannah Dorn<br><a href="mailto:savannah.dorn@electrolux.com">savannah.dorn@electrolux.com</a> | Quote Date: 8/7/2026       |
|                                                                  | Total Living Units: 254            | 980-309-8377                                                                                    | Delivery Term: 12/31/2027  |
|                                                                  |                                    |                                                                                                 | Sales Tax Rate: 6.00%      |
|                                                                  |                                    |                                                                                                 | Quote Expiration: 9/6/2026 |

| QTY | MODEL #              | DESCRIPTION                                                                                               | Price Ea | Tax     | TTL w/ tx  | Ext Total           |
|-----|----------------------|-----------------------------------------------------------------------------------------------------------|----------|---------|------------|---------------------|
| 242 | FRSS2623AS Stainless | 36" Side by Side Refrigerator - 26CF - Ice/Water Dispenser - Full Depth - ESTAR                           | \$990.00 | \$59.40 | \$1,049.40 | \$253,954.80        |
| 242 | 10397                | Refrigerator Install Complete                                                                             | \$35.00  | \$2.10  | \$37.10    | \$8,978.20          |
| 242 | 912001026            | Stainless Steel Braided Waterline                                                                         | \$13.00  | \$0.78  | \$13.78    | \$3,334.76          |
| 242 | FCRE3062AS Stainless | 30" Smooth Top Electric Range - 5 Cooktop Elements - 5.3 Cu Ft Oven - Smart Clean Oven                    | \$575.00 | \$34.50 | \$609.50   | \$147,499.00        |
| 242 | 22123                | Range Install Complete                                                                                    | \$35.00  | \$2.10  | \$37.10    | \$8,978.20          |
| 242 | 912000982            | 240V 50 AMP 4 Prong Range Cord                                                                            | \$13.00  | \$0.78  | \$13.78    | \$3,334.76          |
| 242 | FFCD24C3US Stainless | 24" Corded Dishwasher - Grey Poly Tub - Energy Star - 55dbs - Electronic Controls - Hi Temp - Delay Start | \$290.00 | \$17.40 | \$307.40   | \$74,390.80         |
| 242 | 10447                | Dishwasher Crated Drop - Installation by others                                                           | \$20.00  | \$1.20  | \$21.20    | \$5,130.40          |
| 242 | 912000964            | Dishwasher Installation Kit - Used for Corded Dish Model                                                  | \$13.00  | \$0.78  | \$13.78    | \$3,334.76          |
| 242 | DWBRACKIT1           | Dishwasher Side Mounting Kit                                                                              | \$2.00   | \$0.12  | \$2.12     | \$513.04            |
| 242 | GMBS3068BF Stainless | Microwave Counter Top - 2.2CF - 1100 Watts - Sensor                                                       | \$200.00 | \$12.00 | \$212.00   | \$51,304.00         |
| 242 | 10439                | Microwave Delivery and Installation                                                                       | \$20.00  | \$1.20  | \$21.20    | \$5,130.40          |
| 242 | FCVW3025AS Stainless | 30" Undercabinet Vent Hood 220CFMs - 2 Speeds - Convertible Exhaust Duct - LED Light                      | \$136.00 | \$8.16  | \$144.16   | \$34,886.72         |
| 242 | 10428                | Hood Delivery and Installation                                                                            | \$50.00  | \$3.00  | \$53.00    | \$12,826.00         |
| 242 | 912000212            | Install Part Power Cord 6' 110V 15 AMP - Hood - Angled                                                    | \$5.00   | \$0.30  | \$5.30     | \$1,282.60          |
|     |                      |                                                                                                           |          |         |            | <b>\$614,878.44</b> |

| QTY | MODEL #              | DESCRIPTION                                                                                        | Price Ea   | Tax     | TTL w/ tx  | Ext Total          |
|-----|----------------------|----------------------------------------------------------------------------------------------------|------------|---------|------------|--------------------|
| 12  | GRSS2652AF Stainless | 36" Side by Side Refrigerator - 26CF - Dispenser - Full Depth - Glass - LED Lighting - ESTAR       | \$1,075.00 | \$64.50 | \$1,139.50 | \$13,674.00        |
| 12  | 10397                | Refrigerator Install Complete                                                                      | \$35.00    | \$2.10  | \$37.10    | \$445.20           |
| 12  | 912001026            | Stainless Steel Braided Waterline                                                                  | \$13.00    | \$0.78  | \$13.78    | \$165.36           |
| 12  | FCFE3062AS Stainless | 30" Front Control Electric Range - 5 Cooktop Elements - 5.3 Cu Ft Oven Capacity - Smart Clean Oven | \$715.00   | \$42.90 | \$757.90   | \$9,094.80         |
| 12  | 22123                | Range Install Complete                                                                             | \$35.00    | \$2.10  | \$37.10    | \$445.20           |
| 12  | 912000982            | 240V 50 AMP Range Cord                                                                             | \$13.00    | \$0.78  | \$13.78    | \$165.36           |
| 12  | FFBD2420US Stainless | 24" Dishwasher Stainless Steel Tub - Energy Star - 52dbs - 6 Cycles - Hi Temp Wash                 | \$500.00   | \$30.00 | \$530.00   | \$6,360.00         |
| 12  | 10447                | Dishwasher Crated Drop - Installation by others                                                    | \$20.00    | \$1.20  | \$21.20    | \$254.40           |
| 12  | 10449                | Attach Dishwasher Power Cord                                                                       | \$5.00     | \$0.30  | \$5.30     | \$63.60            |
| 12  | 912000909            | Dishwasher Installation Kit                                                                        | \$13.00    | \$0.78  | \$13.78    | \$165.36           |
| 12  | DWBRACKIT1           | Dishwasher Side Mounting Kit                                                                       | \$2.00     | \$0.12  | \$2.12     | \$25.44            |
| 12  | GMBS3068BF Stainless | Microwave Counter Top - 2.2CF - 1100 Watts - Sensor                                                | \$200.00   | \$12.00 | \$212.00   | \$2,544.00         |
| 12  | 10439                | Microwave Delivery and Installation                                                                | \$20.00    | \$1.20  | \$21.20    | \$254.40           |
| 12  | FCVW3025AS Stainless | 30" Undercabinet Vent Hood 220CFMs - 2 Speeds - Convertible Exhaust Duct - LED Light               | \$136.00   | \$8.16  | \$144.16   | \$1,729.92         |
| 12  | 10428                | Hood Delivery and Installation                                                                     | \$50.00    | \$3.00  | \$53.00    | \$636.00           |
| 12  | 912000212            | Install Part Power Cord 6' 110V 15 AMP - Hood - Angled                                             | \$5.00     | \$0.30  | \$5.30     | \$63.60            |
|     |                      |                                                                                                    |            |         |            | <b>\$36,086.64</b> |

| QTY | MODEL #          | DESCRIPTION                                                                                      | Price Ea | Tax     | TTL w/ tx | Ext Total           |
|-----|------------------|--------------------------------------------------------------------------------------------------|----------|---------|-----------|---------------------|
| 242 | FLVW7523BW White | 27" Top Load Washer - 4.4CF - 10 Cycles - Stainless Tub - 4 Temps - Delay Start - Glass Lid      | \$455.00 | \$27.30 | \$482.30  | \$116,716.60        |
| 242 | 10454            | Washer Delivery and Installation                                                                 | \$35.00  | \$2.10  | \$37.10   | \$8,978.20          |
| 242 | FLVE7523BW White | 27" Matching Dryer - Electric - 7 CF - 10 Cycles - 4 Temps - Sensor Dry - Stainless Drum         | \$455.00 | \$27.30 | \$482.30  | \$116,716.60        |
| 242 | 22050            | Dryer Delivery and Installation                                                                  | \$35.00  | \$2.10  | \$37.10   | \$8,978.20          |
| 12  | ELFW737AW White  | 27" Front Load Washer - 4.4CF - 7 Cycles - 1,100 RPM - Fresh Water Rinse - 4 Temps - Energy Star | \$725.00 | \$43.50 | \$768.50  | \$9,222.00          |
| 12  | 10454            | Washer Delivery and Installation                                                                 | \$35.00  | \$2.10  | \$37.10   | \$445.20            |
| 12  | ELFE737AW White  | 27" Front Load Electric Dryer - 8.0CF - Energy Star, 7 Cycles, Long Vent, Reversible Door        | \$550.00 | \$33.00 | \$583.00  | \$6,996.00          |
| 12  | 22050            | Dryer Delivery and Installation                                                                  | \$35.00  | \$2.10  | \$37.10   | \$445.20            |
| 254 | 2SSFILHOSE       | 6' Stainless Steel Fill Hoses - 2 pack - Washing Machine                                         | \$13.00  | \$0.78  | \$13.78   | \$3,500.12          |
| 254 | 912000282        | 8' Hybrid Dryer Vent Kit                                                                         | \$13.00  | \$0.78  | \$13.78   | \$3,500.12          |
| 254 | 912000978        | 6' 240 V Dryer Power Cord                                                                        | \$13.00  | \$0.78  | \$13.78   | \$3,500.12          |
|     |                  |                                                                                                  |          |         |           | <b>\$278,998.36</b> |

| QTY | MODEL #    | DESCRIPTION                                                          | Price Ea | Tax    | TTL w/ tx | Ext Total          |
|-----|------------|----------------------------------------------------------------------|----------|--------|-----------|--------------------|
| 254 | SC03DISPC1 | 1/3 HP Corded Garbage Disposal - 2400 RPM                            | \$56.00  | \$3.36 | \$59.36   | \$15,077.44        |
| 254 | 22156      | Disposal Crated Drop - Furnish Only (installation not by Electrolux) | \$2.00   | \$0.12 | \$2.12    | \$538.48           |
|     |            |                                                                      |          |        |           | <b>\$15,615.92</b> |

| QTY | MODEL #              | DESCRIPTION                                                                                  | Price Ea   | Tax     | TTL w/ tx  | Ext Total         |
|-----|----------------------|----------------------------------------------------------------------------------------------|------------|---------|------------|-------------------|
| 1   | GRSS2652AF Stainless | 36" Side by Side Refrigerator - 26CF - Dispenser - Full Depth - Glass - LED Lighting - ESTAR | \$1,075.00 | \$64.50 | \$1,139.50 | \$1,139.50        |
| 1   | 10397                | Refrigerator Install Complete                                                                | \$35.00    | \$2.10  | \$37.10    | \$37.10           |
| 1   | 912001026            | Stainless Steel Braided Waterline                                                            | \$13.00    | \$0.78  | \$13.78    | \$13.78           |
| 1   | FFBD2420US Stainless | 24" Dishwasher Stainless Steel Tub - Energy Star - 52dbs - 6 Cycles - Hi Temp Wash           | \$500.00   | \$30.00 | \$530.00   | \$530.00          |
| 1   | 10447                | Dishwasher Crated Drop - Installation by others                                              | \$20.00    | \$1.20  | \$21.20    | \$21.20           |
| 1   | 10449                | Attach Dishwasher Power Cord                                                                 | \$5.00     | \$0.30  | \$5.30     | \$5.30            |
| 1   | 912000909            | Dishwasher Installation Kit                                                                  | \$13.00    | \$0.78  | \$13.78    | \$13.78           |
| 1   | DWBRACKIT1           | Dishwasher Side Mounting Kit                                                                 | \$2.00     | \$0.12  | \$2.12     | \$2.12            |
| 1   | GMBS3068BF Stainless | Microwave Counter Top - 2.2CF - 1100 Watts - Sensor                                          | \$200.00   | \$12.00 | \$212.00   | \$212.00          |
| 1   | 10439                | Microwave Delivery and Installation                                                          | \$20.00    | \$1.20  | \$21.20    | \$21.20           |
|     |                      |                                                                                              |            |         |            | <b>\$1,995.98</b> |

|                    |                     |
|--------------------|---------------------|
| <b>QUOTE TOTAL</b> | <b>\$947,575.34</b> |
|--------------------|---------------------|

| QTY | MODEL #      | IF CARRY IS REQUIRED TO 4TH FLOOR                      | Price Ea | Additional |
|-----|--------------|--------------------------------------------------------|----------|------------|
| 57  | 4th FL Carry | Cost Per Apartment to Stair Carry 4th Floor Apartments | \$72.00  | \$4,104.00 |

| QTY | MODEL # | IF CARRY IS REQUIRED TO 5TH FLOOR | Price Ea | Additional |
|-----|---------|-----------------------------------|----------|------------|
|-----|---------|-----------------------------------|----------|------------|

| STANDARD OTR ALT |                      |                                                                             |          |         |           |                    |
|------------------|----------------------|-----------------------------------------------------------------------------|----------|---------|-----------|--------------------|
| QTY              | MODEL #              | DESCRIPTION                                                                 | Price Ea | Tax     | TTL w/ tx | Ext Total          |
| 242              | FMOS1746BS Stainless | 30" Over-the-Range Microwave - Pocket Handle- 300CFM - 2 Speed - 1000 Watts | \$195.00 | \$11.70 | \$206.70  | \$50,021.40        |
| 242              | 22025                | Microwave Install Complete                                                  | \$45.00  | \$2.70  | \$47.70   | \$11,543.40        |
|                  |                      |                                                                             |          |         |           | \$61,564.80        |
|                  |                      |                                                                             |          |         |           | \$105,429.72       |
|                  |                      |                                                                             |          |         |           | DEDUCT \$43,864.92 |

| STANDARD DRAWER MICRO ALT |                      |                                                        |          |         |           |                  |
|---------------------------|----------------------|--------------------------------------------------------|----------|---------|-----------|------------------|
| QTY                       | MODEL #              | DESCRIPTION                                            | Price Ea | Tax     | TTL w/ tx | Ext Total        |
| 242                       | UMBW2411AS Stainless | 24" Drawer Microwave - 1.2 Cu Ft - 1000 Watts - Sensor | \$800.00 | \$48.00 | \$848.00  | \$205,216.00     |
|                           |                      |                                                        |          |         |           | \$66,434.40      |
|                           |                      |                                                        |          |         |           | ADD \$148,781.60 |

Terms and Conditions of Quote Electrolux Major Appliances North America, a division of Electrolux Consumer Products, Inc.

Electrolux is pleased to provide the following quote. The prices, models, and quantities quoted are, subject to the terms and conditions below, firm so long as this offer is accepted within (30) days of issuance and delivery is taken during the time frame noted above. The prices, models, and quantities quoted are for this project only and may not be used for other projects. Prices for all other projects, models, and deliveries taken after the time frame noted above are subject to Electrolux's standard price sheet, unless otherwise negotiated between the parties. Prices include delivery only if specifically noted in quote. All prices are exclusive of sales, use, excise, value-added or similar taxes and charges, all of which shall be invoiced later by Electrolux. All purchases are subject to and governed by the Terms and Conditions of Sale for Electrolux Major Appliances North America, a division of Electrolux Home Products, Inc. In the event (a) the DOE, EPA, or Energy Star standards change during the time frame covered by this quote and affect a model quoted or (b) any governmental orders, rules, regulations, or tariffs affect a model covered by this quote, Electrolux has the right to increase the price of the products affected or make the products unavailable. Electrolux and customer may attempt to negotiate a change in price and/or substitute product but, absent mutual written agreement of the parties, neither party will be bound by the quote. Additionally, if a model quoted has been discontinued by Electrolux, the quote for that product shall be null and void and Electrolux and customer may attempt to enter into a new contract with a replacement and/or substitute model. Electrolux reserves the right to adjust pricing to reflect current market conditions. PAYMENT TERMS: The Purchaser agrees to pay the above requested price for each unit of equipment purchased hereunder plus sales tax, if any, in accordance with Sellers STANDARD TERMS & CONDITIONS. These terms are subject to approval of the credit manager at the time of order entry. On past due amounts payable under this agreement, purchaser shall pay interest calculated @ the rate of 1.5 percent per month if not prohibited by law, otherwise at the highest rate permitted by law. Customer agrees to adhere to Electrolux's multifamily jobsite readiness requirements.

Note: All appliance deliveries for units located on floors 4 and up require elevator access



## **Division #12**



## **Division 12.200**

# **Window Treatments**



3640 Reed Dr  
Marietta, GA 30008  
P| 770.431.0183  
F| 770.431.9538  
mariettadrapery.com

Date: August 4, 2026

Contractor:

CF Evans Construction  
General Contractor

Carl Byars  
Contact Name

Orangeburg, South Carolina 29118  
City, State, Zip

803-513-2207  
Phone

cbyars@cfevans.com  
Email

Project Description:

OCA Broad Creek Apartments  
Project Name  
Hilton Head Island,  
South Carolina 29926  
City, State, Zip

N/A  
Revision Number

## Proposal

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We are pleased to confirm our proposal to furnish and install the below specified window coverings. Please specify which of the following options you wish to proceed with.

| Option 1, Units    |                                       |                                    | \$114,800 |
|--------------------|---------------------------------------|------------------------------------|-----------|
| Quantity           | Product 832026-3-3                    | Delivery Time                      |           |
| 1,395 at windows   | 2" Faux Wood Blinds, Cordless         | 2-6 Weeks per 100 coverings        |           |
| 754 at patio doors | 2" MDC- Fauxwood Blinds, Smooth White | From field measure / approval date |           |
| Option 2, Units    |                                       |                                    | \$304,700 |
| Quantity           | Product                               | Delivery Time                      |           |
| 1,395 at windows   | Manual Roller Shades                  | 4-6 Weeks per 100 coverings        |           |
| 754 at patio doors | MDC – Solaris Net 3000 1% with Fascia | From field measure / approval date |           |
| Option 3, Units    |                                       |                                    | \$437,000 |
| Quantity           | Product 832026-4                      | Delivery Time                      |           |
| 1,395 at windows   | 2" Faux Wood Blinds, Cordless         | 4-6 Weeks per 100 coverings        |           |
| 754 at patio doors | 2 Hunter Douglas – Shade Sense Faux   | From field measure / approval date |           |

| Add Option 1, Patio Door Transoms |                                       |                                    | \$6,900  |
|-----------------------------------|---------------------------------------|------------------------------------|----------|
| Quantity                          | Product 832026-5-3                    | Delivery Time                      |          |
| 172                               | 2" Faux Wood Blinds, Cordless         | 2-6 Weeks per 100 coverings        |          |
|                                   | 2" MDC- Fauxwood Blinds, Smooth White | From field measure / approval date |          |
| Add Option 2, Patio Door Transoms |                                       |                                    | \$19,800 |
| Quantity                          | Product                               | Delivery Time                      |          |
| 172                               | Manual Roller Shades                  | 2-6 Weeks per 100 coverings        |          |
|                                   | MDC – Solaris Net 3000 1% with Fascia | From field measure / approval date |          |
| Add Option 3, Patio Door Transoms |                                       |                                    | \$28,600 |
| Quantity                          | Product 832026-6                      | Delivery Time                      |          |
| 172                               | 2" Faux Wood Blinds, Cordless         | 2-6 Weeks per 100 coverings        |          |
|                                   | 2 Hunter Douglas – Shade Sense Faux   | From field measure / approval date |          |

| Option 1, Amenity                                                                                                                                                                                   |                                       |                                    | \$3,900 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------------------------------|---------|
| <i>Including: Lobby (100), Leasing (101), Assistant Manager (104), Mail Room (222), Café (223), Study (224), Manager (226), Resident Storage (1218S), Resident Storage (3107S), Dog Spa (31009)</i> |                                       |                                    |         |
| Quantity                                                                                                                                                                                            | Product 832026-7-3                    | Delivery Time                      |         |
| 38                                                                                                                                                                                                  | 2" Faux Wood Blinds, Cordless         | 2-6 Weeks per 100 coverings        |         |
|                                                                                                                                                                                                     | 2" MDC- Fauxwood Blinds, Smooth White | From field measure / approval date |         |
| Option 2, Amenity                                                                                                                                                                                   |                                       |                                    | \$4,800 |
| <i>Including: Lobby (100), Leasing (101), Assistant Manager (104), Mail Room (222), Café (223), Study (224), Manager (226), Resident Storage (1218S), Resident Storage (3107S), Dog Spa (31009)</i> |                                       |                                    |         |
| Quantity                                                                                                                                                                                            | Product                               | Delivery Time                      |         |
| 21                                                                                                                                                                                                  | Manual Roller Shades                  | 2-6 Weeks per 100 coverings        |         |
|                                                                                                                                                                                                     | MDC – Solaris Net 3000 3% with Fascia | From field measure / approval date |         |

Marietta Drapery guarantees these prices for 90 days from the date of this proposal. A letter of intent provided within 90 days of the proposal date will guarantee pricing for 12 months from the date of this proposal. Any request to hold pricing longer than 12 months from the date of this proposal will be considered after Marietta Drapery is provided and reviews a final construction schedule that includes the window covering scope of work.

## Proposal

Page 2

- \*Pricing includes tariffs imposed on imported goods to the US as of August 1, 2025. Subsequent tariff changes may alter pricing.
  - \*Prices include product, tax, and install for (20) trips. More than (20) trips will require additional fees.
  - \*Due to recent changes to the Window Covering Standard, MDC may deviate from, the specified products due to availability or practicality of the specified window treatment.
  - \*MDC 2" Cordless Faux Wood Blinds are pre-packaged with all accessories and components. Any need or requests for custom wands, returns or valances is subject to additional costs. Please refer to the product data sheets contained in the submittal package.
  - \*If subcontractor fails to receive payment from the contractor within 45 days of submission of the monthly progress payment request form, the subcontractor may suspend work on the project until such time as payment is received by the subcontractor.
  - \*Stock size blinds have been quoted for this project based on window sizes shown in the construction documents. Window openings shall be constructed to specific 'hold to' measurements per stock sizes. Sizes quoted will be shared with issuance of subcontract agreement. Blind tolerances shall be approximate 1/4"-3/4" in width and 4"-5" in length, typical.
  - \*Prices DO NOT include OCIP, CCIP, Davis/Bacon wage rates or certified payroll requirements.
  - \*This proposal meets Current ANSI/WCMA A100.1-2022 Standards.**
  - \*This proposal is intended for appraisal and assessment purposes only. Acceptance of this proposal does not obligate Marietta Drapery and Window Coverings, Inc. or any other party to perform any work or service, implied or otherwise.
  - \*Scope, price and proposal is subject to change or rescission at Marietta Drapery and Window Covering Inc. discretion.
  - \*Prices include window treatment installation into window frames or wood blocking by others, any other installation surface, such as concrete or structural steel, will require additional installation costs.
  - \*Prices above DO NOT include attic stock.
  - \*Any adjustments or modifications to window treatments due to adjacent conditions including, but not limited to levered door handles, trim, base, or hardware are subject to additional charges.
  - \*Prices subject to change upon field measure; any changes in sizes, number of openings, or installation conditions may result in an increased price. This event will require written request/order prior to production.
  - \*All products are custom manufactured. Customer assumes responsibility of all material costs after the manufacturing process has commenced.
  - \*Unless otherwise agreed upon by all parties, payment will be made within 30 days of installation completion (upon approved credit).
  - \*Acceptance of this proposal must be done in its entirety and will be considered, at least in part, the project's contract.
- \*By signing, I/we agree to and will abide by, the above prices and stipulations. I/we wish to have MARIETTA DRAPERY proceed with the order.**

Signature of Authorized Agent

Date

Name Printed

Company

Respectfully,  
Serge Strickland  
E-Mail: [sstrickland@mariettadrapery.com](mailto:sstrickland@mariettadrapery.com)  
Cell: 912-614-0004

By:  
Phillip A. Steiner  
E-Mail: [psteiner@mariettadrapery.com](mailto:psteiner@mariettadrapery.com)  
Phone: 770-431-0183 Ext. 2211





## **Division #13**



**Division 13.150**

**Swimming Pools**



PREPARED BY

Jeremy Back

JBack@aquabluepools.net

Direct: 843-926-6468

Office: 843-767-7665

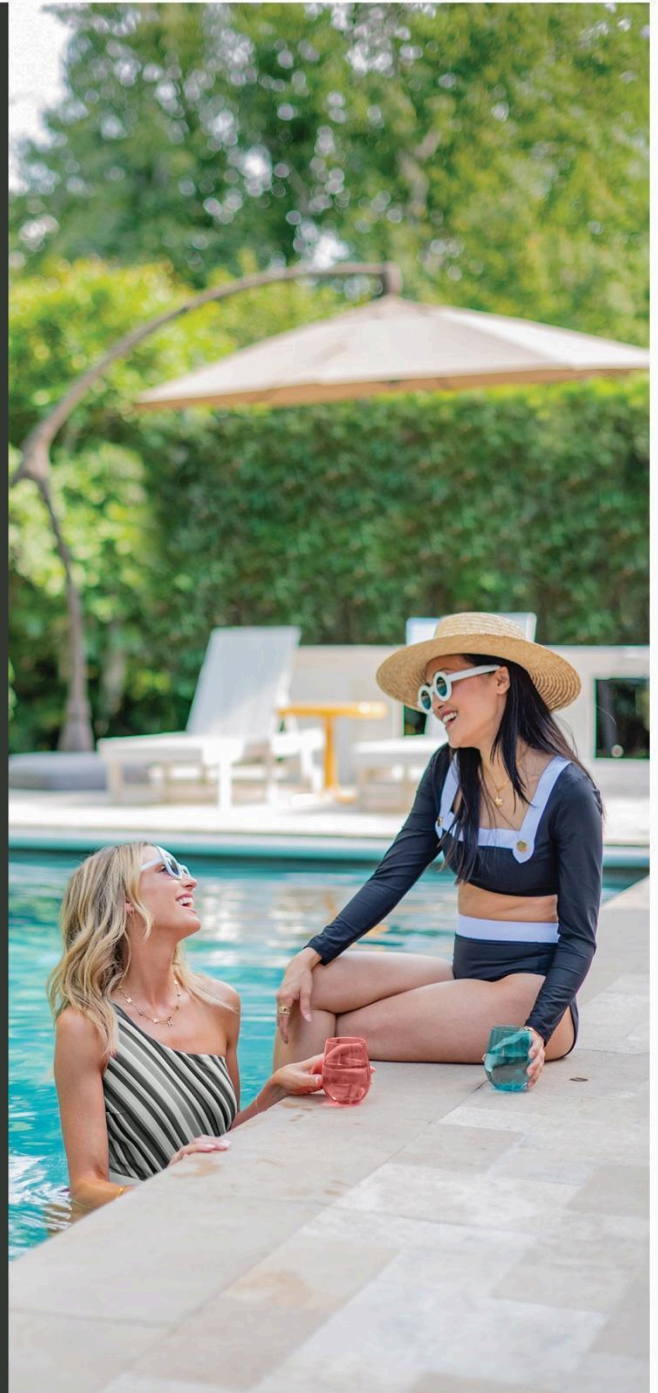
5190 Towles Rd. Hollywood, SC 29449

# Custom Pool and Spa Agreement

## BROAD CREEK

Issue Date: 07/13/2026

Quote valid for 90 Days





## ABOUT US

Established in 1991, our journey in the concrete swimming pool design-build industry has been marked by collaboration with homeowners and professionals within the building and design space. Through years of hands-on experience, we've established a sterling reputation founded on our unparalleled expertise in concrete pool design-build projects. Our meticulous attention to detail, innovative solutions and commitment to exceeding client expectations have been the cornerstones of our success.

Whether a pool is for your private backyard oasis, a luxurious resort or a vibrant community space, our adept team is well-equipped to bring custom-crafted swimming pools of varying dimensions, styles and configurations to life. We pair high-grade materials and energy-efficient features with comprehensive maintenance, repair and renovation services to keep your pool in peak condition. Close collaboration between you and our team ensures a smooth process throughout all stages – consultation, design and construction.

For more information, please visit our website at [aquabluepools.net](http://aquabluepools.net).





## Scope of Work

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### **POOL SPECIFICATIONS**

- **4828 SQUARE FEET**
- **412 PERIMETER FEET**

### **SPA SPECIFICATIONS**

- **146 SQUARE FEET**
- **46 PERIMETER FEET**

### **WHAT IS INCLUDED:**

- Pool Depths - 3' up to 5'
- Spa Depth 3'6"
- Steps and ledge per drawing
- Design per drawing
- Engineered and Stamped Drawings per SCDES included
- City Permits and fees are included
- Forming and excavation – Dirt to remain on-site – **No Dirt Haul Included**
- Up to (6) six inches of gravel pool floor to stabilize soil conditions included
- 4,000 PSI Gunite Application - walls 8" thick (necessary to prevent cracking)
- Steel Schedule - #4-9" O.C.
- Lights per requirements with Niche
- Light Junction box as required
- Junction boxes will be supplied. Feed to junction back to the equipment room by others. Aqua Blue will pull light cords to junction location
- Plumbing per engineering drawings
- All Schedule 40 plumbing
- All return and overflow fittings
- 2" x 2" Non-Slip Spotter Tile on Stair Treads
- Hydrostatic Relief Valve Well @ Main Drain
- Coping – Travertine
- Waterline Tile (color to be determined) Frost Proof
- Sleeve for Handicap Lift and Lift Included
- Waterline Depth Markers as required
- Supply International "No Dive" Markers
- Supply Non-Slip Deck Depth Markers (installation by deck contractor)
- Ladders and rails as required
- Exposed Aggregate Pool Interior

### **FILTRATION EQUIPMENT AS REQUIRED**

- Required Hayward Filtration Pumps
- Required Hayward Sand Filters
- Required Chlorination - Arch Feeders
- Pentair ETI 400k BTU for spa
- Sight Glass
- Valves
- Flow Meter Electronic (+- 5%)





- Pressure and Vacuum Gauges per Specs
- Surface skimmers with baskets
- Anti-vortex Main Drains as specified by Engineer

#### **FILL AT POOL EQUIPMENT**

- 1" feed to room and required backflow prevention will need to be run and installed by licensed plumber on-site. The double backflow prevention will need to be certified to pass DES final inspection

#### **CLEANING AND SAFETY EQUIPMENT AS REQUIRED**

- Vacuum Hose
- Vacuum Head
- Wall Brush
- Hand Skimmer
- Life Hook
- Utility Pole 12' to 24'
- Shepherd Hook
- Extension Pole
- Life Ring
- Test Kit
- "Pool Rules" Sign
- "No Diving" Signs
- "No Lifeguard On Duty" Signs
- Required Signage is included
- Installation of permanent deadman line.
- Rough finish grading and site clean up.
- Chemical balance of swimming water for final inspection.
- Start up and familiarization of pool equipment with CPO and/or desired representative

**TOTAL FOR ABOVE POOL SCOPE:** \_\_\_\_\_ **\$592,000.00**

**TOTAL FOR ABOVE SPA SCOPE:** \_\_\_\_\_ **\$135,200.00**

**TOTAL FOR ABOVE COMBINED SCOPE:** \_\_\_\_\_ **\$727,200.00**



## SC DES-REQUIRED ITEMS

### NOT INCLUDED IN AQUA BLUE POOLS SCOPE

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The following items are needed that will not be provided by the pool contractor:

#### PLUMBING

- Bathrooms within 300'
- Water supply to pool equipment room
- Watts 3/4" 009QT double check on water supply by certified plumber inside pool equipment room.
  - Must be inspected and certification supplied to DHEC before final inspection.
- Backwash line from equipment room to specified location at sanitary/storm tie-in. Tie-in by others.
- Hose bibs at pool area - exact locations to be determined when pool design is complete. All pool decks must be reachable with as many 100' hoses as necessary.
- Foot showers - within 20' of all gate access points to the pool area – ASSE 1024 Check
- Drinking Fountain within 50' of pool

#### ELECTRICAL/MECHANICAL

- Electrical panel and necessary GFCI Breakers
- Motor starters (if required)
- Hook up of lights to power. Lights and light cords to junction boxes provided by pool builder.
- Any electrical hook-up of pool equipment and disconnects
  - Pool electrical specs will be supplied when overall design is complete upon request.
- Any gas connection/run with regulator if needed to gas pool heater
- Any Venting of gas heater
- Emergency Shut-off on outside of pool equipment room, including shunt-trip breaker
- Lighting in equipment and chemical storage rooms (1 watt per square foot)
- Ventilation for equipment and chemical storage rooms – 10 air changes per hour – continuous ventilation
- Emergency phone within 200' of pool - easily accessible
- Drainage for heat pump condensation is not included. Heat pumps will condensate, so if drainage is needed, it is not included in our scope.

#### ITEMS FOR ELEVATED POOLS

- Craning for elevated pools
- Structural support for pool structure if elevated
- Geofoam or gravel under pool for pool slope/level vault



- Waterproofing of pool vault if elevated
- Drainage of pool vault if elevated
- Core Drilling for sleeves

#### **OTHER ITEMS THAT MAY NOT APPLY**

- Umbrella or covering in pool
- NFPA signage
- Location of Signage - coordinate
- Location of Safety Equipment - coordinate
- Door size to pool equipment room adequate to fit filters through
- Setting of anchors for pool deck equipment needed if not pouring/installing deck (ladders/rails/stanchions/etc.)
- Bond cost is not included in initial proposal
- Spa timer if spa is being installed
- Site grading
- Dirt Haul from pool excavation
- Elevations of pool/deck/deck drainage – typically provided by civil
- On-site electrical prior to project start - generators are not included in the scope
- Water is needed on-site before we can start. Our goal will be to install the pool structure (Gunitite) as quickly as possible.
- Aqua Blue Pools will maintain the pool for 2 weeks after the pool is filled. Owner must provide CPO and pool maintenance after the 2-week duration.
- Eye Wash Station on chemical storage
- Plans for permitting regarding "Means of Egress"
- Connection of pool overflow
- Survey points for pool location
- A parking/staging area is needed





8.7.26

Revised Proposal:

### **CF Evans Construction**

125 Regional Parkway, Suite 200  
Orangeburg, SC 29118

**Attn: Carl Byers**

Email: [cbyers@cfevans.com](mailto:cbyers@cfevans.com)

Scope of Work:

### **OCA Broad Creek**

10 Verbena Lane  
Hilton Head Island, SC 29926

Installation of in ground commercial concrete swimming pool per code includes:

- **Pool per plan by Wood + Partners Progress Set, sheet L-103:**
  - **Pool Area = 4,293 sf Pool Perimeter = 398 lf**
  - **Spa Area = 147 sf Spa Perimeter = 47 lf**
- Engineered plans, health dept and local municipal permitting
- **8"/4000 PSI Shotcrete walls and floor with #4 rebar @ 9" OCEW**
- Water depth 0' Entry, 6" tanning ledge, 0'-5' pool, 3' spa
- Color LED pool light(s), install light niches, conduits and pull lights, electrical hook up of lights by others
- (2) VGBA compliant anti vortex main drains
- Water line tile (6"x6"), color TBD, 2"x2" step and bench trim tile
- Water line and pool deck depth markers per code
- **Multiple coping options including 2" Travertine and Sandblasted Marble**
- **SR Smith Artisan Series** hand rail(s) and ladder(s) per code
- Pool bonding and set all anchors
- **Aggregate (quartz) plaster interior**
- (1) Overflow with check valve (builder to pick up and run to waste)
- **ADA lift (2)**
- Life-saving and maintenance equipment per health dept requirements
- Standard signage per health dept requirements

### **Pool Filtration and Equipment:**

- Provide and install equipment properly sized per code:
  - Filtration/feature pumps
  - Sand filter(s)
  - **Gas heater spa, electric heater available**
  - **2 hp spa blower**
  - Sanitation; (2) Automatic water chemistry controllers
    - **Add option; Salt chlorine generator pool**
  - Auto fill
  - All proper pvc piping (pressure tested), valves, main drains, skimmers and return fittings required for pool per engineered plans

### **Pool Deck:**

- Install **7,950 sf, 4", concrete pool deck with finish options**
  - Minor grading
  - Installation of hand rail, ladder and handicap lift anchors
  - Deck equipotential bonding
  - Micro - Fiber reinforcement in lieu of WWM
  - Pump or buggy as required
  - Saw cuts @ min 8'
  - NP1 caulk at coping expansion joint
  - Deck drain included
  - **Add options; Spray texture, salt void or sandblasted finishes**

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### **Start Up and Turn Over:**

- Aquatica Pools and Spas will plaster, fill, start up, chemically balance and clean the pool when power is functioning on the pool equipment and directed by the builder. The health department final inspection will be scheduled immediately thereafter. If the final inspection is delayed or fails due to the deficient or incomplete work of others, Aquatica Pools and Spas will be compensated for the time and chemicals while maintaining the pool. If the final inspection is completed in a timely manner, service personnel will be trained in the maintenance and operation of the pool and will be immediately responsible for its upkeep. A 30-day chemical supply will be supplied from date of startup.
- Final inspections and approvals, health dept and local municipality

### **Items Included:**

- Coordination with owners/general contractor's electrician & plumber
- Workers' compensation, general liability insurance

**Items Not Included:**

- **Access to and build ready compacted site and access for 8' wide x 9' tall. Pool grade to be set at -8" from top of coping at 5' around pool from waterline.**
- **Pool location to be pinned, benchmark and coping elevation set**
- Pool excavation is based on normal excavation conditions in suitable soil. Normal excavation is defined as any excavation that can be removed from its natural bed by a mini-excavator or equal operated in a normal manner. If during the operation, hardpan, rock or other material which requires drilling, jack hammering, and/or blasting or special excavation equipment or earth caving or excess water seepage is uncovered and/or any unusual situation is found to exist, Aquatica Pools and Spas will alert the builder for engineering evaluation and direction, and continue work if possible.
- **Hauling pool dig spoils. Phase will dig and place within 100' of pool.**
- Backwash sump pit in equipment room
- Temporary water, pool fill water and power by others
- Fresh water and backflow preventer to auto fill by others
- **Overflow and deck drain hook up to sewer/storm by others**
- **Electrical hook up of equipment and lights and emergency shut off switch (if required) by others**
- **Gas hookup and/or venting of heaters by others**
- Coring, slab penetration or structural concrete cutting by others and N/I. Clear path required to equipment room
- Pool deck drainage by others
- Pool perimeter hose bibbs and foot/showers by others
- General contractor's crane, construction elevators, lifts to access pool area
- Emergency telephone, drinking fountain, fence, hose bibbs by others
- No payment or performance bonds

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**Total pool and spa** **\$ 585,000.00**

- **Option; add salt chlorine generator:** **\$ 45,000.00**

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**Total concrete pool deck** **\$ 100,500.00**

- **Option; add salt void or sandblasted finish:** **\$ 26,500.00**
  - **Option; add spray texture finish:** **\$ 37,000.00**
-

## WARRANTIES:

- 1-year commercial warranty on materials and workmanship

**PAYMENT:** Schedule of Values (SOV);

|                                |
|--------------------------------|
| 10% due at Engineering/permits |
| 25% due at Form/steel          |
| 25% due at Shotcrete           |
| 25% due at Tile/coping         |
| 15% due at Plaster/start-up    |

\*Price is guaranteed up to 90 days from proposal date

Salesperson: Paul Genua 843.343.7957

[paul@aquaticapoolsandspas.com](mailto:paul@aquaticapoolsandspas.com)



3240 Industry Dr - North Charleston, S.C. 29418 [aquaticapoolsandspas.com](http://aquaticapoolsandspas.com)



Greenville Location  
578 Woodruff Road  
Greenville, SC 29607

(864) 676-9400  
(864) 329-1548 fax

Asheville Location  
221 Airport Road  
Arden, NC 28704

(828) 687-8080  
(828) 687-8048 fax

**CF EVANS CONSTRUCTION**  
125 Regional Parkway, Suite 200  
Orangeburg, SC 29118

August 16, 2026

Attention: Carl Byars

Re: **Broad Creek Apartments**, Hilton Head SC

We are pleased to offer the following proposal for a swimming pool, spa & deck per the provided plans and the following specifications. Per Wood+Partners L-103, L-300 & L-301 (dated 5/27/26). Includes:

**SWIMMING POOL CONSTRUCTION:**

- Engineering, swimming pool plans and details. SC Health Department fees and permits, local fees and permits for pool construction only.
- Gunite pool, 4,000 psi at six (6) inches minimum thickness. #4 rebar eleven (11) inches on center both ways. 4" x 12" continuous bond beam.
- Pool size: 109' 2" x 122' 7" Freeform with approximately 4,155 square feet of surface area and 392 perimeter feet. 3' to 5' to 3' of water depth.
- One (1), 27' x 35.5' sundeck with approximately 5-inches of water depth. Attached entrance steps.
- Three (3) sets of inside entrance steps.
- SGM Diamond Brite exposed aggregate interior pool finish. Super Blue color.
- One (1) row of frost proof waterline tile. NPT 6" x 6" Atlantis, Blue color. Depth marker tile per SC Health Department regulations. Two-inch square non-skid step edge tile.
- Two (2) tile racing lanes with wall targets and end hatches. Three (3) rows of 2-inch square tile, to equal 6-inches wide. *\*Starting blocks, and racing lane divider floats NOT included.*
- Artistic Paver Shellock coping. 8" x 12" x 1 5/8" pieces with a bullnose front edge. Tan color

**MAIN SWIMMING POOL EQUIPMENT:**

- Pentair Pentair WhisperFlo XF VS variable speed pumps sized for a 6-hour turnover rate. Pentair Triton II Sand Filter(s) sized for NSF listing. One (1) Blue/White flow meter.
- One (1) Pentair erosion chlorinator. *\*Saline chlorination system optioned.*
- Fill lines, valves and piping for the pool are included and to be located in the equipment room. Water supply piping to equipment room by others. All piping to be Schedule 40 PVC and pressure checked at 35-psi. Pricing based on the mechanical room being located within 50-feet of water's edge.
- Five (5) Pentair standard underwater lights. 120V, 500 watts. Five (5) underwater light junction boxes furnished and installed. *\*Power supply to junction box and light control by others.*
- Eleven (11) surface skimmers and two (2) VGB compliant main drains with hydrostatic relief valves.
- Wall and floor returns as required.
- Nine (9) standard SR Smith stainless steel handrail & two (2) ladders with bronze mounting anchors.
- One (1) Pentair auto fill. Maintains water level within 1/4".
- Three (3) standard bubblers at the sundeck & one (1) fan jet. Independent pump and all required valves and piping.

INITIAL: \_\_\_\_\_

## SPA CONSTRUCTION:

- Guniting Spa, 4,000 psi at 6" minimum thickness. #3 rebar eleven (11) inches on center both ways. 4" x 12" continuous bond beam. \*Spa to be at deck level, not elevated.
- Spa size: 12' x 18' Freeform with approximately 147 square feet of surface area and 46 perimeter feet. Three (3) foot depth.
- Perimeter bench seat and one (1) set of inside steps.
- SGM Diamond Brite exposed aggregate interior pool finish. Super Blue color.
- One (1) row of frost proof waterline tile. NPT 6" x 6" Atlantis, Blue color. Depth marker tile per SC Health Department regulations. Two-inch square non-skid step & bench edge tile.
- Artistic Paver Shellock coping. 8" x 12" x 1 5/8" pieces with a bullnose front edge. Tan color

## SPA EQUIPMENT:

- Pentair SuperFlo VS variable speed pump sized for 1-hour turnover rate with a Pentair Triton II sand filter sized for NSF listing.
- Pentair IntelliFlo XF VS variable speed Spa Therapy Jet pump.
- One (1) Cat 2000 Automatic Chemical Controller. Professional Package. Assist in maintaining chlorine and pH levels. Liquid feed with Stenner pumps and flow switch.
- One (1) Blue/White flow meter.
- Two (2) surface skimmers and two (2) VGB compliant main drains.
- Ten (10) Hydro-Air Therapy Jets with air induction. Wall returns as required.
- Fill lines, valves and piping for the spa are included and to be located in the pool equipment room. Water supply piping by others. All Schedule 40 PVC.
- One (1) Pentair auto fill. Automatically maintains water level within 1/4".
- One (1) stainless steel handrail with bronze mounting anchor.
- Pentair MasterTemp ASME spa heater. 400,000 BTU/Hr. Natural gas or propane fired *\*Gas piping, regulator, gas hookup and venting by others.*
- One (1) Pentair underwater spa light, 120 volts, 100 watts.
- 15-minute spring wound timer to control Therapy Jet pump. Timer is to be located near the spa.  
*\*Installation of timer, electrical conduit and wiring for timer by others.*

## MISCELLANEOUS:

- Materials and labor for fully functional swimming pool & spa.
- One (1) SR Smith MultiLift handicap lift. ADA approved, battery powered. **\*Pool Only\***
- All safety and emergency equipment and standard signage included as required by SC Health Department. *\*Custom signs NOT included.*
- Chemical test kit and pool maintenance kit.
- Pool startup and 30-day chemical supply from date of initial fill.
- Spare skimmer & pump baskets.
- Owner instruction, manuals and training in pool operation.
- **Full One (1) Year Warranty.**



## NOT INCLUDED:

- HOT SPRINGS MUST HAVE ACCESS TO THE SITE FOR EQUIPMENT TO CONSTRUCT THE POOL. 8' (Wide) x 9' (Tall) accessible by a standard skid steer loader & a mini excavator.
- Pricing based on a build ready compacted site. Rough grading of pool area prior to pool construction. This proposal based on a rough grade of plus zero to minus eight inches in the pool area furnished by others. This proposal does not provide for above or below grade forming and backfilling of the pool or excess grading of the pool site.
- Elevation benchmark and exact location (surveyed corners & radius hubs) provided by General Contractor.
- Well point system or any added means to control ground water. Handling of normal rainwater only is included in this proposal.
- Hauling of pool excavation spoils off-site or beyond immediate pool area. Hauling in of additional or suitable fill, if required. Compaction or compaction testing in pool/deck area.
- Proposal is based on the pool equipment room being within 50-feet of water's edge for the pool.
- Water supply line into pool equipment room or a backflow preventer. Water fountain, showers, foot washes or hose bibs. Water for pool construction or to fill the pool.
- Telephone within 200 feet of pool for emergency use.
- Electric source or distribution panel in the pool equipment room. Electrical connections from a distribution panel in the pool equipment room to the pump(s), lights or equipment for pool. Switches, disconnects or controls for the pool equipment. Supply power to junction boxes for underwater lights or underwater light control. Emergency stops for pump(s), if required. Installation or wiring of spa timer. Electrical permitting or design.
- Gas piping, regulator, gas hookup or venting for the spa heater.
- Pool equipment room or chemical storage room construction, lighting or ventilation.
- Equipment room slab, deck turndowns, footings or retaining walls.
- Backwash sump pit or backwash piping in pool equipment room. Backwash piping to a storm drain, catch basin or sanitary sewer. Backwash holding tank. Floor drain in the pool equipment room.
- Core drilling, sleeves, "block outs" or chasses to allow for piping from pool structure to mechanical room. Pricing based on a "free & clear" path readily accessible by a mini-excavator.
- Fence, fence gates or railings. Mounting post for the ring buoy, shepherds crook, signs or maintenance equip. Furnishing or installing custom signs.
- Decking, deck drainage or finish grade for the decking. Equipotential Deck Bonding Grid.
- Handicap lift for the spa. May be added by change order if required.
- Hot Springs Pools will plaster, fill, startup and chemically balance the pool when directed by the General Contractor. A Health Department final inspection will be scheduled immediately thereafter. If the final inspection is delayed or fails due to the deficient or incomplete work of others, Hot Springs Pools will be compensated for their time plus chemicals while maintaining the pool. If the final inspection is completed in a timely manner, onsite personnel will be trained in the maintenance and operation of the pool and will be immediately responsible for its upkeep. Per this proposal a 30-day chemical supply will be provided from the date of startup.
- Payment and performance bonds. HUD or certified payroll requirements.

This proposal is based on normal excavation conditions in suitable soil. Normal excavation is defined as any excavation that can be removed from its natural bed by a mini-excavator or equal operated in a normal manner. If during the operation, hardpan, rock or other material which requires drilling, jack hammering and/or blasting or special excavation equipment or earth caving or excess water seepage is uncovered and/or any unusual situation is found to exist where additional excavation time is required, Hot Springs Pools LLC has the right to charge the general contractor actual cost plus 20%. General contractor agrees to pay same or correct the problem at his cost.

**PRICING:**

(Pricing valid for 90 days)

- 4,155 Square foot pool per this proposal and the attached drawing. \$ 601,850.00  
Includes: SR Smith MultiLift handicap lift, Shellock Paver coping, SGM Diamond Brite interior finish, two (2) tile racing lanes, three (3) standard bubblers & one (1) fan jet.  
147 Square foot heated spa with automatic chemical controller.  
Includes: Shellock Paver coping & a SGM Diamond Brite interior finish.

**DECKING:**

- 6,369 square feet of concrete decking for the pool. 3,500 psi, 4-inches thick. \$ 133,900.00  
Cantilever edge with a salt-void finish. Fibermesh reinforcement.  
Includes Sika color hardner, Ash White. Matte finish clear sealer with antiskid additive.  
Includes standard saw-cut control joints and concrete pump fees.  
Three (3) foot Equipotential Deck Bonding Grid.  
\*Gravel base & turndown footings NOT included.  
\*Underroof concrete and sidewalks NOT included.  
\*Furnishing or installing deck drains NOT included.  
\*Sleeves, conduits or drains for in-deck planters NOT included.  
\*Color mottling and shade variations to be expected with colored concrete.  
\*Only the grey shaded area (outlined in green) on the attached drawing is included.
- Add to furnish and install the Equipotential Deck Bonding Grid. *\*If deck is by others.* \$ 4,900.00

**OPTIONS:**

- Add for a Pentair IntelliChlor supplemental saline chlorination system. IC-40. \$ 6,400.00  
Includes sacrificial anode to protect metal pool components.  
Upgrade one (1) handrail to marine grade "salt friendly" stainless steel.  
Upgrade spa heater to a cupronickel saline friendly heat exchanger. SPA
- Add for a ChlorKing commercial saline chlorination system. Model CHLOR 10SM. Includes sacrificial anode to protect metal pool components. \$ 23,950.00  
Upgrade nine (9) handrails & two (2) ladders to marine grade stainless steel. POOL
- One (1) SR Smith MultiLift handicap lift. ADA approved. Battery powered. \$ 7,400.00  
\*May be required by local health or building department. *\*Bench will need modification.* SPA
- Upgrade six (6) underwater lights from standard to IntelliBrite white LED. \$ 4,200.00  
Five (5) for the pool and one (1) at the spa.



Thank you for the opportunity to work with you on this project. If you have any questions or need any additional information, please feel free to call.

Thank you,

A handwritten signature in blue ink, appearing to read "Robbie Elias".

Robbie Elias  
O: (864) 676-9400

Broad Creek Apartments-prop

A handwritten signature in blue ink, appearing to read "Gerry Cox".

Gerry Cox  
C: (704)968-2658





|                 |          |
|-----------------|----------|
| POOL AREA:      | 4,155 SF |
| POOL PERIMETER: | 392 LF   |
| SPA AREA:       | 147 SF   |
| SPA PERIMETER:  | 46 LF    |
| TOTAL DECK:     | 6,369 SF |

# BROAD CREEK APARTMENTS

**HOT SPRINGS POOLS & SPAS**  
Since 1989

578 WOODRUFF ROAD  
GREENVILLE, SC 29607

22 AIRPORT RD  
AULDEN, NC 28004



XREF  
1-103  
DATE: 07/15/26  
SCALE  
1" = 30'





RENOVATIONS\* REPAIRS \* CHEMICALS \* EQUIPMENT \* SUPPLIES \* CUSTOM POOL BUILDS

116 APRIL GRAY LANE MYRTLE BEACH SC 29579 - 843-236-7597

## BUDGETARY PRICING

DATE: August 7, 2026 PRICING IS VALID FOR 45 DAYS  
CLIENT NAME: CF Evans Construction  
CONTACT: Carl Byars 803-513-2207 cbyars@cfevans.com  
REFERENCE: OCA Broad Creek Apartments Hilton Head Island SC  
SUMMARY: Our proposal for (1)swimming pool, (1) spa, pool & spa coping, pool deck, (2) ADA LIFTS, engineered drawings, Health Dept. and local permitting as necessary.

|              |                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------|
| \$748,700.00 | POOL, SPA, COPING, WATER FEATURES, SPA HEATER, PERMITS                                                   |
| \$161,600.00 | POOL DECK 6464 SQFT - COLORED SALT FINISHED CONCRETE OR TIER #1 CONCRETE PAVERS. DECK DRAIN NOT INCLUDED |
| \$30,000.00  | ADA LIFTS - (2) LIFTS WITH CADDY & COVERS                                                                |

Pool Up To 4,155 POOL SURFACE AREA - per drawing. 396 LF Perimeter, 3' to 5' Depth  
Spa Up To 147 POOL SURFACE AREA - per drawing. 46 LF Perimeter, 3' Depth  
Pool Coping 423 LF ARTISTIC PAVERS OR TRAVERTINE per plans provided

PERMITS: Health Dept. and local as required.

EXCAVATION: Is included. Dirt from excavation to be left on site. Haul-off from site by G.C.

PLUMBING LINE AND FITTINGS – All pipe and fittings of NSF listed Schedule 40 pvc and pressure test all plumbing lines to a minimum 35 PSI for 24 hours  
SKIMMERS as required & AUTO-FILL w/ white plastic lids

STEEL REINFORCEMENT – All steel of #4 rebar, ASTM grade 60 spaced 12" OC. Minimum bar overlap at splices 20" staggered, Bond beam – 3 bars continuous around perimeter, Skimmers – around and behind each skimmer. Lights – 2 horizontal and 2 bars vertical behind each light, Transition 3 linear feet in and out shall be 6".

ELECTRICAL BONDING : Electrically bond pool reinforced steel and other metal pool parts as per NEC, Article 680

SHOTCRETE STRUCTURE INSTALLATION - Professional placement of shotcrete in compliance with GCA publication G – 84 Entire structure of 4000 psi shotcrete applied monolithically to walls and floor. Install continuous structural bond beam for added dimensional stability.

SHOTCRETE THICKNESS : floor 6", Walls 8", Cove 8" Bond Beam 12"

TILE : Waterline tile 6"X6" SOLID frost- proof glazed ceramic, tile trim on steps & benches and "No Diving" & depth markers per SC health Department requirements.

TILE RACING LANED: (2) non-slip tile racing lanes with targets at both ends.

FILTRATION EQUIPMENT: *Per Plans provided* - Sunco Pools to provide all necessary equipment per DHEC regulations

PUMPS: *Per Plans provided*

HEATERS: (1) FOR SPA

WATER FEATURES: 3 fountain bubblers & (1) deck jet with dedicated water feature pump

INTERIOR SURFACE: NPT QUARTZSCAPES -OR- DIAMOND BRITE

SANITATION – Liquid Bleach. HAYWARD CAT CHEMICAL CONTROL SYSTEM for both pool and spa

WASTE WATER DISPOSAL – Discharge to sanitary sewer or storm water as approved by local water and sewer authorities ( OWNER – GC TO PROVIDE WASTE WATER TIE IN ACCEPTANCE LETTER ).

SAFETY EQUIPMENT – As required by SC DHEC

SIGNAGE – As required by SC DHEC

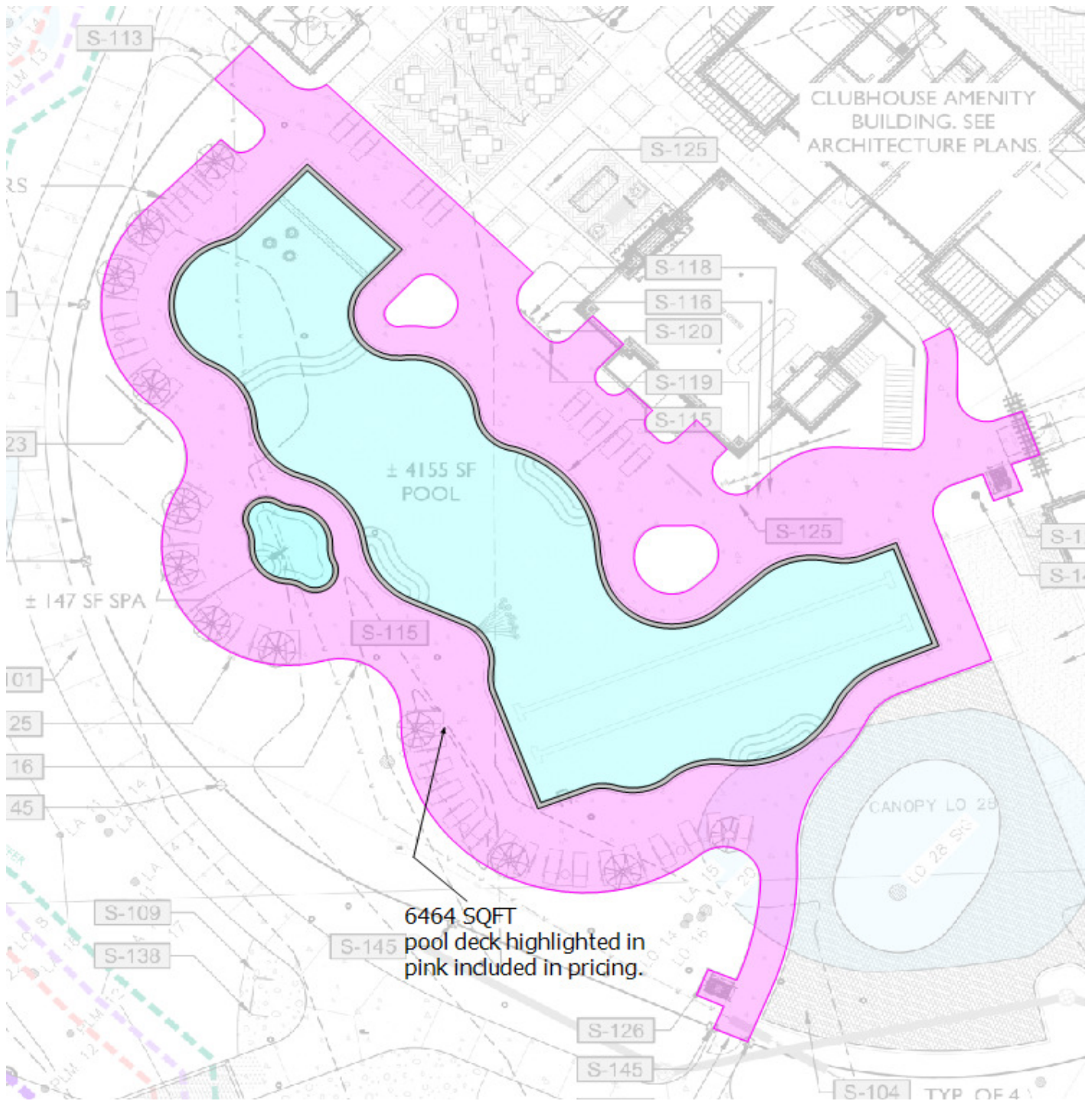
ITEMS, SERVICES AND OR WORK **NOT INCLUDED**: Decking beyond pool fence, Steps & Retaining walls in Pool deck area, Pool Fencing, Electrical lines and services to pool equipment room & pool equipment hook-up, Gas lines/plumbing & Hook-up for Fire-features. Water impact fee, sod or other plantings, tree or stump removal, Dewatering and/or Well Point, cave in forming, soil stabilization. Underground obstruction removal including rock. Overhead utilities or underground removal or relocation. Fresh water lines to the equipment room. Pool Heater.

OTHER ITEMS : The following items including but not limited to, are required by SC DHEC and are to be furnished by others. POOL FENCING, Area lighting, emergency telephone, drinking fountain, minimum toilet facilities, first-aid kit, pool equipment room and pool chemical room.

Very respectfully yours,

**Dan Uribe**

843-698-9310 / dtmuribe@suncopoolsandspas.com





## **Division #14**



## **Division 14.200**

### **Elevators**

**Otis Elevator Company**

North America Area  
2557 Oscar Johnson Dr.  
N. Charleston, SC. 29405  
Phone (843) 302-6039  
Fax (860) 660-2581



DATE: 8-10-26

Reference: OCA Hilton Head

We are pleased to provide you with our proposal to furnish and install Otis elevator(s) as described in this proposal for the sum of:

(4) 3500lb Otis Gen3 Edge Machine Roomless Elevator System

**Eight Hundred Seventy-Five Thousand Dollars (\$875,000.00)**

This proposal is valid for 30 days. Please take note of the following sections, which are a part of this proposal:

- **Attachment “A” - Scope of Work**
- **Attachment “B” - General Clarifications Terms and Conditions**
- **Attachment “C” - Preparatory Work by Others**

We appreciate having the opportunity to provide you with our proposal on this project and look forward to working with you and your project team. Please contact me at (843) 302-6039 or email at [William.stout@otis.com](mailto:William.stout@otis.com) with any questions.

Respectfully,

**OTIS ELEVATOR COMPANY**

W. Clayton Stout  
Construction Sales Representative

# Unit specification

## GROUP 1 UNIT 1

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                 |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Designation &amp; Model</b>     | Otis Gen3 Edge™ elevator system                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                 |
| <b>Capacity &amp; Speed</b>        | 3500 lb (1588 kg) passenger cab                                                                                                                                                                                                                                                                                                                                                                                                                                         | 150 fpm (.76 mps)                                                                                               |
| <b>Machine Location</b>            | Machine roomless with machine at top of hoistway                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                 |
| <b>Control Space</b>               | Controller in entrance frame, at top landing                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                 |
| <b>Rise/Stops &amp; openings</b>   | 54 ft 4 in 7/8 (16583 mm)                                                                                                                                                                                                                                                                                                                                                                                                                                               | 6 stops with 6 openings                                                                                         |
| <b>Clear Hoistway</b>              | Width: 8 ft 6 in 0 (2591 mm)<br>Depth: 6 ft 11 in 0 (2108 mm)                                                                                                                                                                                                                                                                                                                                                                                                           | Pit depth: 4 ft 0 in 0 (1219 mm)<br>Overhead: 14 ft 10 in 0 (4521 mm)                                           |
| <b>Dispatching &amp; Operation</b> | RSR Plus®                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Simplex                                                                                                         |
| <b>Power Supply</b>                | 208-volts, 3-PH AC, 60 Hz                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                 |
| <b>Car Features</b>                | Height: 9ft 9in (2972 mm)<br>Clear car: 6 ft 5 in 9/16 (1970 mm) wide 5 ft 5 in 9/16 (1665 mm) deep<br>Cab: Otis steel shell cab with raised laminate wall panels<br>Cab flooring: Furnished and installed by others: 1 1/4 in (32mm) recess<br>Car sill: Aluminum<br>Car front(s) and door(s): Brushed stainless steel<br>Handrails: with brushed steel finished handrails shall be provided on the side and rear walls<br>Ceiling: 4-LED, flush, brushed steel finish |                                                                                                                 |
| <b>Car Signals</b>                 | Car operating panel: Standard swing COP with Otis ONET™ Pro<br>Position indicator: 2 position LCD display<br>Buttons: Round, flush brushed stainless steel with an LED illuminated halo<br>In car lanterns: 1                                                                                                                                                                                                                                                           |                                                                                                                 |
| <b>Entrance Features</b>           | Type: One Speed Side Slide<br>Size: 42 in (1067 mm) wide x 96 in (2438 mm) high<br>Frames: 6 Brushed stainless steel<br>Doors: 6 Brushed stainless steel<br>Sills: 6 extruded, aluminum                                                                                                                                                                                                                                                                                 |                                                                                                                 |
| <b>Hall Signals</b>                | Finish: Stainless steel<br>Hall Stations: Jamb mounted fixtures<br>Buttons: Round, flush brushed stainless steel with an LED illuminated halo                                                                                                                                                                                                                                                                                                                           | Combo position indicator/hall lantern(s): 0<br>Hall Lanterns: 6<br>Hall fixtures: At all landings               |
| <b>Standard Features Included</b>  | Access key switches at top and bottom landings<br>Firefighter's service, phase I and II<br>Standard Braille markings<br>OPTIGUARD™ 3D door protection system                                                                                                                                                                                                                                                                                                            | Sleep Mode Operation<br>Otis ONET™ Pro<br>Emergency car lighting<br>AccessAlert™ (hoistway access alarm system) |
| <b>Optional Features Included</b>  | Independent Service                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Automatic Recovery Operation - Either direction to designated landing                                           |
| <b>Code Compliance</b>             | National Code: ASME A17.1/CSA B44 - 2019<br>Local Code: SC                                                                                                                                                                                                                                                                                                                                                                                                              | Seismic Provisions: No                                                                                          |
| <b>Maintenance</b>                 | 12 months after acceptance of elevator by owner.<br>Includes emergency callback service during normal working hours.                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                 |



# Unit specification

## GORUP 2 UNIT 1

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Designation &amp; Model</b>     | Otis Gen3 Edge™ elevator system                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                |
| <b>Capacity &amp; Speed</b>        | 3500 lb (1588 kg) passenger cab                                                                                                                                                                                                                                                                                                                                                                                                                                         | 150 fpm (.76 mps)                                                                                              |
| <b>Machine Location</b>            | Machine roomless with machine at top of hoistway                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                |
| <b>Control Space</b>               | Controller in entrance frame, at top landing                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                |
| <b>Rise/Stops &amp; openings</b>   | 54 ft 4 in 7/8 (16583 mm)                                                                                                                                                                                                                                                                                                                                                                                                                                               | 6 stops with 6 openings                                                                                        |
| <b>Clear Hoistway</b>              | Width: 8 ft 6 in 0 (2591 mm)<br>Depth: 6 ft 11 in 0 (2108 mm)                                                                                                                                                                                                                                                                                                                                                                                                           | Pit depth: 4 ft 0 in 0 (1219 mm)<br>Overhead: 14 ft 10 in 0 (4521 mm)                                          |
| <b>Dispatching &amp; Operation</b> | RSR Plus®                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Simplex                                                                                                        |
| <b>Power Supply</b>                | 208-volts, 3-PH AC, 60 Hz                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                |
| <b>Car Features</b>                | Height: 9ft 9in (2972 mm)<br>Clear car: 6 ft 5 in 9/16 (1970 mm) wide 5 ft 5 in 9/16 (1665 mm) deep<br>Cab: Otis steel shell cab with raised laminate wall panels<br>Cab flooring: Furnished and installed by others: 1 1/4 in (32mm) recess<br>Car sill: Aluminum<br>Car front(s) and door(s): Brushed stainless steel<br>Handrails: with brushed steel finished handrails shall be provided on the side and rear walls<br>Ceiling: 4-LED, flush, brushed steel finish |                                                                                                                |
| <b>Car Signals</b>                 | Car operating panel: Standard swing COP with Otis ONE™ Pro<br>Position indicator: 2 position LCD display<br>Buttons: Round, flush brushed stainless steel with an LED illuminated halo<br>In car lanterns: 1                                                                                                                                                                                                                                                            |                                                                                                                |
| <b>Entrance Features</b>           | Type: One Speed Side Slide<br>Size: 42 in (1067 mm) wide x 96 in (2438 mm) high<br>Frames: 6 Brushed stainless steel<br>Doors: 6 Brushed stainless steel<br>Sills: 6 extruded, aluminum                                                                                                                                                                                                                                                                                 |                                                                                                                |
| <b>Hall Signals</b>                | Finish: Stainless steel<br>Hall Stations: Jamb mounted fixtures<br>Buttons: Round, flush brushed stainless steel with an LED illuminated halo                                                                                                                                                                                                                                                                                                                           | Combo position indicator/hall lantern(s): 0<br>Hall Lanterns: 6<br>Hall fixtures: At all landings              |
| <b>Standard Features Included</b>  | Access key switches at top and bottom landings<br>Firefighter's service, phase I and II<br>Standard Braille markings<br>OPTIGUARD™ 3D door protection system                                                                                                                                                                                                                                                                                                            | Sleep Mode Operation<br>Otis ONE™ Pro<br>Emergency car lighting<br>AccessAlert™ (hoistway access alarm system) |
| <b>Optional Features Included</b>  | Independent Service                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Automatic Recovery Operation - Either direction to designated landing                                          |
| <b>Code Compliance</b>             | National Code: ASME A17.1/CSA B44 - 2019<br>Local Code: SC                                                                                                                                                                                                                                                                                                                                                                                                              | Seismic Provisions: No                                                                                         |
| <b>Maintenance</b>                 | 12 months after acceptance of elevator by owner.<br>Includes emergency callback service during normal working hours.                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                |

# Unit specification

## GROUP 3 UNIT 1

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Designation &amp; Model</b>     | Otis Gen3 Edge™ elevator system                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                |
| <b>Capacity &amp; Speed</b>        | 3500 lb (1588 kg) passenger cab                                                                                                                                                                                                                                                                                                                                                                                                                                         | 150 fpm (.76 mps)                                                                                              |
| <b>Machine Location</b>            | Machine roomless with machine at top of hoistway                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                |
| <b>Control Space</b>               | Controller in entrance frame, at top landing                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                |
| <b>Rise/Stops &amp; openings</b>   | 54 ft 4 in 7/8 (16583 mm)                                                                                                                                                                                                                                                                                                                                                                                                                                               | 6 stops with 6 openings                                                                                        |
| <b>Clear Hoistway</b>              | Width: 8 ft 6 in 0 (2591 mm)<br>Depth: 6 ft 11 in 0 (2108 mm)                                                                                                                                                                                                                                                                                                                                                                                                           | Pit depth: 4 ft 0 in 0 (1219 mm)<br>Overhead: 14 ft 10 in 0 (4521 mm)                                          |
| <b>Dispatching &amp; Operation</b> | RSR Plus®                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Simplex                                                                                                        |
| <b>Power Supply</b>                | 208-volts, 3-PH AC, 60 Hz                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                |
| <b>Car Features</b>                | Height: 9ft 9in (2972 mm)<br>Clear car: 6 ft 5 in 9/16 (1970 mm) wide 5 ft 5 in 9/16 (1665 mm) deep<br>Cab: Otis steel shell cab with raised laminate wall panels<br>Cab flooring: Furnished and installed by others: 1 1/4 in (32mm) recess<br>Car sill: Aluminum<br>Car front(s) and door(s): Brushed stainless steel<br>Handrails: with brushed steel finished handrails shall be provided on the side and rear walls<br>Ceiling: 4-LED, flush, brushed steel finish |                                                                                                                |
| <b>Car Signals</b>                 | Car operating panel: Standard swing COP with Otis ONE™ Pro<br>Position indicator: 2 position LCD display<br>Buttons: Round, flush brushed stainless steel with an LED illuminated halo<br>In car lanterns: 1                                                                                                                                                                                                                                                            |                                                                                                                |
| <b>Entrance Features</b>           | Type: One Speed Side Slide<br>Size: 42 in (1067 mm) wide x 96 in (2438 mm) high<br>Frames: 6 Brushed stainless steel<br>Doors: 6 Brushed stainless steel<br>Sills: 6 extruded, aluminum                                                                                                                                                                                                                                                                                 |                                                                                                                |
| <b>Hall Signals</b>                | Finish: Stainless steel<br>Hall Stations: Jamb mounted fixtures<br>Buttons: Round, flush brushed stainless steel with an LED illuminated halo                                                                                                                                                                                                                                                                                                                           | Combo position indicator/hall lantern(s): 0<br>Hall Lanterns: 6<br>Hall fixtures: At all landings              |
| <b>Standard Features Included</b>  | Access key switches at top and bottom landings<br>Firefighter's service, phase I and II<br>Standard Braille markings<br>OPTIGUARD™ 3D door protection system                                                                                                                                                                                                                                                                                                            | Sleep Mode Operation<br>Otis ONE™ Pro<br>Emergency car lighting<br>AccessAlert™ (hoistway access alarm system) |
| <b>Optional Features Included</b>  | Independent Service                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Automatic Recovery Operation - Either direction to designated landing                                          |
| <b>Code Compliance</b>             | National Code: ASME A17.1/CSA B44 - 2019<br>Local Code: SC                                                                                                                                                                                                                                                                                                                                                                                                              | Seismic Provisions: No                                                                                         |
| <b>Maintenance</b>                 | 12 months after acceptance of elevator by owner.<br>Includes emergency callback service during normal working hours.                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                |

# Unit specification

## GROUP 4 UNIT 1

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                 |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Designation &amp; Model</b>     | Otis Gen3 Edge™ elevator system                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                 |
| <b>Capacity &amp; Speed</b>        | 3500 lb (1588 kg) passenger cab                                                                                                                                                                                                                                                                                                                                                                                                                                         | 150 fpm (.76 mps)                                                                                               |
| <b>Machine Location</b>            | Machine roomless with machine at top of hoistway                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                 |
| <b>Control Space</b>               | Controller in entrance frame, at top landing                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                 |
| <b>Rise/Stops &amp; openings</b>   | 33 ft 1 in 1/8 (10087 mm)                                                                                                                                                                                                                                                                                                                                                                                                                                               | 4 stops with 4 openings                                                                                         |
| <b>Clear Hoistway</b>              | Width: 8 ft 6 in 0 (2591 mm)<br>Depth: 6 ft 11 in 0 (2108 mm)                                                                                                                                                                                                                                                                                                                                                                                                           | Pit depth: 4 ft 0 in 0 (1219 mm)<br>Overhead: 14 ft 10 in 0 (4521 mm)                                           |
| <b>Dispatching &amp; Operation</b> | RSR Plus®                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Simplex                                                                                                         |
| <b>Power Supply</b>                | 208-volts, 3-PH AC, 60 Hz                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                 |
| <b>Car Features</b>                | Height: 9ft 9in (2972 mm)<br>Clear car: 6 ft 5 in 9/16 (1970 mm) wide 5 ft 5 in 9/16 (1665 mm) deep<br>Cab: Otis steel shell cab with raised laminate wall panels<br>Cab flooring: Furnished and installed by others: 1 1/4 in (32mm) recess<br>Car sill: Aluminum<br>Car front(s) and door(s): Brushed stainless steel<br>Handrails: with brushed steel finished handrails shall be provided on the side and rear walls<br>Ceiling: 4-LED, flush, brushed steel finish |                                                                                                                 |
| <b>Car Signals</b>                 | Car operating panel: Standard swing COP with Otis ONETM Pro<br>Position indicator: 2 position LCD display<br>Buttons: Round, flush brushed stainless steel with an LED illuminated halo<br>In car lanterns: 1                                                                                                                                                                                                                                                           |                                                                                                                 |
| <b>Entrance Features</b>           | Type: One Speed Side Slide<br>Size: 42 in (1067 mm) wide x 96 in (2438 mm) high<br>Frames: 4 Brushed stainless steel<br>Doors: 4 Brushed stainless steel<br>Sills: 4 extruded, aluminum                                                                                                                                                                                                                                                                                 |                                                                                                                 |
| <b>Hall Signals</b>                | Finish: Stainless steel<br>Hall Stations: Jamb mounted fixtures<br>Buttons: Round, flush brushed stainless steel with an LED illuminated halo                                                                                                                                                                                                                                                                                                                           | Combo position indicator/hall lantern(s): 0<br>Hall Lanterns: 4<br>Hall fixtures: At all landings               |
| <b>Standard Features Included</b>  | Access key switches at top and bottom landings<br>Firefighter's service, phase I and II<br>Standard Braille markings<br>OPTIGUARD™ 3D door protection system                                                                                                                                                                                                                                                                                                            | Sleep Mode Operation<br>Otis ONETM Pro<br>Emergency car lighting<br>AccessAlert™ (hoistway access alarm system) |
| <b>Optional Features Included</b>  | Independent Service                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Automatic Recovery Operation - Either direction to designated landing                                           |
| <b>Code Compliance</b>             | National Code: ASME A17.1/CSA B44 - 2019<br>Local Code: SC                                                                                                                                                                                                                                                                                                                                                                                                              | Seismic Provisions: No                                                                                          |
| <b>Maintenance</b>                 | 12 months after acceptance of elevator by owner.<br>Includes emergency callback service during normal working hours.                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                 |

## **ATTACHMENT “B”**

### **PROJECT SPECIFIC CLARIFICATIONS**

1. This proposal is bid with the following documents: Architectural drawings dated 7.3.26 and the scope in this proposal. Prior to ordering, all dimensions must be field verified by others. The equipment provided will be the Otis model described in the attached scope of work and will have all the specified options available with that model and will perform to standard Otis performance parameters. Otis' standard submittals will be issued for approval.
2. This proposal is based on an Otis Elevator Company designed product, or Otis approved equal. The proposal meets the intent of the specification. However, due to product variability among elevator manufacturers, differences may exist between the product (s) proposed herein and the product (s) specifications. These differences may include, but are not limited to, the design, dimensions and/or appearance of the product. In the case of any of these differences, this proposal supersedes, and takes precedence over, the specified product (s).
3. This proposal is based upon sequential installation with one installation crew consisting of two installers. When requested, Otis will provide input regarding the vertical transportation installation schedule, and Otis will contract for a specific, and mutually agreeable, installation schedule. In the absence of a job-specific, mutually agreeable, written schedule agreement, Otis is not contractually bound to an installation schedule.
4. We will furnish and install all of the necessary components, circuitry and wiring for a new AccessAlert system, which will operate on the elevator car top and pit. AccessAlert will be installed so the elevator can be controlled in a safe manner when an authorized person accesses the elevator hoistway. The AccessAlert system meets all applicable safety codes.
5. All materials/equipment will be of the Otis standard gauge, material and finish.
6. Procedures on how to maintain and adjust elevator equipment will not be included in owners training.
7. 12 months of full maintenance will be provided upon final acceptance. The scheduling of this maintenance will be determined by Otis maintenance management system (OMMS).
8. This proposal is bid with the understanding that materials will be ordered with sufficient lead time (as outlined in our approvals package) to allow delivery prior to 2.1.28. If Otis is unable to order materials in a timely manner due to delays on behalf of the Owner and/or General Contractor, or if delivery or installation is requested after 2.1.28, the Owner and/or General Contractor will be responsible for all cost increases incurred by Otis.
9. Materials will be delivered based on a date requested by the General Contractor in accordance with our standard manufacturing lead times. The project must be ready for the elevator installation to commence, in accordance with the requirements outlined in this proposal and our approvals package, at the time the balance of materials is delivered. If the site is not ready at that time, the General Contractor will be responsible for a remobilization fee. After delivery, installation of the equipment and preparation for final inspection will take approximately 7 weeks per unit.
10. Elevator seismic zone is determined by location's Affected Peak Velocity Acceleration ( $A_v$ ). This value is not provided in plans or specifications; therefore, Otis assumes elevator shall comply with seismic zone 1 requirements.
11. This proposal is bid with the General Contractor and/or Owner ensuring adequate clearance is available to maneuver our rails into the elevator hoistway. If adequate clearance is not provided inside the building, the General Contractor and/or Owner must provide access to the hoistway through the roof of the building at no cost to Otis.
12. Otis shall provide three (3) electronic copies of our standard Owner's Maintenance (O&M) Manuals and shall conduct Owner orientation prior to elevator turnover. Otis will not provide detailed maintenance, troubleshooting, or repair information or train Owner's personnel on procedures for maintaining, troubleshooting, or repairing the elevator system. Otis elevator systems contain onboard diagnostics that can be used without any special tools or devices. If a

video recording of owner's orientation is required, the video recording, camera and editing is to be provided by others.

13. Our proposal includes our Remote Elevator Monitoring (REM<sup>®</sup>) feature. This feature will be installed during the original installation for the duration of the warranty/maintenance period. Upon expiration of this service period, if the owner elects not to continue maintenance with Otis, it is understood that this REM unit will be removed by Otis from the jobsite and remain in our possession.
14. New Installation Service period shall include emergency callbacks during normal working hours. Callbacks outside normal working hours will be billed at our standard rate.
15. This proposal is bid with provisions for CCTV with others providing and installing the CCTV.
16. Otis will make good faith efforts to satisfy LEED requirements but cannot certify compliance with any specific requirements or levels of participation.
17. The Gen3 elevator system uses Polyurethane Coated-Steel Belts for elevator hoisting purposes.
18. The proposed elevator(s) do not include integration with security access control systems, building security systems or other subsystems within the building/project requiring access/control over elevator operations. Remote control, elevator monitoring, and remote operation by other subsystems or security is not included. If required, a project specific analysis will need to be conducted. Additional costs may occur for contract engineering and the software/hardware required to perform the requested operation.

## **GENERAL CLARIFICATIONS**

1. Hoistway, pit, overhead, and machine room to suit our standard space requirements is by others. Car platform and clear car inside dimensions to be our standard sizes for the capacities specified.
2. Where applicable, powder coated finishes shall be from Otis standard manufacturing process and color selection. Otis uses a powder coated finish where baked enamel is required which has a higher resistance to corrosion, chemicals, heat, abrasion and impact than a traditional baked enamel finish. Plastic laminate shall be from our standard selections and edging. In lieu of ASTM A167, Type 302/304 No. 4 finish stainless steel, we will provide our standard Otis satin FULL finish stainless steel. Finish, hardness, and durability are equal to or exceed that of Type 302/304.
3. This proposal includes a one-time final inspection fee. Should re-inspection be required because of work that is not the responsibility of Otis, you will be responsible for the cost of re-inspection and remobilization for Otis personnel. A minimum change order of **\$5000** will be executed prior to rescheduling a follow-up inspection.
4. You agree to pursue and schedule the work by other trades in a timely manner so as to not interrupt our work. Should our crew(s) have to de-mobilize from the job due to delays in work by others not in our contract, we shall be entitled to a re-mobilization charge of **\$5000**. The stated schedule shall also be extended to the extent that we are delayed.
5. The following close-out documents will be provided: our standard owner's information manual, our standard final layout/installation drawings, and our standard warranty. Close-out documents will not be provided until paid to 100% and turnover of the elevator is completed.
6. Otis Elevator will agree to the safety procedures and precautions required of the general contractor, however, if any of the procedures or precautions contradict Otis' standard safety policies or installation procedures, the Otis standard safety policy and installation procedures shall prevail.
7. The equipment that Otis will provide under this order is produced from components procured from a variety of sources located throughout the world. Therefore, we cannot confirm compliance with the Buy American Act (or applicable Domestic Sourcing Act). However, these components are selected or designed to meet applicable U.S. standards and the final unit is assembled in the United States.
8. If we are requested to operate the elevator for other trades or perform labor outside of the scope of this work, it shall be performed in accordance with our normal hourly labor rates.

9. This proposal is bid with the understanding that, once the elevator components have been installed, others are responsible for providing protection. Should any elevator be required for use before substantial completion, others shall provide without expense to Otis Elevator, if required, temporary car enclosures, requisite guards or other protection for elevator hoistway openings, mainline switch with wiring, necessary power, signaling devices, lights in car and elevator operators together with any other special labor or equipment needed to permit this temporary usage. The cost of temporary use will be **\$1,000.00** per month per elevator, **\$3,500** to cover expenses associated with initial inspection. Otis shall also be reimbursed for any additional labor and material that is not part of the permanent elevator installation and is required for temporary elevator service. In addition, Otis Elevator's temporary acceptance form shall be executed before any elevator is placed in temporary service. The cost of any necessary rehabilitation of equipment shall be paid for by others. When an elevator is used for temporary service, the completion date will be extended by the number of days the elevator is in temporary service plus any required rehabilitation.
- a. *It is highly recommended that following temp use a thorough hoistway cleandown be performed by Otis personnel prior to releasing the elevator to the owner. The dust and debris that typically generates from being under temp use can really affect reliability of the elevator if a thorough cleandown is not performed on the door locks, doors, sills, door tracks, cartop, sensors, belts, etc. This typically takes 2 team days to perform for most elevators 5 stops or fewer. Higher rises or higher degree of debris being generated could cause this to be more than 2 team days. This price is not included in the standard temp use rates listed above.*

## **GENERAL TERMS AND CONDITIONS**

1. Non-Otis contract language: In the event Contractor does not accept Otis Standard Commercial Terms and the Otis Acknowledgement Letter, contract price may be altered to reflect any additional burden of risk to Otis Elevator.
2. Subcontractor agrees to submit to Non-Binding Arbitration by the American Arbitration Association but does not waive its rights to pursue other remedies available at law and equity.
3. This proposal is submitted with the understanding that any contract resulting will be subject to review and mutual acceptance of all terms and conditions contained therein. It is conditioned on neither party being liable to the other for any loss, damage or delay due to any cause beyond either party's reasonable control, including but not limited to, acts of government, strikes, lockouts, other labor disputes, fire, explosion, theft, water damage, flood, earthquake, riot, civil commotion, war, malicious mischief or act of God. Under no conditions, shall either party be liable for special, indirect, liquidated, or consequential damages in contract, tort, including negligence, warranty or otherwise, notwithstanding any indemnity provisions to the contrary. Should the contract documents require provisions for Liquidated Damages, our bid is contingent upon review of the schedule to assure we can achieve the desired date with our standard lead times. Notwithstanding any provision in any contract document to the contrary, our acceptance is conditioned on being allowed additional time for the performance of the Work due to delays beyond our reasonable control. The Standard Commercial Terms contained herein shall supersede any pre-existing National, Regional or Local Agreements.
4. If payment and performance bonds are requested of us, please add **1%** to the final contract amount.
5. Otis will provide surety bond(s) in the form provided by Otis' Surety at no cost to Otis. This is in lieu of participation in any type of surety wrap-up or Subguard program.
6. Price includes naming insured parties on an Owners' and Contractor's Protective Liability Insurance Policy in lieu of naming other parties as additional insured. We do not waive our insurer's rights of subrogation. All insurance coverage afforded you or others shall terminate upon final acceptance of the work. The proposed contract price excludes any costs associated with participating in an Owner/Contractor Controlled Insurance Program (OCIP/CCIP/Wrap Up).
  - a. If Owner Controlled Insurance Program is required in addition to our standard Certificate of Insurance, **add 1% to the final contract value** and subject to its review and acceptance of the proposed program. The OCP obligation is waived and any obligation of Otis to name others as Additional Insured shall be for off-site operations only.
  - b. If Additional Insured is required as part of the Certificate of Insurance language, **add \$19.00 per \$1,000.**
7. OCIP/CCIP

- a. Otis' participation in OCIP/CCIP programs will be at no cost to Otis.
- b. Otis does not provide credits, discounts, or reductions in the cost of our products and/or services in exchange for participation in OCIP/CCIP Programs.
- c. Otis will take exception to participation in OCIP/CCIP programs with Workers' Compensation coverage. Otis will like to maintain control of the treatment and recovery of employees injured in course and scope of job function. (Negotiated exceptions are available)
- d. Policies, Declaration Pages, and all insurance rating information has been deemed proprietary. As such, this information will not be shared with 3rd parties.
- e. Any deductibles associated with participation in OCIP/CCIP programs are the responsibility of the local office.
- f. Any requirement to name other parties as additional insured as a condition of OCIP/CCIP participation will be for offsite activities only. Once OCIP/CCIP is dissolved; Otis will provide insurance in accord with negotiated contractual requirements.

8. Our proposal is based the following payment terms:

- a. Receiving a mobilization payment equaling Fifty percent (50%) of contract award within 30 days of receipt of award to cover incurred costs associated with shop drawings, contract engineering, and raw material procurement. Material will by ordered **UPON RECIEPT** of the initial payment, a fully executed contract, and fully approved submittals and drawings.
- b. Monthly progress payments shall include the value of work performed and materials stored on or offsite. Also, you agree to make progress payments to Otis for any work performed prior to final execution of the contract and/or the submission of any required documents other than those required for payment applications.
- c. Final payment shall be due thirty (30) days after final acceptance of the elevator installation by the General Contractor, otherwise all warranties and New Installation Service (NIS) shall be suspended. Close-out documents will not be provided until paid to 100% and turnover of the elevator is completed.
- d. We must be paid ninety-five percent (95%) of the final contract price prior to scheduling the state inspection and turnover of the elevator equipment. In addition, all change orders must be fully executed and paid prior to scheduling final inspection.
- e. Otis will not agree to any language referencing or implying "pay when paid". This contract is between Otis Elevator and Contractor. Payment schedule shall not be contingent upon Contractor's ability to be paid by others or any other factor or event not described above.
- f. Any fees required for participation in a third party billing consolidator (eg. Textura) will be passed on to Contractor via change order and handled as all other change orders per our clarifications.

**g. Schedule of Values:**

| <b>Description</b>                                               | <b>Percent of Total Contract Value / Billing Cycle</b>                                                       |
|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| Design, Engineering, Material procurement and Project Management | <b>50%</b> Billed upon award. Due in 30 days or prior to release of factory orders whichever occurs first.   |
| Factory Materials                                                | Billed the month before shipment occurs. Installation will not commence until the material is paid for.      |
| Installation Labor                                               | Billed each month as work progresses. Inspection will not commence until the installation labor is paid for. |
| Retention                                                        | <b>5%</b> Due 30 days after turnover of equipment                                                            |

9. Our proposal is based the following change in contract terms:

- a. Fully executed change orders must be received prior to Otis performing any additional work outside the scope of the base contract. Otis will not accept oral or written “directives to proceed” without a fully executed change order.
- b. Change orders will be stated price (lump sum). In the event a stated price cannot be calculated, hourly rates for Time and Material (T/M) are below. Profit and overhead will be 10% and 15% respectively.

|                                  |                                     |
|----------------------------------|-------------------------------------|
| Straight Time Rate<br>per person | Premium Overtime<br>Rate per person |
| <b>\$225.00</b>                  | <b>\$350.00</b>                     |

- c. Contractor will communicate to Otis supervision who the signatories and/or titles, roles and positions are which are authorized to sign time tickets on-site that will be used as support documentation for T/M change orders. Work cannot commence or continue until a designated signatory signs the document.
  - d. All change orders must be paid prior to scheduling final inspection of elevator.
10. All software supplied with the elevator is licensed to you or your successors but only for use with, and for operation of this elevator.
  11. Otis will not supply information such as internal Otis manuals, manufacturing drawings or source code. Any counters, meters, tools, remote monitoring devices, communication devices, or other such equipment that we may use or install to deliver service under this proposal and any resulting contract remains our property, solely for the use of our employees. Such equipment is not considered as part of the elevator. If the contract or subsequent maintenance service is terminated for any reason, we will be given access to the premises to remove such equipment, including the resident software, at our expense.
  12. In the event the transactions contemplated hereunder are restricted by U.S. Government or other applicable laws and regulations, including but not limited to those designating certain parties as "denied", "restricted" or similarly ineligible to do business with U.S. entities, this agreement will be deemed void and Customer shall pay Otis all sums owed for the goods and services that may have been provided up to such time according to the rates contained herein.
  13. Otis equipment installations comply with all applicable local, state and national elevator codes. Compliance with all other building code requirements is solely the responsibility of the Contractor. All work to be performed per the latest revision of the applicable national code: ASME A17.1 (U.S.).
  14. Our proposal is based on working during the regular working hours of the elevator trade.



## ATTACHMENT “C”

### PREPARATORY WORK BY OTHERS

The following items must be performed or furnished at no cost to Otis Elevator Company (“Otis”) by the Owner or General Contractor in accordance with governing codes. The price and installation schedule of Otis Elevator Company is based on these job-site conditions existing at the beginning and during installation of the elevator equipment.

#### General

1. To meet the date upon which the elevators are to be turned over, the entrance wall must be installed or rough openings must be filled in at an agreed upon date.
2. We require suitable tractor trailer access to the building for unloading of material and roll-able access for equipment into the building. If you are not ready to accept delivery of the material on the requested/notified delivery date, you shall give us sufficient notice of a local point where you will accept delivery, and be responsible for all monthly storage fees. An extra charge will be assessed for any double handling, re-transportation or inefficiencies created by non-adjacent storage conditions.
3. You shall be responsible for providing suitable on-site storage, approximately 30’ x 25’ per elevator, up to 5 stops, with additional [10’ x 20’] space for each additional 5 stops, adjacent to and within easy rollable access to the hoistway on the main access level for the building. This site must be dry and enclosed within 100 feet of the hoistway. Any warranties provided by Otis for elevator equipment are null and void if equipment is stored in a manner that does not comply with the above storage definitions.
4. Security for elevator material delivered to the jobsite is the responsibility of the Contractor. The Contractor is responsible for all costs to replace any damaged, stolen or missing elevator equipment. Otis will not be responsible for deductibles on Builder's Risk insurance policies. Otis will provide a change order, police report, and affidavits as needed to substantiate the claim. Otis will not procure replacement equipment until a signed change order is received.
5. Provide sufficient on-site refuse containers for the proper disposal of elevator packaging material. Should sufficient refuse containers not be provided, disposal of packaging material shall become the responsibility of the owner.
6. Provide any cutting, including cutouts to accommodate any piping, hall-signal fixtures, patching, fireproofing, and painting of walls, floors, or partitions together with finish painting of entrance doors and frames, if required.
7. A single day of forklift and forklift operator time per elevator during normal working hours is required.
8. Provide guarding and protection of the hoistway during construction. This shall be constructed, maintained and removed by others at no cost to Otis.
  - a. As required by the Occupational Safety and Health Administration (OSHA) 1926.502 B) (1-3) a freestanding removable barricade at each hoistway opening at each floor. Barricades shall be 42” high, with mid-rail and kick board, and withstand 200 lbs. of vertical and horizontal pressure.
  - b. As required by OSHA 1926.502(j), hoistway protection from falling debris and other trades materials by either: a 8 foot screening/mesh in front of all elevator entrances **OR** secured/controlled access to all elevator lobbies (lock and Key). A posted Notice “only elevator personnel beyond this protection.”

#### Hoistway and Pit

9. Furnish adequate rail-bracket supports and bracket spacing as required by governing code, from pit floor to top of hoistway. For steel or wood frame construction, adequate backing for a rail bracket to be installed not less than 10’3” or more than 11’3” from the top landing. Furnish separator beams where required. Rail-bracket attachment supports must be exposed and flush with the clear hoistway line. If rail-bracket inbeds or inserts are provided by Otis, they shall be installed by others in accordance with Otis’ documentation and instruction. Our quotation is based upon others providing adequate rail bracket fastenings at the clear hoistway line.

10. Furnish a dry pit reinforced to sustain vertical forces on car rails and impact loads on buffers. Hoistway, pit and machine room dry and clean. The elevator pit may not have a floor drain/sump pump connected to a storm drain or sewer. Otis recommends that the owner verify system is in compliance with all applicable laws.
11. Furnish hoistway walls designed and constructed in accordance with the required fire rating (including where elevator fixture boxes and rail-bracket fastenings penetrate the hoistway walls). The hoistway walls are to include adequate fastening to hoistway entrance assemblies. One front entrance wall, at the main landing, shall not be constructed until after all elevator material is located in the hoistway. Remaining front entrance walls are not to be constructed until after door frames and sills are in place. If front walls are poured concrete weight bearing walls, rough openings are to be provided to accept entrance frames and filled in after frames are set. Rough opening size per Otis layouts.
12. Provide plumb vertical surfaces for entrance-sill supports, one above the other, and square with the hoistway. For 4'-0" and 4'-6" two-speed door arrangements a hoistway attachment point is required for an auxiliary support bracket under the sill assembly in the center of the clear door opening. Finished floor and grout, if required, between door frames to sill line. A horizontal support is to be provided 12" (305 mm) above the clear opening at each landing to support the doorframe assembly.
13. Provide a properly framed and enclosed legal hoistway in accordance with all applicable codes. Specifically, provide a hoistway that complies with the following:
  - a. Dry, plumb (within +1 & -0 inches), vented as required by governing code authority, roof in place, inserts or rail fastening installed, Otis/OSHA compliant barricades in place, Ready for uninterrupted use by Otis.
14. Install a fixed vertical iron ladder to pit as required by governing code and coordinated with Otis personnel.
15. Provide and Install a safety beam capable of withstanding a minimum net live load of 7,500 lbs. Otis requires 4" clear above the beam. Beam must be removed before car is placed in operation if it infringes on required clearance.
16. Glass used in hoistway construction must block 98% or more of incident full spectrum ultraviolet radiation for the full height of the hoistway.

#### **Control Space and Machine Space Prep/Work**

The machine room/control space is to be maintained at a temperature between 32°F and 104°F, to be measured 6 feet above the floor and 1 foot out from any part of the car controllers, drives, and motors. Relative humidity is not to exceed 95% non-condensing.

#### **Machine Room**

17. Provide one (1) permanent dedicated outside telephone line to the elevator controller.
18. **[Gen3S w/ controller in top jamb]** The proposed elevator is machine and controller roomless. The elevator controller will be located at the top landing in the entrance jamb. The minimum top landing entrance jamb thickness is 7". Power and phone line wiring shall be brought to the top landing and an extra 15' of wire shall be coiled at the controller for Otis. The machine room/control space is to be maintained at a temperature between 32°F and 104°F, to be measured 6 feet above the floor and 1 foot out from any part of the car controllers, drives, and motors. Relative humidity is not to exceed 95% non-condensing. Local codes may require tighter temperature ranges. Please check with your local code authority for the exact requirements in your area. All openings must open to a fully enclosed area/lobby that is dry and conditioned.

#### **Fire Prevention**

19. Provide smoke detectors, located as required, with wiring from the sensing devices to the controller(s) designated by Otis.

- a. For each group of elevators, provide a normally closed contact representing the smoke detector at the designated return landing.
  - b. For each group of elevators, provide a normally closed contact representing all smoke detectors located in lobbies, hoistways, or machine rooms, but **not** the smoke detector at the designated return landing (see above) or the smoke detectors as described in i. and ii. below.
    - i. If a smoke detector is located in the hoistway at or below the lower of the two recall landings, it shall be wired to activate the same normally closed contact as the smoke detector located in the lobby at the lower of the two recall landings.
    - ii. If machine rooms are located at the designated return landing, the smoke detectors located therein shall be wired to activate the same normally closed contact as the smoke detector at the designated landing.
  - c. For a single unit or for a group of elevators having one common machine room and one common hoistway, provide one additional normally closed contact representing all machine room and hoistway smoke detectors
20. If sprinklers are installed in the hoistway or machinery spaces, provide a means to automatically disconnect the main line power supply of the affected elevator prior to the application of water. Smoke detectors shall not be used to activate sprinklers in hoistways, machine rooms, or machinery spaces or to disconnect the main line power supply.

### **Electrical Requirements**

21. All 125 volt, 15 or 20 ampere single phase receptacles installed in pits, machinery spaces and elevator-car tops shall be of ground-fault circuit-interrupter type. [NEC 620-85] A dedicated single phase receptacle supplying a permanently installed pit sump pump shall not require GFCI protection.
22. Furnish a 3-phase, electrical feeder system with a separate equipment grounding conductor terminating in the machine room. Size of the feeders and grounding conductor to suit elevator power characteristics. A fused disconnect switch or circuit breaker capable of being locked in the open position, for each elevator per the National Electrical Code (NEC) (ANSI/NFPA 70) with feeder or branch wiring to controller (NEC 620-51) must be provided. Fuses are to be current limiting class RK1 or equivalent. Circuit breakers are to have current limiting characteristics equivalent to class RII fuses. Fuses or circuit breakers are to be time delay to cover the full load up accelerating current as listed in the Otis Confirmation of Power Supply form. Where practical, disconnects shall be located adjacent to the door of the machine room enclosure. A separate 120-volt AC, 15-ampere single-phase branch circuit and SPST fused disconnect switch or circuit breaker, arranged to be locked in the open position, to supply the car lights, receptacles, auxiliary lighting power source and ventilation on each car in compliance with the NEC must be provided. Branch circuit wiring to each controller (NEC 620-53) must be provided. Suitable light and convenience outlets must be provided in machine room with light switches located within 18" of lock jamb side of machine room door and a convenience outlet and light fixture must be in the pit with a switch located adjacent to the access door (NEC 620-23). Electric power for lights, tools, hoists, etc. must be provided during installation as well as electric current for starting, testing and adjusting the elevator.
- a. It is critical that we have 3 phase power when we start the elevator installation. Trying to install off of a generator can be very damaging to the elevator equipment, especially the elevator drives. To install off of a generator there will be an increased cost of \$8,000.***
23. To meet the date the elevators are to be turned over, the permanent three (3) phase feeder system and protective devices must be installed and power available prior to the start of elevator installation.
24. **Elevators with a Battery-Powered Emergency Return Unit (ERU)]** Provide the disconnecting means required by the NEC with an auxiliary contact and wiring to the controller. The auxiliary contact is to be positively open when the main disconnecting means is open. The auxiliary contact shall cause the ERU power source to be disconnected from its load when the disconnecting means is in the open position. Size of main contacts to suit elevator power characteristics. Heat sensors, when used to automatically disconnect the mainline power supply prior to the application of water from sprinklers, shall be provided with a normally closed contact with wiring from the sensing

device to a controller designated by Otis. The normally closed contact shall be closed when the heat sensor is not activated and open when the heat sensor is activated.

You agree to indemnify and save Otis harmless against any and all liability and costs arising out of your failure to carry out any of the foregoing requirements.

## ACCEPTANCE

This proposal is submitted with the understanding that any contract resulting therefrom will be subject to review and mutual acceptance of all terms and conditions contained therein. It is conditioned such that Otis shall not be liable for any loss, damage or delay nor be found to be in default or breach due to any cause beyond its reasonable control including, but not limited to, acts of God or nature; fire; explosion; theft; floods; water; weather; traffic conditions; epidemic, pandemic, quarantine or other local, state, or federal government action in response thereto; sabotage; national emergency; act of terrorism; earthquake; riot; civil commotion; war; vandalism; national or local labor strikes, lockouts, other labor disputes; misuse, abuse, neglect, mischief, or work by others (collectively "Causes Beyond Otis' Reasonable Control"). Otis shall be allowed a reasonable amount of additional time for the performance of the Work due to Causes Beyond Otis' Reasonable Control. Otis' ability to maintain scheduled job progress is further conditioned upon the timely furnishing to Otis by Customer of completed and code compliant hoistway(s) (wellways) and machine rooms, necessary approvals and power of proper characteristics for Otis' uninterrupted use.

This proposal, including the provisions printed on the pages following, shall be a binding contract between you, or the party identified below for whom you are authorized to contract (collectively referred to herein as "you"), and us when accepted by you through execution of this proposal by you and approved by our authorized representative; or by your authorizing us to perform work for the project and our commencing such work.

Submitted by: \_\_\_\_\_  
**W.C.Stout**

Accepted in Duplicate

### CUSTOMER

Approved by Authorized Representative

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

Signed: X \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Name of Company: \_\_\_\_\_

### OTIS ELEVATOR COMPANY

Approved by Authorized Representative

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

Signed: \_\_\_\_\_

Print Name: **Taylor Powell**

Title: **General Manager**

☐ Principal, Owner or  
Authorized Representative of Principal or Owner

☐ Agent \_\_\_\_\_  
(Name of Principal or Owner)



# Broad Creek Apartments HHI

## Sales Offer Letter

**We Elevate**



**Schindler**

# Schindler Elevator Corporation

## New Installation



## Proposal

Madison Onwuka Schaa  
Phone: +14042730512  
Email: madison.schaa@schindler.com

August 19, 2026

**Customer Information**  
CF EVANS CONSTRUCTION  
125 REGIONAL PKWY  
ORANGEBURG, SC 29118

**Project Information**  
Broad Creek Apartments HHI  
10 Verbena Lane  
Hilton Head Island, SC 29926

**Offer #:**304271773

Dear Carl Byars:

Schindler Elevator Corporation is pleased to submit our proposal to furnish and install in the referenced building, our products for the sum of **Six hundred ninety four thousand nine hundred seventy three and 00/100 USD (\$694,973.00)** including applicable taxes.

### Project Summary:

| Qty | Product        | Capacity | Speed   | Number of Stops | Material Delivery Date | Customer Handover Date |
|-----|----------------|----------|---------|-----------------|------------------------|------------------------|
| 1   | Schindler 3300 | 3500 lbs | 150 fpm | 6 ( 6F 0R )     | 12/12/2026             | 01/02/2029             |
| 1   | Schindler 3300 | 3500 lbs | 150 fpm | 6 ( 6F 0R )     | 12/12/2026             | 01/02/2029             |
| 1   | Schindler 3300 | 3500 lbs | 150 fpm | 4 ( 4F 0R )     | 12/12/2026             | 01/02/2029             |
| 1   | Schindler 3300 | 3500 lbs | 150 fpm | 6 ( 6F 0R )     | 12/12/2026             | 01/02/2029             |
| 1   | Schindler 3100 | 2100 lbs | 100 fpm | 2 ( 2F 0R )     | 12/12/2026             | 01/02/2029             |

### Project Specific Qualifications and Clarifications:

Please see the highlighted and required hoistway and overhead dimensions on each spec page.

Battery powered automatic rescue lowering included.

Stainless steel cabs and baked enamel entrances provided.

Card reader provisions provided on all cars but the clubhouse car.

All pit ladders to be provided and installed by Schindler.

Price based on building drawings dated 7.3.26 and/or specifications dated 7.3.26

The price is based on the tentative Scheduled Dates in the table above. Delivery Dates and Completion Dates are subject to change depending on approval package receipt and job site readiness dates.

- 1) Anticipated Lead Times may fluctuate at the time of award due to factory volume.
  - a) Submittal Package 1-2 weeks
  - b) Manufacturing 15-17 weeks (upon receipt of executed contract, approved submittals & 1st payment)
  - c) Installation 4-6 weeks per unit (upon verification of job site readiness and manpower mobilization)
  - d) Adjusting 1-2 weeks per unit (after pre-inspection checklist is completed)

Please note that the above lead times may not be contiguous.

- 2) Price includes Pre Paid Maintenance (PPM), which is shown on the Equipment Summary Sheet, under Options and Miscellaneous.
- 3) No costs for cutting, patching, core-drilling, fire stopping of penetrations, or similar related work are included in this proposal
- 4) Sidewalk or street closure permits are not included in our bid. We have assumed adequate ingress/egress into the building with rollable access and an adequate staging area adjacent or with 50' of the elevator shaft.

**Proposal includes these additional scope items – Per Elevator**

| Description                                                                                                                                                                                          | Included Y/N | Quantity/Duration                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overtime                                                                                                                                                                                             | No           | hours per elevator                                                                                                                                                                                                   |
| Security Clearance and/or Badging                                                                                                                                                                    | No           |                                                                                                                                                                                                                      |
| Installation on Generator Power<br><i>*Generator must maintain permanent power characteristics at all times. Note that Schindler cannot adjust or inspect until permanent power is provided.</i>     | No           | Provisions only – Allows Schindler to respond immediately without waiting for Change Order approvals<br><i>*Any damage to equipment is the responsibility of the Contractor and will be applied via Change Order</i> |
| Professional Engineering Stamp                                                                                                                                                                       | No           | Not included                                                                                                                                                                                                         |
| Construction (Temp) Use<br><i>*Includes start up and inspection if required. Protection of Finishes is by others. Refurbishment will be assessed via Change Order based on condition of elevator</i> | No           | 0 months included per elevator                                                                                                                                                                                       |
| Operator Time / Standby Time                                                                                                                                                                         | No           | 0 day(s) included per elevator                                                                                                                                                                                       |
| Reinspection due to failure of others ( <i>performed during normal working hours</i> )                                                                                                               | No           | Qty 0                                                                                                                                                                                                                |
| Pretest Inspection (Fire service)                                                                                                                                                                    | No           | Qty 0                                                                                                                                                                                                                |
| Storage                                                                                                                                                                                              | No           | 0 month(s) per elevator                                                                                                                                                                                              |
| Security/AV Hookup/Testing                                                                                                                                                                           | No           | N/A                                                                                                                                                                                                                  |
| BIM Model                                                                                                                                                                                            | No           | Not Included                                                                                                                                                                                                         |

**Additional fees - per elevator**

| Description                                                                               | Additional Fees                                                                                                                             |
|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Labor Rates (2026)                                                                        | Straight Time: \$ 255 per man hour, \$510 per team hour<br>Overtime: \$ 393, per man hour, \$ 786 per team hour                             |
| Installation on Generator                                                                 | \$ 5000 per elevator                                                                                                                        |
| Operator Time                                                                             | \$ 2550 per day (10 hour day, straight time)<br>\$ 3930 per day (10 hour day, overtime)                                                     |
| Storage                                                                                   | \$ 2200 per month per unit (no prorating)                                                                                                   |
| Demobilization/ Remobilization                                                            | \$ 4500 per occurrence (plus travel time and /or expenses if applicable)                                                                    |
| Reinspection due to failure of others ( <i>performed during normal working hours</i> )    | \$ 6000 per elevator (plus travel time and/or expenses if applicable)                                                                       |
| Temporary Construction Use                                                                | \$ 9000 for startup, inspection and permit<br>\$ 700 per week<br>Does not include repairs or service calls. Temporary protection by others. |
| Pre-inspection / Other Trade Inspections ( <i>performed during normal working hours</i> ) | \$ 6500 per inspection (plus inspection fees, travel time, and/or expenses if applicable)                                                   |
| Security/AV Hookup/Testing ( <i>performed during normal working hours</i> )               | \$ 5100 per day                                                                                                                             |
| Bond Rate                                                                                 | \$5.50/\$1,000                                                                                                                              |



# Broad Creek Apartments HHI

## Schindler 3300



**Schindler**

### Main Data

|                         |                                    |
|-------------------------|------------------------------------|
| Group                   | A                                  |
| Unit                    | 01                                 |
| Application             | 3300 MRL                           |
| Capacity                | 3500 lbs General Purpose - Class A |
| Speed                   | 150 fpm                            |
| Travel                  | 54 Ft 4.88 In                      |
| Counterweight Location  | Side                               |
| Stops                   | Total Stops 6 ( 6 Front 0 Rear )   |
| Power Supply            | 208 Volts 60 Hz 3 Phase            |
| Sprinklers in Hoistway  | No                                 |
| Front Door Type         | Two Speed Left Hand Opening        |
| Opening Size            | 3 Ft 6 In wide x 7 Ft 0 In high    |
| Cab Height              | 7 Ft 9 In                          |
| Cab Type                | 3300 Cab                           |
| Pit Depth               | 5 Ft 0 In                          |
| Clear Overhead          | 12 Ft 7 In                         |
| Inside Cab Dims (w x d) | 6 Ft 9.31 In x 5 Ft 6.88 In        |
| Hoistway Dims (w x d)   | 8 Ft 6.00 In x 7 Ft 0.00 In        |
| Seismic Equipment       | No                                 |
| ANSI Year               | 2019                               |
| IBC Year                | 2021                               |
| NFPA Code Year          | 2019                               |
| Stretcher Car Compliant | Yes                                |

### Cab

|                          |                      |
|--------------------------|----------------------|
| Cab Base                 | Skirting Flush       |
| Base, Frieze, Reveal     | Aluminum             |
| Front, Return, Transom   | #4 Stainless Steel   |
| Canopy                   | Schindler            |
| Cab Threshold            | Aluminum             |
| Threshold Extensions     | Yes                  |
| Platform Recess          | 0.38                 |
| Protective Pads / Source | 1 Set(s) / Schindler |
| Cab Finished Floor       | Carpet By Others     |

### Entrances

|                       |            |
|-----------------------|------------|
| Entrance Sill & Qty   | 6 Aluminum |
| 3D Door Detection     |            |
| Emergency Escutcheons |            |

### Fixtures

|                                 |                                 |
|---------------------------------|---------------------------------|
| 1 Main COP                      |                                 |
| (1) Car Lanterns                |                                 |
| Certificate Frame               |                                 |
| Hall Fixture Type               | Std-Jamb Mounted                |
| Hall Fixture Push Button Finish | Sandblasted Stainless Steel 304 |
| Hall Fixture Faceplate Finish   | Brushed Stainless Steel 304     |
| (1) Separate FER Switch         |                                 |
| (6) Combination H.L. & P.I.     |                                 |

### Options & Miscellaneous

- Pre-Paid Maintenance (PPM): 12 Months, 8 Hours Callback
- Visual Comm. Device per IBC 2018/A17.1-2019
- Top Exit Lock
- Car Card Reader Provisions: Card Reader by Others
- FER Door Operator
- T127 Rails
- Keyed Switch Emergency Stop Switch
- Top Exit Switch
- ADA Compliant Phone
- Sliding Guide Shoes
- Automatic Evacuation
- (2) Hoistway Access Switches
- Top Exit Guard
- Pressure Switch
- Pit Ladder Source: Schindler
- Platform Light/GFCI Outlet
- Smoke Detector Provisions
- STM - Regular Fire Retardant
- Schindler Ahead

# Broad Creek Apartments HHI

## Schindler 3300



### Decoration Selection

|                                                                                     |                             |                                                     |
|-------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------------|
|    | 01 Ceiling type             | 6 LED Down Light - Round Spots                      |
|    | 02 Ceiling Finish           | Stainless Steel 441                                 |
|    | 03 Car door                 | 441 #4 Stainless Steel                              |
|    | 04 Side wall                | 4ss<br>None                                         |
|    | 05 Rear wall                | 4ss<br>None                                         |
|    | 06 Skirting                 | Skirting Flush<br>Aluminum                          |
|    | 07 Fixtures                 | Standard<br>Stainless Steel 301                     |
|   | 08 Handrail                 | 1 Flat(1/2" X 2")<br>Brushed Aluminum<br>Rear walls |
|  | 09 Landing doors and frames | 6 Powder Coat -Color to be defined.                 |



# Broad Creek Apartments HHI

## Schindler 3300



**Schindler**

### Main Data

|                         |                                    |
|-------------------------|------------------------------------|
| Group                   | B                                  |
| Unit                    | 02                                 |
| Application             | 3300 MRL                           |
| Capacity                | 3500 lbs General Purpose - Class A |
| Speed                   | 150 fpm                            |
| Travel                  | 54 Ft 4.88 In                      |
| Counterweight Location  | Side                               |
| Stops                   | Total Stops 6 ( 6 Front 0 Rear )   |
| Power Supply            | 208 Volts 60 Hz 3 Phase            |
| Sprinklers in Hoistway  | No                                 |
| Front Door Type         | Two Speed Left Hand Opening        |
| Opening Size            | 3 Ft 6 In wide x 7 Ft 0 In high    |
| Cab Height              | 7 Ft 9 In                          |
| Cab Type                | 3300 Cab                           |
| Pit Depth               | 5 Ft 0 In                          |
| Clear Overhead          | 12 Ft 7 In                         |
| Inside Cab Dims (w x d) | 6 Ft 9.31 In x 5 Ft 6.88 In        |
| Hoistway Dims (w x d)   | 8 Ft 6.00 In x 7 Ft 0.00 In        |
| Seismic Equipment       | No                                 |
| ANSI Year               | 2019                               |
| IBC Year                | 2021                               |
| NFPA Code Year          | 2019                               |
| Stretcher Car Compliant | Yes                                |

### Cab

|                          |                      |
|--------------------------|----------------------|
| Cab Base                 | Skirting Flush       |
| Base, Frieze, Reveal     | Aluminum             |
| Front, Return, Transom   | #4 Stainless Steel   |
| Canopy                   | Schindler            |
| Cab Threshold            | Aluminum             |
| Threshold Extensions     | Yes                  |
| Platform Recess          | 0.38                 |
| Protective Pads / Source | 1 Set(s) / Schindler |
| Cab Finished Floor       | Carpet By Others     |

### Entrances

|                       |            |
|-----------------------|------------|
| Entrance Sill & Qty   | 6 Aluminum |
| 3D Door Detection     |            |
| Emergency Escutcheons |            |

### Fixtures

|                                 |                                 |
|---------------------------------|---------------------------------|
| 1 Main COP                      |                                 |
| (1) Car Lanterns                |                                 |
| Certificate Frame               |                                 |
| Hall Fixture Type               | Std-Jamb Mounted                |
| Hall Fixture Push Button Finish | Sandblasted Stainless Steel 304 |
| Hall Fixture Faceplate Finish   | Brushed Stainless Steel 304     |
| (1) Separate FER Switch         |                                 |
| (6) Combination H.L. & P.I.     |                                 |

### Options & Miscellaneous

- Pre-Paid Maintenance (PPM): 12 Months, 8 Hours Callback
- Visual Comm. Device per IBC 2018/A17.1-2019
- Top Exit Lock
- Car Card Reader Provisions: Card Reader by Others
- FER Door Operator
- T127 Rails
- Keyed Switch Emergency Stop Switch
- Top Exit Switch
- ADA Compliant Phone
- Sliding Guide Shoes
- Automatic Evacuation
- (2) Hoistway Access Switches
- Top Exit Guard
- Pressure Switch
- Pit Ladder Source: Schindler
- Platform Light/GFCI Outlet
- Smoke Detector Provisions
- STM - Regular Fire Retardant
- Schindler Ahead

# Broad Creek Apartments HHI

## Schindler 3300



### Decoration Selection

|                                                                                     |                             |                                                     |
|-------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------------|
|    | 01 Ceiling type             | 6 LED Down Light - Round Spots                      |
|    | 02 Ceiling Finish           | Stainless Steel 441                                 |
|    | 03 Car door                 | 441 #4 Stainless Steel                              |
|    | 04 Side wall                | 4ss<br>None                                         |
|    | 05 Rear wall                | 4ss<br>None                                         |
|    | 06 Skirting                 | Skirting Flush<br>Aluminum                          |
|    | 07 Fixtures                 | Standard<br>Stainless Steel 301                     |
|   | 08 Handrail                 | 1 Flat(1/2" X 2")<br>Brushed Aluminum<br>Rear walls |
|  | 09 Landing doors and frames | 6 Powder Coat -Color to be defined.                 |



# Broad Creek Apartments HHI

## Schindler 3300



**Schindler**

### Main Data

|                         |                                    |
|-------------------------|------------------------------------|
| Group                   | C                                  |
| Unit                    | 03                                 |
| Application             | 3300 MRL                           |
| Capacity                | 3500 lbs General Purpose - Class A |
| Speed                   | 150 fpm                            |
| Travel                  | 35 Ft 1.13 In                      |
| Counterweight Location  | Side                               |
| Stops                   | Total Stops 4 ( 4 Front 0 Rear )   |
| Power Supply            | 208 Volts 60 Hz 3 Phase            |
| Sprinklers in Hoistway  | No                                 |
| Front Door Type         | Two Speed Left Hand Opening        |
| Opening Size            | 3 Ft 6 In wide x 7 Ft 0 In high    |
| Cab Height              | 7 Ft 9 In                          |
| Cab Type                | 3300 Cab                           |
| Pit Depth               | 5 Ft 0 In                          |
| Clear Overhead          | 12 Ft 7 In                         |
| Inside Cab Dims (w x d) | 6 Ft 9.31 In x 5 Ft 6.88 In        |
| Hoistway Dims (w x d)   | 8 Ft 6.00 In x 7 Ft 0.00 In        |
| Seismic Equipment       | No                                 |
| ANSI Year               | 2019                               |
| IBC Year                | 2021                               |
| NFPA Code Year          | 2019                               |
| Stretcher Car Compliant | Yes                                |

### Cab

|                          |                      |
|--------------------------|----------------------|
| Cab Base                 | Skirting Flush       |
| Base, Frieze, Reveal     | Aluminum             |
| Front, Return, Transom   | #4 Stainless Steel   |
| Canopy                   | Schindler            |
| Cab Threshold            | Aluminum             |
| Threshold Extensions     | Yes                  |
| Platform Recess          | 0.38                 |
| Protective Pads / Source | 1 Set(s) / Schindler |
| Cab Finished Floor       | Carpet By Others     |

### Entrances

|                       |            |
|-----------------------|------------|
| Entrance Sill & Qty   | 4 Aluminum |
| 3D Door Detection     |            |
| Emergency Escutcheons |            |

### Fixtures

|                                 |                                 |
|---------------------------------|---------------------------------|
| 1 Main COP                      |                                 |
| (1) Car Lanterns                |                                 |
| Certificate Frame               |                                 |
| Hall Fixture Type               | Std-Jamb Mounted                |
| Hall Fixture Push Button Finish | Sandblasted Stainless Steel 304 |
| Hall Fixture Faceplate Finish   | Brushed Stainless Steel 304     |
| (1) Separate FER Switch         |                                 |
| (4) Combination H.L. & P.I.     |                                 |

### Options & Miscellaneous

- Pre-Paid Maintenance (PPM): 12 Months, 8 Hours Callback
- Visual Comm. Device per IBC 2018/A17.1-2019
- Top Exit Lock
- Car Card Reader Provisions: Card Reader by Others
- FER Door Operator
- T127 Rails
- Keyed Switch Emergency Stop Switch
- Top Exit Switch
- ADA Compliant Phone
- Sliding Guide Shoes
- Automatic Evacuation
- (2) Hoistway Access Switches
- Top Exit Guard
- Pressure Switch
- Pit Ladder Source: Schindler
- Platform Light/GFCI Outlet
- Smoke Detector Provisions
- STM - Regular Fire Retardant
- Schindler Ahead

# Broad Creek Apartments HHI

## Schindler 3300



### Decoration Selection

|                                                                                     |                             |                                                     |
|-------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------------|
|    | 01 Ceiling type             | 6 LED Down Light - Round Spots                      |
|    | 02 Ceiling Finish           | Stainless Steel 441                                 |
|    | 03 Car door                 | 441 #4 Stainless Steel                              |
|    | 04 Side wall                | 4ss<br>None                                         |
|    | 05 Rear wall                | 4ss<br>None                                         |
|    | 06 Skirting                 | Skirting Flush<br>Aluminum                          |
|    | 07 Fixtures                 | Standard<br>Stainless Steel 301                     |
|   | 08 Handrail                 | 1 Flat(1/2" X 2")<br>Brushed Aluminum<br>Rear walls |
|  | 09 Landing doors and frames | 4 Powder Coat -Color to be defined.                 |



# Broad Creek Apartments HHI

## Schindler 3300



**Schindler**

### Main Data

|                         |                                    |
|-------------------------|------------------------------------|
| Group                   | D                                  |
| Unit                    | 04                                 |
| Application             | 3300 MRL                           |
| Capacity                | 3500 lbs General Purpose - Class A |
| Speed                   | 150 fpm                            |
| Travel                  | 54 Ft 4.88 In                      |
| Counterweight Location  | Side                               |
| Stops                   | Total Stops 6 ( 6 Front 0 Rear )   |
| Power Supply            | 208 Volts 60 Hz 3 Phase            |
| Sprinklers in Hoistway  | No                                 |
| Front Door Type         | Two Speed Left Hand Opening        |
| Opening Size            | 3 Ft 6 In wide x 7 Ft 0 In high    |
| Cab Height              | 7 Ft 9 In                          |
| Cab Type                | 3300 Cab                           |
| Pit Depth               | 5 Ft 0 In                          |
| Clear Overhead          | 12 Ft 7 In                         |
| Inside Cab Dims (w x d) | 6 Ft 9.31 In x 5 Ft 6.88 In        |
| Hoistway Dims (w x d)   | 8 Ft 6.00 In x 7 Ft 0.00 In        |
| Seismic Equipment       | No                                 |
| ANSI Year               | 2019                               |
| IBC Year                | 2021                               |
| NFPA Code Year          | 2019                               |
| Stretcher Car Compliant | Yes                                |

### Cab

|                          |                      |
|--------------------------|----------------------|
| Cab Base                 | Skirting Flush       |
| Base, Frieze, Reveal     | Aluminum             |
| Front, Return, Transom   | #4 Stainless Steel   |
| Canopy                   | Schindler            |
| Cab Threshold            | Aluminum             |
| Threshold Extensions     | Yes                  |
| Platform Recess          | 0.38                 |
| Protective Pads / Source | 1 Set(s) / Schindler |
| Cab Finished Floor       | Carpet By Others     |

### Entrances

|                       |            |
|-----------------------|------------|
| Entrance Sill & Qty   | 6 Aluminum |
| 3D Door Detection     |            |
| Emergency Escutcheons |            |

### Fixtures

|                                 |                                 |
|---------------------------------|---------------------------------|
| 1 Main COP                      |                                 |
| (1) Car Lanterns                |                                 |
| Certificate Frame               |                                 |
| Hall Fixture Type               | Std-Jamb Mounted                |
| Hall Fixture Push Button Finish | Sandblasted Stainless Steel 304 |
| Hall Fixture Faceplate Finish   | Brushed Stainless Steel 304     |
| (1) Separate FER Switch         |                                 |
| (6) Combination H.L. & P.I.     |                                 |

### Options & Miscellaneous

- Pre-Paid Maintenance (PPM): 12 Months, 8 Hours Callback
- Visual Comm. Device per IBC 2018/A17.1-2019
- Top Exit Lock
- Car Card Reader Provisions: Card Reader by Others
- FER Door Operator
- T127 Rails
- Keyed Switch Emergency Stop Switch
- Top Exit Switch
- ADA Compliant Phone
- Sliding Guide Shoes
- Automatic Evacuation
- (2) Hoistway Access Switches
- Top Exit Guard
- Pressure Switch
- Pit Ladder Source: Schindler
- Platform Light/GFCI Outlet
- Smoke Detector Provisions
- STM - Regular Fire Retardant
- Schindler Ahead

# Broad Creek Apartments HHI

## Schindler 3300



### Decoration Selection

|                                                                                     |                             |                                                     |
|-------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------------|
|    | 01 Ceiling type             | 6 LED Down Light - Round Spots                      |
|    | 02 Ceiling Finish           | Stainless Steel 441                                 |
|    | 03 Car door                 | 441 #4 Stainless Steel                              |
|    | 04 Side wall                | 4ss<br>None                                         |
|    | 05 Rear wall                | 4ss<br>None                                         |
|    | 06 Skirting                 | Skirting Flush<br>Aluminum                          |
|    | 07 Fixtures                 | Standard<br>Stainless Steel 301                     |
|   | 08 Handrail                 | 1 Flat(1/2" X 2")<br>Brushed Aluminum<br>Rear walls |
|  | 09 Landing doors and frames | 6 Powder Coat -Color to be defined.                 |





# Broad Creek Apartments HHI

## Schindler 3100



**Schindler**

### Main Data

|                         |                                    |
|-------------------------|------------------------------------|
| Group                   | E                                  |
| Unit                    | 05                                 |
| Application             | 3300 MRL                           |
| Capacity                | 2100 lbs General Purpose - Class A |
| Speed                   | 100 fpm                            |
| Travel                  | 13 Ft 8 In                         |
| Counterweight Location  | Side                               |
| Stops                   | Total Stops 2 ( 2 Front 0 Rear )   |
| Power Supply            | 208 Volts 60 Hz 3 Phase            |
| Sprinklers in Hoistway  | No                                 |
| Front Door Type         | Two Speed Left Hand Opening        |
| Opening Size            | 3 Ft 0 In wide x 7 Ft 0 In high    |
| Cab Height              | 7 Ft 9 In                          |
| Cab Type                | 3300 Cab                           |
| Pit Depth               | 5 Ft 0 In                          |
| Clear Overhead          | 12 Ft 7 In                         |
| Inside Cab Dims (w x d) | 5 Ft 9.94 In x 4 Ft 4.81 In        |
| Hoistway Dims (w x d)   | 7 Ft 6.00 In x 5 Ft 9.00 In        |
| Seismic Equipment       | No                                 |
| ANSI Year               | 2019                               |
| IBC Year                | 2021                               |
| NFPA Code Year          | 2019                               |
| Stretcher Car Compliant | No                                 |

### Cab

|                          |                    |
|--------------------------|--------------------|
| Cab Base                 | Skirting Flush     |
| Base, Frieze, Reveal     | Aluminum           |
| Front, Return, Transom   | #4 Stainless Steel |
| Canopy                   | Schindler          |
| Cab Threshold            | Aluminum           |
| Threshold Extensions     | Yes                |
| Platform Recess          | 0.38               |
| Protective Pads / Source | None / None        |
| Cab Finished Floor       | Carpet By Others   |

### Entrances

|                       |            |
|-----------------------|------------|
| Entrance Sill & Qty   | 2 Aluminum |
| 3D Door Detection     |            |
| Emergency Escutcheons |            |

### Fixtures

|                                 |                                 |
|---------------------------------|---------------------------------|
| 1 Main COP                      |                                 |
| (1) Car Lanterns                |                                 |
| Certificate Frame               |                                 |
| Hall Fixture Type               | Std-Jamb Mounted                |
| Hall Fixture Push Button Finish | Sandblasted Stainless Steel 304 |
| Hall Fixture Faceplate Finish   | Brushed Stainless Steel 304     |
| (1) Separate FER Switch         |                                 |

### Options & Miscellaneous

- Pre-Paid Maintenance (PPM): 12 Months, 8 Hours Callback
- Visual Comm. Device per IBC 2018/A17.1-2019
- Top Exit Lock
- FER Door Operator
- T127 Rails
- Keyed Switch Emergency Stop Switch
- Top Exit Switch
- ADA Compliant Phone
- Sliding Guide Shoes
- Automatic Evacuation
- (2) Hoistway Access Switches
- Top Exit Guard
- Pressure Switch
- Pit Ladder Source: Schindler
- Platform Light/GFCI Outlet
- Smoke Detector Provisions
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# Broad Creek Apartments HHI

## Schindler 3100



### Decoration Selection

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|  | 09 Landing doors and frames | 2 Powder Coat -Color to be defined.                 |



# Broad Creek Apartments HHI

## Contract terms and conditions



**Schindler**

This Proposal is made subject to the following conditions:

1. A mutually agreeable form of contract (fully executed before a manufacturing date can be established in our factory) which includes the following provisions.
2. Our indemnity obligation will be limited to the extent of our negligence.
3. We will not be liable in any event for direct damages in excess of the amount of our Subcontract, whether in contract or in tort, nor in any event for special, indirect, consequential or liquidated damages of default or delay.
4. The purchaser agrees to accept in satisfaction of insurance requirements for the project a standard Schindler Certificate of Insurance with "per occurrence" limits not to exceed \$2 million. Schindler will not name additional insureds.
5. Schindler will participate as an insured in an OCIP/CCIP (Owner's / Contractor's Insurance Program), provided it is at no cost to Schindler, and under such circumstances we will provide additional insured coverage for offsite operations and auto liability only.
6. Partial waivers of lien for payments received by Schindler will be issued on a mutually agreeable form if the Purchaser so requests in writing. Schindler shall issue a full waiver of lien on a mutually agreeable form after the receipt of all monies to which it is entitled under this Agreement if the Purchaser so requests in writing.
7. Payment of the subcontract price will be made as follows:
  - a. Fifty percent (50%) of the final sales price will be due and payable within 30 days from receipt of a fully executed copy of this proposal or receipt of Contractor's subcontract. This initial payment will be applied to pre-production, engineering, initial submittals, project management, and raw material procurement. Receipt of this payment is required prior to the ordering the manufacturing of any materials.
  - b. Thirty percent (30%) of the total sales price, including any modifications by scope changes, shall be due and payable when the material described above has been received at Schindler's warehouse hub and ready for delivery to the Customer. Receipt of this payment is required prior to delivery and mobilization of labor.
  - c. Twenty percent (20%) will be invoiced upon commencement of on-site installation.
  - d. Retention shall be five percent (5%).
  - e. Payment of not less than 95% of the subcontract price, inclusive of all change orders, is a condition precedent to scheduling of the final inspection as required by the authority having jurisdiction.
  - f. All invoices, including final invoice, are payable within 30 days of receipt.
  - g. Change orders will be invoiced immediately upon execution and payable per standard 30-day terms.
  - i. Notwithstanding anything to the contrary in the Agreement or other contract documents, payment to you by Owner or any other source will not be a condition precedent to payment to us of any amounts due hereunder.
8. Work shall be performed by Schindler during regular working hours on regular working days, and overtime by Schindler will be compensated at Schindler's standard billing rates.
9. You will have the hoistway/wellway in a safe and proper condition and in conformance to the dimensions contained in the final approval drawings.
10. Should storage be required, Schindler will store your elevator or escalator in a bonded 3rd party storage facility for you at a cost on the table above per month per equipment and will release equipment upon the site meeting the conditions of our prestart checklist. A formal change notice must be processed for all storage fees prior to delivery to the project site. You agree to pay any other increase in cost resulting from delays in construction.
11. Satisfactory reference as to credit must be furnished including bank and bonding company references.
12. You agree to pay, as an addition to the price stated herein, the amount of any federal excise tax, state and local sales, use or transaction tax, or increase of any tax, or similar charges based upon the sale, use, ownership or possession of materials and/or equipment imposed by any law enacted after the date of this proposal, or imposed upon you by any existing law. In the event of legislative change to the applicable tax rates, including but not limited to sales tax, use tax, excise tax, privilege tax, transaction tax and similar charges. Supplier reserves the right to adjust the contract price accordingly.
13. In the event the customer claims an exemption from sales and/or use tax, the customer shall provide a valid executed exemption certificate.
14. In the event you claim an exemption which Supplier accepts in good faith and it is later determined by a taxing authority that such exemption does not apply, Schindler reserves the right to adjust the contract price to reflect the change.
15. Customer shall pay any penalty, interest, additional tax, or other charge that may be levied or assessed as a result of the delay or failure, caused by the Customer, to pay any tax or file any return or information required by law, rule or regulation or by this Agreement to be paid or filed by Supplier.

# Broad Creek Apartments HHI

## Contract terms and conditions



**Schindler**

16. If either Party is audited by a taxing authority or other governmental entity in connection with taxes under this Taxes Section, the other Party shall reasonably cooperate with the Party being audited in order to respond to any audit inquiries in an appropriate and timely manner, so that the audit and any resulting controversy may be resolved expeditiously.
17. In the event of governmental changes to applicable tariffs, Schindler reserves the rights to adjust the contract price accordingly to account for all additional cost impacts. We reserve the right to modify price and schedule without penalty due to (1) material or component shortages; and/or, (2) increases in inflation rates based upon the S&P Material Price Index (MPI).
18. If the work for the above project does not proceed for any reason, we will be paid for costs incurred plus a reasonable mark-up for overhead and profit.
19. Any proprietary material, information, data or devices contained in the equipment or work provided hereunder, or any component or feature thereof, remains our property. This includes, but is not limited to, any tools, devices, manuals, software, modems, source/ access/ object codes, passwords. In the event Schindler's maintenance obligation is terminated, the Schindler Ahead features ("SA") (if applicable) will be deactivated and Schindler reserves the right to remove the Schindler Ahead hardware. If Schindler is no longer the maintenance provider, Customer is responsible for obtaining alternative telephone service for the elevator phones.
20. Should latent or concealed conditions be encountered in the performance of the work below the surface of the ground or should concealed or unknown conditions in an existing structure be at variance with the conditions indicated by the Purchaser, or should unknown physical conditions below the surface of the ground or should concealed or unknown conditions in an existing structure of an unusual nature differing materially from those ordinarily encountered and generally recognized as inherent in the work of the character provided for in this contract be encountered the contract price and time shall be equitably adjusted by change order upon claim by either party made within **20** days after the first observance of the conditions.
21. Neither party shall be responsible for any loss, damage, detention or delay caused by labor trouble or disputes, strikes, lockouts, fire, explosion, theft, lightning, wind storm, earthquake, floods, epidemics, pandemics, storms, riot, civil commotion, malicious mischief, embargoes, shortages of materials or workmen, unavailability of material from usual sources, government priorities or requests or demands of the National Defense Program, civil or military authority, war, insurrection, failure to act on the part of either party's suppliers or subcontractors, orders or instructions of any federal, state, or municipal government or any department or agency thereof, acts of God, or by any other cause beyond the reasonable control of either party. Dates for the performance or completion of the work shall be extended by such delay of time as may be reasonably necessary to compensate for the delay.
22. Risk of loss of materials and equipment shall pass to Purchaser upon delivery of materials to the site. Title to materials and equipment shall pass to Purchaser upon payment by Purchaser to Schindler.
23. The amount set forth in Article 2 of the section titled "Project Specific Qualifications and Clarifications" of the Agreement is based upon Schindler's work being performed during regular working hours of regular working days. Purchaser may require overtime subject to Schindler's ability to comply, and Schindler shall be compensated for such work at its standard billing rates. Changes in the scope of work must be agreed upon in writing and the schedule and contract amount adjusted accordingly.
24. Notwithstanding anything to the contrary set forth herein, Schindler warrants that the work supplied hereunder will comply with the specifications and that there will be no defects in materials and workmanship for one year after completion of the work or acceptance thereof by beneficial use, whichever is earlier. The equipment furnished and installed under our Agreement requires maintenance service, such as periodic examinations, lubrication and adjustment by competent mechanics, specially trained to service said equipment. Our guarantee is not intended to take the place of this normal servicing of the equipment and it is not to be construed that we will provide maintenance service of this type, without charge, except as may be provided in our contract, or that we will correct, without charge, breakage, maladjustment or other issues arising out of maintenance provided by others. Schindler's sole duty under the warranty is to correct the nonconformance or defect at Schindler's expense within a reasonable time after the receipt of notice. The express warranties contained herein are in lieu of all other warranties, express or implied, including any warranties of merchantability or fitness for a particular purpose, purchaser's remedies hereunder are exclusive.
25. If either party shall default in the performance of its obligations hereunder, the non-defaulting party may send written notice reasonably describing the default. If the defaulting party does not commence to take reasonable steps to cure the default, within **10** days of the date of such notice, the non-defaulting party may terminate upon **10** days further notice.
26. Schindler shall be responsible for maintaining job progress in accordance with a schedule of performance mutually agreed upon by Schindler and Purchaser. Any change to the schedule of work shall require Schindler's consent.
27. We reserve the right to modify price and schedule without penalty due to material or component shortages.
28. Change Notices must be received and fully executed prior to Schindler Elevator Corporation performing any additional work outside the scope of the base contract. Written or verbal notices will not be accepted as a substitute for a fully executed change notice.
29. Schindler's offer is in accordance with the applicable ANSI A17.1 code version on the date of this proposal. If there is a subsequent change to the code following the date of this proposal, re-pricing may be required. Schindler shall be entitled to compensation for any cost and/or time increase that results from the code change.

# Broad Creek Apartments HHI

## Work by Others



**Schindler**

### **SCHINDLER BID CLARIFICATIONS PREPARATORY WORK BY OTHERS FOR TRACTION ELEVATORS**

Installation work shall be performed during regular working hours of regular working days after hoistway(s) and machine/control room(s) have been properly prepared as described in the following items. All items must be performed or furnished at no cost to Schindler Elevator Corporation ("Schindler") by the Owner or General Contractor or their agents in accordance with all governing codes. The price and installation schedule of Schindler is based on these job-site conditions existing at the beginning and during the installation of the elevator equipment.

All work must be performed per the latest applicable revision of the national (ASME A17.1 or CSA B44) and/or local codes.

#### **1.0 Job Conditions**

- 1.1 Acceptable material unloading area within 25ft of hoistway with "rollable" access (planked or paved) or uninterrupted use of a crane or forklift and operator at no cost to Schindler. Dry and enclosed storage area of adequate size for elevator materials near hoistway. Any warranties provided by Schindler for elevator equipment are null and void if equipment is stored in a manner that does not comply with the requirements as defined above.
- 1.2 Power for construction adjacent to hoistways and machine/control rooms (110/220 volt, single phase, for welders and hoists) and sufficient 3-phase power to run elevator(s) at the same time. Refer to section 2.0 electrical and "Schindler Power Data" sheet. The power for construction and permanent 3-phase power must be installed and available prior to the start of elevator installation
- 1.3 All work areas, including hoistway, machine/control room and pit, clear of debris. Maintain minimum temperature of 55°F (13°C). Adequate work area in front of ground floor entrance required. Proper lighting of work areas.
- 1.4 Freestanding and removable construction barricades (per OSHA requirements) either outside of elevator hoistway(s), open hoistway top or between elevators inside of hoistway(s) as required. Barricades located 24" (0.61m) in front of the hoistway openings (refer to the "hoistway preparation" sheet). Openings include landing accesses, open hoistway top (if slab not built) and in general any other opening which may create falling hazard into the hoistway. Barricades shall be erected, maintained, and removed by others.
  - a. Protection from Falls - As required by the (OSHA) 1926.502 B) (1-3) a freestanding removable barricade at each hoistway opening at each floor. Barricades shall be 42" high, with mid-rail and kick board, and withstand 200 lbs. of vertical and horizontal pressure
  - b. Protection from Falling Objects - As required by the (OSHA) OSHA 1926.502(j) hoistway protection from falling debris and other trades materials by either:
    1. 8 foot screening/mesh in front of all elevator entrances or
    2. Secured/controlled access to all elevator lobbies (lock and Key) with posted Notice only elevator personnel beyond this protection
- 1.5 A temporary work platform is required for installation of the elevator. It is to be constructed at the top floor of each traction elevator. It must comply with applicable governing codes & regulations. The platform shall be securely fastened to the building structure. Erection, maintenance, and removal are by others. (refer to Schindler layout "Hoistway Preparation")
- 1.6 A crane, provided and paid for by others, may be requested to place the machine, controller, and machine supports (where applicable) into the machine/control room or hoistway overhead prior to enclosing these areas. Coordinate with Schindler field supervisor
- 1.7 Furnish adequate on-site refuse containers for the proper disposal of elevator packaging material. If adequate containers are not furnished, disposal of packaging material shall become the responsibility of the owner.

#### **2.0 Electrical**

- 2.1a Provide a lockable, fused disconnect switch or circuit breaker suitable for 3- phase power for the elevator control and a separate lockable, fused disconnect switch for car lighting circuit for each elevator. Locate and mark with appropriate signage (national electrical code (NFPA 70 Rules 620-22, and 620-51 to 620-53) or (CSA C22.1-02 Sections 38-022, and 38-051 to 38-053)). Additional requirements: if a sprinkler system is located in the hoistway or control room, the disconnects must be NEMA 1 compliant and the building shall provide a shunt trip activation of the main disconnect triggered by contacts of the fire recall initiating devices (as defined by NFPA). These devices, located in the hoistway or control room, shall provide independent disconnection of electrical power to both main and auxiliary circuits prior to sprinkler activation (A17.1-2000 Rule 2.8.2.3, A17.1-2007 Rule 2.8.3.3.2 and/or local code). Refer to "Schindler Power Data" sheets and this section.
- 2.1b If the controller and drive unit are mounted in the hoistway then an ADDITIONAL lockable wall-mounted non-fused disconnect switch in the hoistway, to be located adjacent to the motor controller. This disconnect must also a) be lockable in the closed position with a locking mechanism that cannot be removed from the device and b) have an auxiliary (dry) contact that is positively driven and opens when the switch is opened (see also NFPA 70 req. 620 51 (C)(1) or CSA C22 1 req 38-051 (6))

# Broad Creek Apartments HHI

## Work by Others



**Schindler**

- 2.2 Provide suitable feeder and branch wiring circuits from the building service to the controller, including main line switch, for signal systems, power operated doors, car lighting and convenience outlets. Refer to "Schindler Power Data" sheets and this section.
- 2.3 A permanent lighting fixture shall be provided and conform to A17.1-2.2.5. It shall provide illumination of 100lx at the pit floor and the pit platform, when provided. The light bulb should be externally guarded against breakage. Light switch to be provided that is accessible to pit access door. In addition to a light in the pit a GFCI convenience outlet shall be installed in the pit (NEC (NFPA 70 Rules 620-85) or (CSA C22.1-03 Section 38-085)).
  - a. Pit - A permanent lighting fixture shall be provided and conform to A17.1-2.2.5. It shall provide illumination of 100lx at the pit floor and the pit platform, when provided. The light bulb should be externally guarded against breakage. Pit light located as defined on sheet 3 of 8, no less than 32" [0.81m] below bottom landing. Light switch to be provided that is accessible to pit access door. In addition to a light in the pit a GFCI convenience outlet shall be installed in the pit (NEC (NFPA 70 Rules 620-85) or (CSA C22.1-03 Section 38-085))
  - b. Machine / Control Space (if provided) - A permanent lighting fixture shall be provided for machine spaces, machine rooms, control spaces, and control rooms and conform to A17.1 2.7.9.1. It shall provide illumination of 200lx at floor level, standing surface of working platform or at the level of the standing surface when the car is in the blocked position. Light bulb should be externally guarded against breakage. Light switch to be provided that is accessible at the point of entry
  - c. Floor Landings - A permanent lighting fixture should be provided for illumination at the landing sill conforming to A17.1 2010 2.11.10.2. It shall provide illumination of 100lx at the landing sill. Refer to "Schindler Power Data" sheets and this section.
- 2.4 Provide emergency power transfer switch and power change pending signals as required to master control in machine/control room
- 2.5 Provide emergency power generator and automatic transfer switch(es) with feeders from ATS contacts to elevator controls. Conduit with fish tape, between control rooms/spaces where sequenced elevator operation is required due to generator capacity.
- 2.6 Follow Schindler Power data provided with construction layouts. Where specified include main and auxiliary disconnects (JH and JH1) in code-approved location as directed
- 2.7 Where appropriate, provide a lockable 13.5" x 15.5" x 3.5" (minimum) metal cabinet with group-1 key to house required electrical schematics and maintenance history documents, wall mounted adjacent to the disconnect switch (by others) at the top landing. The supplier, location, and mounting of the cabinet shall be coordinated with Schindler
- 2.8 NFPA 72 (Fire Apparatus Code) req. 6.1.5.2.2 requires the fire control panel relays that provide the dry contacts to the controller not be located more than 3 feet from the inspection and test panel jamb (where provided).

### 3.0 Hoistway

- 3.1 Hoistway dimensions are always nominal without building tolerance. Clear, plumb, hoistway with variations not to exceed
  - a. Only for a Schindler 3300: +1in – 0in (25mm – 0mm) up to first 100ft (30.5m); Tolerance may increase +1/32in (0.8mm) for each additional 10ft (3.05m) up to a maximum of + 2in (50mm)
  - b. Only for a Schindler 5500 / Other: +/-1in ( +/-25mm) for the first 262ft (80m) rise. Above 262' (80m), a tolerance +/- 1-3/4in (+/- 45mm) is specified. The tolerance of the shaft hoistway is split evenly between front/rear and left/right from the clear hoistway as defined
- 3.2 Hoistway enclosure to be fire rated per national code requirements and applicable building codes (Rule 2.1.1). Hoistway, pit, and overhead dimensions to be as specified on Schindler final layout drawings.
- 3.3 Where there is a blind hoistway, an emergency door shall be installed at every third floor, but not more than 36ft (11m) from sill to sill. The clear opening must be at least 28" (700mm) wide and 80" (2030mm) high.
- 3.4 75° bevel guards on all projections, recesses or setbacks over 4" (100mm), except on side used for loading/unloading.
- 3.5 Provide venting of the hoistway per national code requirements and applicable building codes (Rule 2.1.4)
- 3.6 Dried-in hoistway(s) and machine/control room(s).
- 3.7 If machine room less (MRL) elevator with rear counterweight: Hoistway top open, to allow installation of overhead beams and machine with crane
- 3.8 Firefighter service access elevators are not permitted to have sprinklers in the hoistway or machine room per IBC. Means to prevent water from entering must be installed e.g. lobby construction. A permanent light fixture should be provided to illuminate the entire hoistway, not less than 1 foot-candle (11lx) when a fire protection device is activated per IBC. Emergency power must be provided and protected to maintain a 2-hour fire rating. The building mains and other wiring critical to phase 2 must maintain the 2-hour fire rating.



# Broad Creek Apartments HHI

## Work by Others



**Schindler**

- 3.9 Clear, flat, vertical or horizontal surfaces for mounting rail brackets at each floor, in overhead, and intermediate levels (if required) in the same vertical plane as the clear hoistway line. This includes divider beams between Elevators for multiple elevators in a common hoistway. Rail bracket supports shall not intrude into the clear hoistway line. If applicable, intermediate bracket supports between floor(s) and in the overhead area may be required: Refer to Schindler final layout drawings for maximum bracket spacing and actual support locations.
- 3.10 For masonry block hoistway construction, Schindler will provide rail bracket inserts for installation by others, located in accordance with the Schindler final layout drawings. Where inserts are not used, hollow masonry blocks are not acceptable for bracket fastening: a concrete belt around hoistway or other acceptable support at each floor, in overhead and intermediate levels (if required) has to be provided. Minimum slab thickness ranges from 8 1/4" (210mm) to 18 1/8" (460mm) depending on bracket characteristics.
- 3.11 For NYC jurisdictions that require access to the governor (MRL applications) from outside the hoistway provide a governor access door for each car. It shall be self-closing, self-locking and operable from inside without a key. It must be located in such a way to allow authorized elevator personnel to access the governor accordingly. Consult final layout drawings for required door sizes and locations.

### 4.0 Hoistway Front

- 4.1 Blockout/cutout through wall as required, to accommodate hall button boxes, signal fixtures, and hoistway duct. Provide for any repairs such as grouting, patching, painting, or fire proofing. Coordinate blockout/cutout with Schindler field supervisor
- 4.2 If machine room less (MRL) application, hoistway front wall on overhead area has to support the weight of the electrical components fixed to this wall. GC to provide structural reinforcements where necessary (e.g. drywall construction) certain configurations may require a pocket recess above the top landing door. Refer to Schindler layout "Hoistway Preparation" for details
- 4.3 Installation of door frames and sills, for masonry hoistway walls at entrances, provide rough opening of 8" (203mm) on each side, and 8" (203mm) on top of clear opening, referenced from the final floor level, for drywall hoistway walls at entrances: If floor height exceeds the clear door height + 28" (+ 700mm), additional structural support at CDH + 28" (+ 700mm) to be installed for entrance strut angle attachment. Walls are to be built after doorframes and sills are set in place.  
For sill support fixation: An 8" (203mm) flat vertical surface is required below each landing level to fasten the sill support.
- 4.4 Entrance wall at the hoisting floor should be open the clear width of the hoistway. The hoisting floor is the floor designated to bring elevator equipment into the hoistway for installation.
- 4.5 Grouting around entrance frames and finished floor and grout to sill line after installation of entrance.
- 4.6 If applicable, for vertical bi-parting freight entrances, provide channel frames and sills at all openings along with separate disconnect switch and feeder to door control panel. Channel frames to be plumb within 3.2mm (1/8") for every 2.4m (8ft).

### 5.0 Machine/Control Room

- 5.1 Machine/Control rooms shall have clear headroom of not less than 95 3/4" (2.4m). Access to the machine/control room and machinery space (Rule 2.7.3). Door(s) shall be self-closing, self-locking and operable from inside without a key. For machine room less (MRL) with control space, means a space will be provided to keep the control space door(s) open when required for installation and/or service. Minimum door size 30" x 80" (0.75m x 2.03m) (Rule 2.7.3.4). Consult Schindler final layout drawings for required door sizes.
- 5.2 Where machine/control room(s) are remote from the hoistway, electrical duct runs will be in the overhead/ceiling area. No provisions are made for underground installation.
- 5.3 GFCI convenience outlet and telephone outlet located in machine/control room for each elevator (National Electrical Code (NFPA 70 Rule 620-85) or (CSA C22.1-02 Section 38-085)). Dedicated analog telephone line capable of outgoing or incoming calls for emergency phone system (Rules 2.27.1.1 and 2.27.1.2) or Schindler Ahead features ("SA")
- 5.4 Lighting, ventilation, and heating of machine/control room, control space and machinery space (Rule 2.7.5)
  - a Minimum lighting to be 200 lux (20fc).
  - b The ambient temperature Landing Door Unit (LDU) / inspection and test panel, or remote control space must be maintained between 32 and 104 Fahrenheit (0 to 40 Celsius)
  - c The ambient temperature at the machine location must be maintained between 41 and 104 Fahrenheit (5 to 40 Celsius).
  - d Heating and/or cooling may be required to maintain the required temperatures.
  - e Acceptable humidity level shall be maintained at 95% or less non-condensing.
  - f Coordinate size and location with Schindler field supervisor.

# Broad Creek Apartments HHI

## Work by Others



**Schindler**

g Refer to section 2.0 electrical and "Schindler Power Data" sheets for heat emissions.

- 5.5 For machine room less (MRL) with control space applications, a 42" (1050mm) clear space must be provided in front of control space closet for service barriers. Corridor width must accommodate this requirement as well as any additional requirements imposed by ADAAG or other codes.
- 5.6 Reinforced concrete machine room floor slab or grating must not be placed until elevator machinery is set in position (Rule 2.1.3). Level machine room floor: differences in levels of machine room and machinery-space floors shall be avoided where practical (Rule 2.1.3.6). Where there is a difference in level in such floors exceeding 16" (0.4m), a standard railing conforming to Rule 2.10.2 shall be provided. Machine/control rooms shall have clear headroom of not less than 84" (2.13m) (Rule 2.7.4.1).
- 5.7 Hoisting beam(s), trap doors and other means of access to machinery space of adequate size for maintenance and equipment removal (Rules 2.7.3.4 and 2.9.3.3). Hoisting beam(s) in each shaft located and load rated per Schindler final layout drawings. Lifting points or beam(s) shall be visibly marked with the safe working load.
- 5.8 Adequate supports for machine beams where required, including wall pockets and patching after beams are set in place (Rules 2.9.1 to 2.9.6). Building interface and mounting of beams to be per Schindler requirements as indicated on final layout drawings.
- 5.9 The allowable deflections of machinery and sheave beams and their immediate supports under static load shall not exceed 1/1666 of the span (Rule 2.9.5).
- 5.10 When structural concrete slab mounting for machines is specified, the structural engineer (g.c.) must confirm that structural concrete slab (typically 12 inches (0.3m) thick with re-bar) is designed in accordance with ASME A17.1 safety code for elevators and escalators (Section 2.9 Machinery and Sheave Beam, Supports and Foundations). Stress requirements and deflection requirements must meet ASME A17.1 code (Rules 2.9.4 to 2.9.6). Slab blockouts, coordinated with Schindler, to be provided in the structural slab by G.C. to accommodate car & governor rope drops, wire raceway, target holes, and rail stacks (where applicable). Schindler will provide a template indicating where blockouts are to be located in the slab, which must be precisely followed
- 5.11 Class "ABC" fire extinguishers in electrical machinery and control space. Extinguishers shall be located convenient to access door (Rule 8.6.1.6.5).

### 6.0 Pit

- 6.1 Dry pit reinforced to sustain vertical forces from rails and impact loads on buffers (Rule 2.2.2). Car and counterweight buffer impact loads as calculated (Rule 8.2.3). Refer to Schindler final layout drawings.
- 6.2 Adequate sealing and waterproofing of pit. Effective prevention of pit exposure to storm water or ground water
- 6.3 A pit access door must be provided if the access to the pit is other than the bottom terminal floor. The pit access door provided must be in accordance with A17.1 2010 Section 2.2.4.5 and 2.2.4.6.
- 6.4 Where there is a difference in level between the floors of adjacent pits, a metal guard shall be installed not less than 79" (2m) above the level of the higher pit floor (Rule 2.2.3.1). Where the difference in level is 24" (0.6m) or less a standard railing conforming to Rule 2.10.2 shall be permitted (Rule 2.2.3.2).
- 6.5 Drains & sumps in elevator pits, where provided, shall comply with the applicable plumbing code and they shall be provided with a positive means to prevent water, gases and odors from entering the hoistway. Sumps and sump pumps in pits, where provided, shall be covered. The cover shall be secured and level with the pit floor (Rules 2.2.2.4 and 2.2.2.6) and should be located to clear elevator equipment (cannot be connected directly to storm drain or sewer).
- 6.6 GFCI convenience outlet and light fixture with guard in pit. (National Electrical Code (NFPA 70 rules 620-85) or (CSA C22.1-02 section 38-085)) Minimum lighting to be 100 lux (10fc). (Rule 2.2.5 )
- 6.7 Pit ladder to be provided by general contractor for each elevator in compliance with Rule 2.2.4.2. Locate per Schindler final layout drawings. If the distance between the lone car rail and clear hoistway (sf) is less 3.5" (90mm) then a pocket must be provided for pit ladder. All walk-in pits must follow the requirements of Rule 2.2.4.4. The minimum distance from the pit ladder top rung, cleat or stop to the top of the pit ladder or handhold shall not be less than 48" (1.2m) above first landing.
- 6.8 In elevators equipped with Firefighter's Emergency Operation, a drain or sump shall be provided, located in a pit floor area free from elevator equipment. The sump pump/drain shall have the capacity to remove a minimum of 50 GPM (11.36m /hr) per elevator (Rule 2.2.2.5) and has to be covered. The cover shall be secured and level with the pit floor.

### 7.0 Provisional Handover and Turnover Requirement

- 7.1 Temporary Service: Schindler shall be reimbursed for any labor and material that is not part of the permanent elevator installation and that is required to provide temporary elevator service. Schindler's temporary acceptance form shall be executed and the elevator inspected before being placed into temporary service. The costs associated with the power, operation, maintenance, and rehabilitation of the equipment and any construction permits or fees required by governing authorities shall be paid for By Others.



# Broad Creek Apartments HHI

## Work by Others



- 7.2 In addition to the above, the following work must be completed before elevator(s) are placed into automatic operation. (Prior to code required municipal authority inspection, refer to Schindler acceptance inspection standard form).
- a Finished cab flooring and if applicable, fitting of interior cab walls and/or ceiling.
  - b Machine/control room to comply with code and to suit Schindler standard equipment. Proper machine/control room dimensions and safety clearances to be provided as indicated on Schindler final layout drawings with recesses and ducts to be covered as required. Proper stairways or steps and guardrails to be provided. Proper lockable fire rated door, self-closing and self-locking with label to be provided (Rules 2.7.3 & 2.11.14).
  - c If applicable, smoke and/or heat detectors with signals to elevator controller(s)
  - d If applicable, emergency power generator and automatic transfer switch with capacity to run at least one elevator at a time.
  - e Seal all penetrations through 2-hour (or greater) rated walls with code approved material. Drywall liner behind all wall mounted hall fixtures. Penetration permitted by IBC 2012 Section 713.8.1 must be protected according to Section 713. Any penetration due to formed or poured concrete (e.g. block out) must be backfilled according to IBC.
  - f Cab light circuits and all receptacles installed in machine/control rooms, machinery spaces and pits must have ground fault circuit interrupter protection (GFCI) (NEC 620 or CSA 38).
  - g If applicable, conduit and wire runs from elevator(s) to remote status panel.
  - h If applicable, conduit and wiring for fire alarm system to each elevator control in machine/control room.
  - i If applicable, conduit and wire runs for emergency/rescue communications in central alarm & control facility, fire control room, security desk, etc.
  - j If applicable, conduit and wire runs for remote alarm bell from machine/control room to remote location.
  - k Adequate lighting of building corridors so that illumination at the landing sill is minimum 100 lux (10FC) (Rule 2.11.10.2).
  - l Guarding of counterweights in multi-elevator hoistways: when a counterweight is located between elevators, the counterweight runway shall be guarded on the side next to the adjacent elevator (Rule 2.3.2.3).

You agree to indemnify and save Schindler harmless against any and all liability and costs arising out of your failure to carry out any of the foregoing requirements.

Madison Onwuka Schaa

### ACKNOWLEDGED AND ACCEPTED BY

For: CF EVANS CONSTRUCTION

Schindler Elevator Corporation

By: \_\_\_\_\_

By: \_\_\_\_\_

**Signature**

**Signature**

Title: \_\_\_\_\_

Title: \_\_\_\_\_

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

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



## **Division 14.600**

### **Tower Cranes**



## **Division 14.900**

### **Trash Chutes & Compactors**



# Carolina Chutes and Equipment

(A KHA Holdings, LLC Company)

August 14, 2026

**Project:** Broad Creek Apartments – Hilton Head Island, SC

**RE: Waste Handling Equipment Proposal**

**Compactors:**

- (3) Wilkinson 600/400/350-C5 compactor – 5HP, 3P/208V, 5 GPM, 27,160# packing force, w/ 28 second cycle time.
- (3) Single side-latch mechanism/chain binder and ratchet
- (6) Wilkinson 2 cubic yard containers, front load

**BASE PRICE (material, freight, equipment, taxes and installation):** **\$ 95,700**

**Options NOT in the base price:**

|                                                                                                                                                                                                                                                                                                                                                    |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Elec. Interlock and ADA Intake Doors for Thru-Wall Doors                                                                                                                                                                                                                                                                                           |              |
| Additional 2CY, front load containers (material, freight, taxes and installation)                                                                                                                                                                                                                                                                  | \$ 4,800/ea  |
| Annual Preventive Maintenance Agreement (includes 1 hydraulic oil change each year, and lubrication of all moving parts)                                                                                                                                                                                                                           | \$ 925/year  |
| Standard Duty Waste Caddy (electric cart towing machine, 5K lb capacity)<br>Includes all safety features (e-stop, horn and safety-light assembly),<br>(2) receiver brackets, on-board battery charger, Weatherproof and<br>maintenance-free batteries, and non-marking, foam-filled tires.<br>start-up (material, freight, taxes and installation) | \$ 14,900/ea |
| Additional caddy brackets for 2CY container connection to Waste Caddy<br>(material, freight, taxes and installation)                                                                                                                                                                                                                               | \$ 120/ea    |
| Piiian Mini Vaporizer and 5-gallon Odor Control System                                                                                                                                                                                                                                                                                             | \$ 7,600/ea  |

**Non-Compaction Containers:**

|                                      |             |
|--------------------------------------|-------------|
| Toter 1CY, Front Load Non-Compaction | \$ 2,300/ea |
| Toter 2CY, Front Load Non-Compaction | \$ 2,500/ea |
| Toter 3CY, Front Load Non-Compaction | \$ 2,800/ea |
| Toter 4CY, Front Load Non-Compaction | \$ 3,100/ea |

**Material Escalation Allowance (to hold price for 12-18 months from proposal date):** **\$ 5,100**

For Delivery 18+ months from date of proposal contact CC&E.

**Current Lead Times:** Compactors 9-11 weeks and Containers 10-12 weeks

**Note:** Carolina Chutes and Equipment recommends all doors a container will pass through to be overhead doors to prevent door damage.

Please review this proposal and let me know if you have any questions.

\*\*\*\*\*

This proposal is made for acceptance within 30 days after above date, and shall not be binding on Carolina Chutes and Equipment until acknowledged in writing. 100% material deposit due upon approval of shop drawings.



# Carolina Chutes and Equipment

(A KHA Holdings, LLC Company)

August 14, 2026

Project: Broad Creek Apartments – Hilton Head Island, SC

## RE: Trash Chute Proposal

**Manufacturer:** Wilkinson HiRise

**Chutes:** (2) 6-story 30" diameter Galvaneal Steel trash chute, w/ (10) 21" x 18" bottom-hinged doors  
(1) 4-story 30" diameter Galvaneal Steel trash chute, w/ (3) 21" x 18" bottom-hinged doors

**Intake Doors:** All doors are self-closing, 1-1/2 Hour, UL "B" fire rated doors, per NFPA 82

**Discharge Door:** (3) Type "A" horizontally inclined discharge door, with fusible link

**Vent:** (3) Full diameter curved flashing, extending 4'-0" above roof; curb by others.

**Offsets:** (No) offset is noted in the plans. (3) offset is included in the base price.

**Sprinklers:** Provided per requirements of NFPA 82

**Flushing Head:** Included

### BASE PRICE (material, freight, equipment, taxes and installation):

**\$ 74,500**

### Specified Options NOT in the base price:

Electrical Interlocking door system w/ heat and smoke detectors  
ADA Pneumatic Intake Doors w/ air compressor (to meet 5# pull force)  
Rubber Door Baffles  
Cylinder Locks or Lever Handles  
Sound dampening w/ Isolation pads  
Master Control Switch (For Option Below if Elec. Interlock not selected)  
Magnetic Hold-Open @ Discharge  
304SS Fronts  
Aluminized Steel Chute Material

**\$ 10,700**  
**\$ 18,200**  
**\$ 1,150**  
**\$ 1,200**  
**\$ 3,000**  
**\$ 1,800**  
**\$ 1,500**  
**\$ 1,600**  
**\$ 1,400**

add to Base

### Alternates:

Disinfecting & Sanitizing unit w/ Access Door  
Electric Valve for Disinfecting & Sanitizing Unit  
Piiian Mini Vaporizer and 5-gallon Odor Control System  
Crane to hoist curb flashing to roof

**\$ 2,400**  
**\$ 1,350**  
**\$ 7,600/ea**  
**\$ 2,200/ea**

+ 36,650

**\$ 111,150**

**Material Escalation Allowance (to hold price for 12-18 months from proposal date):** \$ 4,400

For Delivery 18+ months from date of proposal contact CC&E.

**TOTAL**

**Exclusions:** Attached. Structural steel members of any kind are specifically excluded from our scope of work.

### Note:

Please review this proposal and let me know if you have any questions. The material has a 10-12 week lead-time from the day we release the order.

\*\*\*\*\*

This proposal is made for acceptance within 30 days after above date, and shall not be binding on Carolina Chutes and Equipment until acknowledged in writing.

### CAROLINA CHUTES & EQUIPMENT

69 Robert Smalls Parkway Ste 3H • Beaufort, SC 29906  
Phone: 843-522-3887 • Email: jmcduff@carolinachutes.com

## **STANDARD EXCLUSIONS & CLARIFICATIONS**

### *Engineering & Layout*

- Layout of floor penetrations is by others.
- Delegated engineering, including structural analysis and calculations.
- Floor penetration, framing, block-outs, etc., provided by others.
- Floor penetrations, provided by others, are to be 4" greater than the diameter of the chute. GC to provide bearing surface of 3-inches, minimum, on each side of the floor penetration.
- Shaft wall layout provided by others. The front wall of the shaft is to be constructed flush with the intake door, after the chute is installed.
- Dimensional coordination will be per our shop drawings.
- Modification/ engineering to the building for the support of the manufacturer's floor frames is excluded.
- Location and marking of PT cables is excluded.

### *Work of Other Trades*

- General demolition, cutting, chipping and patching, is by others.
- Fire stopping and fire caulking are excluded.
- Electrical conduit, power, wiring and final connections to the chute are excluded. If applicable, electrician to wire master switch, electrical interlocking door system, and electric solenoid valve for the disinfecting and sanitizing unit.
- Plumbing piping, backflow preventers, drain lines are excluded. If applicable, plumber to install disinfecting and sanitizing unit and electric solenoid valve.
- Fire sprinkler connections to be made by fire protection contractor.
- Caulking and water sealing, of any kind, is excluded.
- If applicable, roof curbs are to be constructed by others, using the direction of our shop drawings for sizing.
- Third party testing and pressure testing, are excluded.
- Hoisting of material to roof penetrations, including penetrations in pitched roofs. Installation of pitched flashings by other. Hardware provided.

### *General*

- Manufacturer and Installation warranty are limited to 1 year each
- LEED requirements of any kind are excluded.
- Chute offsets not shown or specifically called for in the plans and specifications, are excluded.
- Any options not selected from the proposal, are excluded.
- Participation in group clean-up crews is excluded. If we have left debris, related to our work, in our work areas, we expect to be notified and provided 24hrs to cure.
- Participation in job-site meetings will be attended by our field staff, while they are mobilized on the job-site. All other coordination meetings will be attended by the management staff, in person or by teleconference.
- Scaffolding, scan climbers, work platforms, walkways, man-lifts, boom lifts, etc, are specifically excluded, unless the hoisting option is selected and included in the subcontract total.
- Progress meetings will be attended while our forces are mobilized on the jobsite. Coordination meetings with other trades will be facilitated by the General Contractor and attended by conference call.
- Blown insulation and 4" insulation wraps are excluded.
- Foot-operated doors and all references to foot-operated doors. This door type is no longer covered by a manufacturer warranty.



## **Division #15**



## **Division 15.300**

### **Fire Protection**





August 18, 2026

C.F. Evans & Company  
125 Regional Parkway  
Orangeburg, SC 29116

Attention: Carl Byars

**Project: Broad Creek Apt. (Hilton Head, SC)**

We hereby propose to furnish all material and labor necessary for the completion of the design, fabrication, and installation of a fire sprinkler system according to NFPA 13, &14, 20 (Latest Edition), in the 3 Apt. Buildings totaling 254 units.

Scope of work on page 2.

The above work is to be performed as specified herein and in a substantial workmanlike manner for the total sum of **Two Million Eight Hundred Thousand Dollars \$2,800,000.00**

This proposal may be withdrawn by us if not accepted within 30 days.

Respectfully submitted, Century Fire Protection.

By: Robert M. Guthrie Jr.

Signed: \_\_\_\_\_

The undersigned accepts this proposal and all its specifications, terms, and conditions as a binding contract subject only to approval of the credit of the Buyer by CENTURY FIRE PROTECTION which shall not be unreasonably withheld.

By \_\_\_\_\_ Title \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

---

## FIRE PROTECTION SPECIFICATIONS **Broad Creek Apt.**

### **SCOPE OF WORK**

Century Fire Protection will start work one foot above finished floor. Century Fire Protection will supply Backflows (Non-Metered), Tamperers, Flow Switches, Electric Bells but will do no electrical wiring. CFP will install wet heads in all units, wet heads in corridors, dry heads on each porch (**Flex Type dry heads**), Standpipe, Dry systems in the Parking Garage, & Dry Systems in the attics. Fire Pumps are included in each building.

### **APPROVAL**

Century Fire Protection will submit completed drawings and hydraulic calculations to local authorities and owner prior to start of installation.

### **SYSTEM COMPONENTS**

All fire protection materials will be UL listed. Century Fire Protection will utilize CPVC/Steel pipe and fittings.

### **WATER SUPPLY**

Owner is to supply adequate water to supply the system's demand.

### **INSTALLATION**

The fabrication, installation, and testing of the system are to be in accordance with applicable NFPA standards. Century Fire Protection will meet your schedule and man the job accordingly.

### **WORK EXCLUDED**

- City tap
- Painting of pipe
- Underground piping
- Looping of pipe under breezeways
- Electrical or alarm wiring
- Monitoring of system
- Fire extinguishers
- Yard FDC connections
- Metered Backflows
- 5ft. outs
- Tie-ins to underground
- Concealed Heads
- Parapets
- Window Sprinklers

---





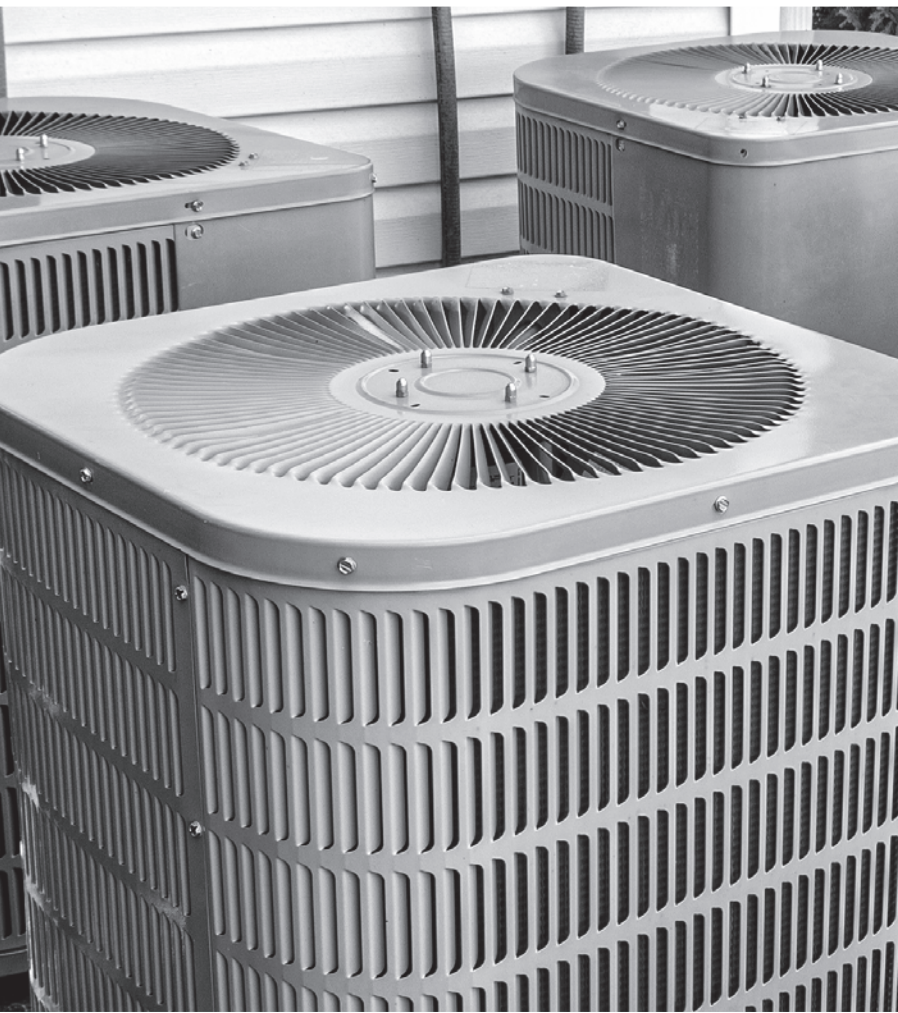
## **Division 15.400**

### **Plumbing**



# BROAD CREEK APARTMENTS

Proposal For: CARL BYARS  
General Contractor: CF EVANS  
Date: 08/18/26



Building Trust.  
Crafting Comfort.





Airo Mechanical is a multi-family HVAC and plumbing contractor based in Mooresville, NC with over 25 years of mechanical experience. We are licensed in multiple states, including North and South Carolina, Florida, Georgia, Tennessee, Alabama, and Virginia.

### Why Airo?

#### On-Time:

We achieved a 99% on-time completion rate on projects completed in the last 12 months.

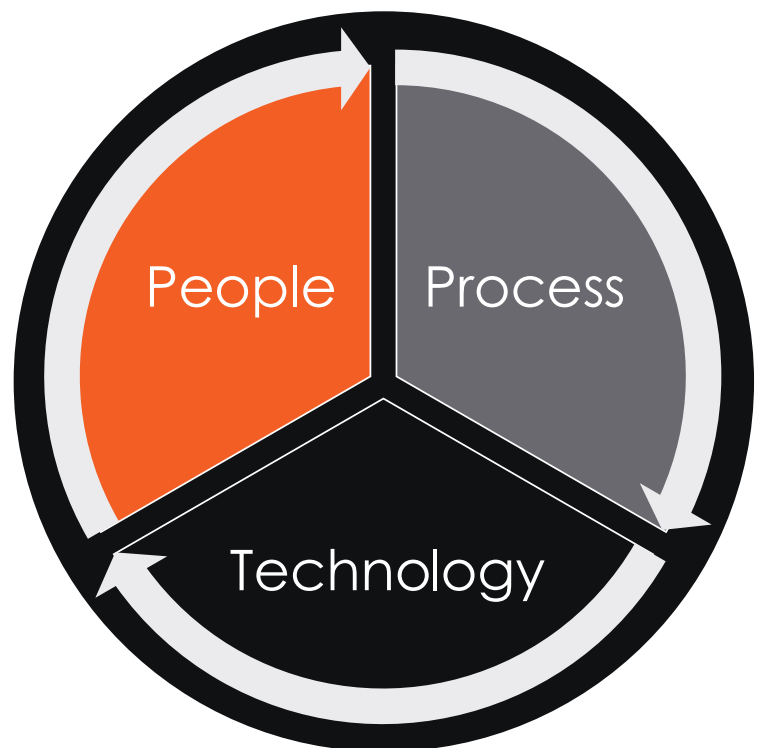
#### On Budget:

We maintained a 1.3% variance from contract value to final billing across the last \$100M in projects.

#### Local:

We hire locally within 2 hours to ensure proper supervision and code knowledge.

### Our Flywheel









## PLUMBING CLARIFICATIONS & EXCLUSIONS

| ITEM                                                                                | DESCRIPTION | INCL.                               | EXCL.                               |
|-------------------------------------------------------------------------------------|-------------|-------------------------------------|-------------------------------------|
| GENERAL                                                                             |             |                                     |                                     |
| TESTING (PER LOCAL-AHJ REQUIREMENTS)                                                |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| LABOR & MATERIAL TO COMPLETE WORK SCOPE                                             |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| INSULATION WHERE REQUIRED PER LOCAL AHJ                                             |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| FIRE PROTECTION SYSTEM OR RELATED PIPING                                            |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| BIM COORDINATION                                                                    |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| PERMITS                                                                             |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| WELDING                                                                             |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| MATERIALS                                                                           |             |                                     |                                     |
| PEX MULTIPORT TEES                                                                  |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| PEX TYPE-A PIPE & FITTINGS                                                          |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| PEX TYPE-B PIPE & FITTINGS                                                          |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| CPVC PIPE & FITTINGS                                                                |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| TRAP GUARDS                                                                         |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| PLASTIC TUB LINERS                                                                  |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| TRAP PRIMERS                                                                        |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| COMMERCIAL WATER HEATERS                                                            |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| OIL DETECTORS                                                                       |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| INSULATION ON DOMESTIC WATER PIPING<br>MAINS AND WITHIN UNITS                       |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| CAST IRON PIPE & FITTINGS                                                           |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| COPPER PIPE & FITTINGS                                                              |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| CELLULAR CORE PVC ABOVE GRADE<br>ONLY                                               |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| UNDERGROUND                                                                         |             |                                     |                                     |
| SANITARY SEWER IN SCH 40 PVC TO 5' OUTSIDE<br>BUILDING                              |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| WATER PIPING IN SCH 80 CPVC TO 5' OUTSIDE<br>BUILDING                               |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| EXCAVATION DEPTHS REQUIRING THE USE OF<br>SHORING WILL RESULT IN ADDITIONAL CHARGES |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ROCK EXCAVATION                                                                     |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |





| ITEM                                                          | DESCRIPTION | INCL.                               | EXCL.                               |
|---------------------------------------------------------------|-------------|-------------------------------------|-------------------------------------|
| REMOVAL OF SPOILS TO CENTRAL LOCATION<br>OUTSIDE BUILDING PAD |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| UNDERGROUND CONT'D                                            |             |                                     |                                     |
| BACKFILL MATERIALS (IF SOILS ARE NOT<br>SUITABLE FOR FILL)    |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| VIMS BARRIER MAT, GRAVEL/BACKFILL                             |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| FIXTURES/TRIM                                                 |             |                                     |                                     |
| LAV SINK                                                      |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| LAV FAUCET                                                    |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| KITCHEN SINK                                                  |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| KITCHEN FAUCET                                                |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| TUB/SHOWER                                                    |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| TUB/SHOWER TRIM                                               |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| SHOWER ONLY                                                   |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| SHOWER TRIM ONLY                                              |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ADA TUB/SHOWER                                                |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ADA TUB/SHOWER TRIM                                           |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| WATER CLOSET                                                  |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| WATER HEATERS                                                 |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| DISHWASHER INSTALL                                            |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| GARBAGE DISPOSAL INSTALL                                      |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| SUB-METERS (INSTALLATION ONLY)                                |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| BUILDING/COMMON AREAS                                         |             |                                     |                                     |
| PASSIVE RADON SYSTEM                                          |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| EXPANSION JOINTS                                              |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| PODIUM SLEEVING                                               |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| SAND/OIL INTERCEPTORS                                         |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| BACKFLOW PREVENTORS                                           |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ACCESS PANELS PROVIDE ONLY, INSTALL<br>BY OTHERS              |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| MAINTENANCE FIXTURES                                          |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |



| ITEM                                                                                              | DESCRIPTION | INCL.                               | EXCL.                               |
|---------------------------------------------------------------------------------------------------|-------------|-------------------------------------|-------------------------------------|
| POOL EQUIPMENT ROOM                                                                               |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| POOL CABANA FIXTURES                                                                              |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| PET SPA                                                                                           |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| TRASH ENCLOSURE                                                                                   |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| CLUBHOUSE FIXTURES                                                                                |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| CLUBHOUSE/Common Area Sinks                                                                       |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| BUILDING/Common Areas CONT'D                                                                      |             |                                     |                                     |
| DOMESTIC BOOSTER PUMPS                                                                            |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ELEVATOR SUMP PUMPS                                                                               |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| CIRCULATING PUMPS                                                                                 |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| RISER ROOMS/WATER ENTRY                                                                           |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ROOF DRAINAGE COMPLETE                                                                            |             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| GAS PIPING                                                                                        |             |                                     |                                     |
| GAS PIPING                                                                                        |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| INSTALLATION/CONNECTION/TESTING/<br>MAINTENANCE OF GAS/PIPING SYSTEM<br>BEYOND PRESSURE REGULATOR |             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| OTHER                                                                                             |             |                                     |                                     |
|                                                                                                   |             | <input type="checkbox"/>            | <input type="checkbox"/>            |
|                                                                                                   |             | <input type="checkbox"/>            | <input type="checkbox"/>            |
|                                                                                                   |             | <input type="checkbox"/>            | <input type="checkbox"/>            |
|                                                                                                   |             | <input type="checkbox"/>            | <input type="checkbox"/>            |
|                                                                                                   |             | <input type="checkbox"/>            | <input type="checkbox"/>            |
|                                                                                                   |             | <input type="checkbox"/>            | <input type="checkbox"/>            |
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|                                                                                                   |             | <input type="checkbox"/>            | <input type="checkbox"/>            |
|                                                                                                   |             | <input type="checkbox"/>            | <input type="checkbox"/>            |
|                                                                                                   |             | <input type="checkbox"/>            | <input type="checkbox"/>            |
|                                                                                                   |             | <input type="checkbox"/>            | <input type="checkbox"/>            |



DAVID DUNN

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**ESTIMATOR**

CELL: 984-243-7507

EMAIL: [david.dunn@airomechanical.com](mailto:david.dunn@airomechanical.com)



|             |                        |                 |   |               |                                                            |           |          |  |
|-------------|------------------------|-----------------|---|---------------|------------------------------------------------------------|-----------|----------|--|
| PROJECT:    | Broad Creek Apartments |                 |   |               |                                                            | BID DATE: | 08/18/26 |  |
| LOCATION:   | Hilton Head, SC        |                 |   |               |                                                            |           |          |  |
| UNITS:      | 254                    | APT. BUILDINGS: | 3 | STYLE:        | Podium                                                     | TYPE:     | Standard |  |
| CONTRACTOR: | CF Evans               |                 |   | CONTACT:      | Carl Byars                                                 |           |          |  |
| PHONE:      | 803-513-2207           |                 |   | EMAIL:        | <a href="mailto:cbyars@cfevans.com">cbyars@cfevans.com</a> |           |          |  |
| PLAN DATE:  | 07/03/26               |                 |   | PLAN VERSION: | 60% CD Set                                                 |           |          |  |

| PLUMBING PROPOSAL SUMMARY     |    |                        |
|-------------------------------|----|------------------------|
| Residential Unit Complete     | \$ | 2,698,791.00           |
| Clubhouse, Amenities, & Misc. | \$ | 491,577.00             |
| Parking Garages               | \$ | 84,570.00              |
| Domestic Booster Pump         | \$ | 193,725.00             |
| <b>PLUMBING TOTAL:</b>        |    | <b>\$ 3,468,663.00</b> |

| POTENTIAL ADDS / DEDUCTS                          |        |           |
|---------------------------------------------------|--------|-----------|
| Mosack Pex-A in lieu of Pex-B (Unit Distribution) | ADD \$ | 63,500.00 |

#### PROPOSAL CLARIFICATIONS:

This proposal is valid for (30) days from date listed above.

C & C Mechanical is Bondable if required.

Retainage to match what is contracted in the Prime Contract.

Autocad files to be available to C & C Mechanical at no additional cost.

All survey / layout control points are to be provided by others.

Warranty will begin at time of Certificate of Occupancy and continue for (1) year.

C & C Mechanical to retain all rebates.

Licensed in NC, SC, GA.

Due to the pending volatility in the supply chain with regard to tariffs, C&C reserves the right to revise pricing when & if these are implemented.

<https://www.ccmechanicalgroup.com/>

| PLUMBING BASE BID - INCLUSIONS / EXCLUSIONS |                                                           |     |     |                                           |                                                           |   |
|---------------------------------------------|-----------------------------------------------------------|-----|-----|-------------------------------------------|-----------------------------------------------------------|---|
| EQUIPMENT:                                  |                                                           | INC | EXC | UNDERGROUND / BUILDING / UNITS CONTINUED: |                                                           |   |
| 1                                           | Sand / Oil Interceptor                                    |     | X   | 60                                        | Tub / Shower Walls                                        | X |
| 2                                           | Grease Trap                                               |     | X   | 61                                        | Tub / Shower Walls w/Future Grab Bar Blocking (not ADA)   | X |
| 3                                           | Domestic Water Booster Pump                               | X   |     | 62                                        | Tub Protectors (plastic)                                  | X |
| 4                                           | Elevator Sump Pumps                                       | X   |     | 63                                        | Tub Repairs                                               | X |
| 5                                           | Recirculating Pumps - Amenity Only & Penthouse Units only | X   |     | 64                                        | Unit Fixtures - See Pg. 3 for Clarification               | X |
| 6                                           | Fire Pump (By Others)                                     |     | X   | 65                                        | Flow / Leak Detection                                     | X |
| UNDERGROUND / BUILDING / UNITS:             |                                                           |     |     | 66                                        | Dishwasher Install (provided by others)(supply by others) | X |
| 1                                           | Permits                                                   | X   |     | 67                                        | Disposal Install (provided by others)                     | X |
| 2                                           | Vapor Mitigation / Radon UG                               |     | X   | 68                                        | Irrigation Supply (backflow by others)                    | X |
| 3                                           | Vapor Mitigation / Radon Stacks                           |     | X   | 69                                        | Pet Spa                                                   | X |
| 4                                           | Step Walls / basement                                     |     | X   | 70                                        | Trap Primers                                              | X |
| 5                                           | Backwater Valves                                          | X   |     | 71                                        | Bike Storage/Barn                                         | X |
| 6                                           | Concrete Sleeves                                          | X   |     | 72                                        | Wet Bar Sinks                                             | X |
| 7                                           | Water / Waste Tie in 5' Outside of Bldg                   | X   |     | 73                                        |                                                           |   |
| 8                                           | Contaminated / Soil Removal Offsite                       |     | X   | 74                                        |                                                           |   |
| 9                                           | Backfill Materials                                        |     | X   | 75                                        |                                                           |   |
| 10                                          | Separate Storm (for condensate)                           |     | X   | 76                                        |                                                           |   |
| 11                                          | Condensate Lines                                          | X   |     | 77                                        |                                                           |   |
| 12                                          | Domestic Water Disinfection (chlorination)                |     | X   | 78                                        |                                                           |   |
| 13                                          | Video Recording of Water / DWV System                     |     | X   | 79                                        |                                                           |   |
| 14                                          | Fire Main or Loops                                        |     | X   | 80                                        | Bond                                                      | X |
| 15                                          | Underground Refrigerant Conduits                          |     | X   | 81                                        | BIM Coordination                                          | X |
| 16                                          | Cast / Ductile Iron Pipe                                  |     | X   | 82                                        | HUD Wages #                                               | X |
| 17                                          | Copper Pipe                                               |     | X   | GAS ONLY (NOT INCLUDING FIXTURES):        |                                                           |   |
| 18                                          | CPVC - Sch 40 Domestic Water Mains                        | X   |     | 1                                         | Gas Water Heaters                                         | X |
| 19                                          | PVC - Sch 40 Drain, Waste, Vent                           | X   |     | 2                                         | Gas Grills                                                | X |
| 20                                          | PEX - B Water Lines                                       | X   |     | 3                                         | Gas Fire Pits                                             | X |
| 21                                          | PEX - A Water Lines - Mosack                              |     | X   | 4                                         | Gas Ranges                                                | X |
| 22                                          | PEX Distribution T                                        | X   |     | 5                                         | Gas Fireplace (Aqua Lounge)                               | X |
| 23                                          | Expansion Couplings                                       | X   |     | POOL & POOL COURTYARD:                    |                                                           |   |
| 24                                          | Pressure Reducing Valves - In Riser Room Only             | X   |     | 1                                         | Pool Equipment Room                                       | X |
| 25                                          | Seismic Restraints                                        | X   |     | 2                                         | Pool Heater - Tie In (equipment by others)                | X |
| 26                                          | Thermal Expansion Tanks                                   | X   |     | 3                                         | Pool Shower                                               | X |
| 27                                          | Hammer / Shock Arrestors                                  | X   |     | 4                                         | Pool Deck Foot Wash Stations                              | X |
| 28                                          | Pipe Insulation (Per Local Code/AHJ Only)                 | X   |     | 5                                         | Pool Deck Drains                                          | X |
| 29                                          | Foundation Drain Tie-In                                   |     | X   | 6                                         | Pool Deck Trench Drains                                   | X |
| 30                                          | Downspout Tie- In                                         |     | X   | 7                                         | Outdoor Sink / Kitchen                                    | X |
| 31                                          | Downspout Boots (poly or brass)                           |     | X   | 8                                         | Irrigation Supply (backflow by others)                    | X |
| 32                                          | Riser Room Plumbing                                       | X   |     | 9                                         | Downspout Tie Ins                                         | X |
| 33                                          | Floor Hydrant Boxes                                       |     | X   | 10                                        | Water Feature Supply Line                                 | X |
| 34                                          | Exposed Cast Iron                                         |     | X   | 11                                        | Pool Building                                             | X |
| 35                                          | PVC Foam Core                                             |     | X   | 12                                        |                                                           |   |
| 36                                          | Maintenance Room Plumbing                                 | X   |     | COMMON AREAS - LEASING & AMENITY:         |                                                           |   |
| 37                                          | Recycle Room Plumbing                                     |     | X   | 1                                         | Amenity Fixtures - See Pg. 3 for clarification            | X |
| 38                                          | Trash Room / Compactor - Plumbing                         | X   |     | 2                                         | Furnish Sinks (install by others)                         | X |
| 39                                          | Trash Chute Washdown                                      | X   |     | 3                                         | Concrete Trough Sinks                                     | X |
| 40                                          | Hose Bibs                                                 | X   |     | 4                                         | Common Laundry                                            | X |
| 41                                          | PVC Floor / Yard Cleanouts                                |     | X   | 5                                         | Fitness Room/Spa/Conditioning - Plumbing only             | X |
| 42                                          | Concrete Ring / Pad for Exterior Cleanouts                |     | X   | 6                                         | Kitchen                                                   | X |
| 43                                          | Heat Trace                                                | X   |     | 7                                         | Restrooms                                                 | X |
| 44                                          | Balcony Drains                                            |     | X   | 8                                         | Drinking Fountains                                        | X |
| 45                                          | Stairwell / Breezeway Drains                              |     | X   | 9                                         |                                                           |   |
| 46                                          | Internal Roof / Overflow Drains                           | X   |     | 10                                        |                                                           |   |
| 47                                          | Roof Hydrants                                             | X   |     | DOG PARK:                                 |                                                           |   |
| 48                                          | Plastic Pipe Boots (supply only)                          | X   |     | 1                                         | Drainage                                                  | X |
| 49                                          | Access Panels                                             | X   |     | 2                                         | Water Supply line only (Water Fountain included)          | X |
| 50                                          | Unit Sub-Meter Install (provided by others)               | X   |     | 3                                         | Hose Bib Only                                             | X |
| 51                                          | Unit Sub-Meter Spacer / Coupler Install                   | X   |     | 4                                         |                                                           |   |
| 52                                          | Hanging Water Heater Platforms (units)                    |     | X   | 5                                         |                                                           |   |
| 53                                          | Plastic Water Heater Pans                                 | X   |     | PARKING GARAGE:                           |                                                           |   |
| 54                                          | Aluminum Metal Water Heater Pans                          |     | X   | 1                                         | Deck Drains                                               | X |
| 55                                          | Braided Flex Connection Hoses (faucets & toilets)         |     | X   | 2                                         |                                                           |   |
| 56                                          | Braided Steel Flex Connection Hoses (faucets & toilets)   | X   |     | 3                                         |                                                           |   |
| 57                                          | Unit Sinks (drop-in)                                      |     | X   | 4                                         |                                                           |   |
| 58                                          | Unit Sinks (undermount)                                   |     | X   | 5                                         |                                                           |   |
| 59                                          | Unit Pedestal Sinks                                       |     | X   | 6                                         |                                                           |   |
|                                             |                                                           |     |     | 7                                         |                                                           |   |

| UNIT FIXTURE CLARIFICATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                |                   |                             |                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------------|-------------------|-----------------------------|----------------------------------------------|
| Fixtures Per ID Drawing IA0.01 & IA0.03 (Dated 06/26/26)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |                |                   |                             |                                              |
| ITEM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | MARK   | BRAND          | SIZE-FINISH       | MODEL                       | DESCRIPTION                                  |
| Water Closet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | NO TAG | Mansfield      | 1.28 GPF          | 135-3173                    | Non-ADA Water Closet - No spec given         |
| Water Closet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | NO TAG | Mansfield      | 1.28 GPF          | 137-3173                    | ADA Water Closet - No spec given             |
| Toilet Seat                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NO TAG | Tradestar      | White             | TS-P-EL                     | Standard Closed Seat - No spec given         |
| Lav Sink                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | U P-4  | Excluded       | Excluded          | Excluded                    | Excluded Lavatory Undermount Sink            |
| Lav Faucet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | U P-3  | Moen           | Chrome            | TV6142                      | Lavatory Faucet                              |
| Lav Faucet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | U P-8  | Jaclo          | Oil Rubbed Bronze | 8880-L-ORB                  | Lavatory Faucet - Penthouse Units            |
| Bathtub/shower                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | NO TAG | Sterling       | 6036              | 71101110-0                  | Bathtub Base (Non-ADA & ADA) - No Spec given |
| Bathtub/shower Trim                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | U P-5  | Moen           | Chrome            | UT3003EP                    | Bathtub Trim                                 |
| Bathtub/shower Trim                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | U P-9  | Jaclo          | Oil Rubbed Bronze | T532-TRIM-ORB, S210-2.0-ORB | Bathtub Trim - Penthouse Units               |
| Shower                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | NO TAG | Sterling       | 6042              | 95081-0                     | Shower pan - No Spec given                   |
| Walk in Showers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | NO TAG | Tile By Others | Tile By Others    | Tile By Others              | Excluded-Tile Floors by others               |
| Shower Trim                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NO TAG | Moen           | Chrome            | UT3002EP                    | Shower Trim                                  |
| ADA Handheld                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | NO TAG | CFG            | Chrome            | 40124                       | ADA kit with Handheld - No spec given        |
| Kitchen Sink                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | U P-2  | Excluded       | Excluded          | Excluded                    | Excluded Kitchen Undermount Sink             |
| Kitchen Sink                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | U P-7  | Excluded       | Excluded          | Excluded                    | Excluded Kitchen Farmhouse Sinks             |
| Kitchen Faucet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | U P-1  | Moen           | Chrome            | 7475                        | Kitchen Faucet                               |
| Kitchen Faucet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | U P-6  | Moen           | Oil Rubbed Bronze | 7864ORB                     | Kitchen Faucet - Penthouse Units             |
| Water Heater                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | WH-1   | Bradford WH    | 40-Gallon         | RE240LN6                    | Lowboy Water Heater in lieu of AO Smith      |
| Water Heater                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | WH-2   | Bradford WH    | 50-Gallon         | RE250LN6                    | Lowboy Water Heater in lieu of AO Smith      |
| <b>PLUMBING NOTES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |                |                   |                             |                                              |
| Excluding ductile iron pipe and copper piping                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |                |                   |                             |                                              |
| Excluding PRV in each living unit mechanical closet. C&C to only provide (1) PRV per riser room.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |        |                |                   |                             |                                              |
| Tubs and Showers (side by side) will be Shower tiled floors (by others)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        |                |                   |                             |                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |        |                |                   |                             |                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |        |                |                   |                             |                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |        |                |                   |                             |                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |        |                |                   |                             |                                              |
| <b>PROPOSAL CONDITIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                |                   |                             |                                              |
| This proposal is based off of the documents and information provided to C & C Mechanical Group, LLC. All systems will be installed in strict accordance with plumbing codes, regulations and will be tested, checked and started up by C & C Mechanical Group, LLC. All work is quoted off of current market & industry pricing. If there is a substantial fluctuation in the current market pricing, C & C Mechanical Group, LLC reserves the right to increase costs as necessary. Any changes to plans, documents or scope of work will void this proposal in it's entirety. |        |                |                   |                             |                                              |
| C & C Mechanical, LLC appreciates the opportunity to bid this project and look forward to working with you in the near future. If you have any questions or need any additional information, please feel free to reach out.                                                                                                                                                                                                                                                                                                                                                     |        |                |                   |                             |                                              |
| <b>Thank You,</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |        |                |                   |                             |                                              |
| <b>Landon Domann</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |                |                   |                             |                                              |
| Project Estimator                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |        |                |                   |                             |                                              |
| (980) 704-5457                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        |                |                   |                             |                                              |
| landon.domann@candcmechanicalgroup.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |        |                |                   |                             |                                              |

|                                                                                                                                                  |                                                                   |                                                                                                        |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--|
| <b>CHARLOTTE MECHANICAL</b><br>HEATING COOLING PLUMBING<br><br>10440 John Price Road - Suite D<br>Charlotte, NC 28273<br><br>Phone: 704-688-9300 | Project: OCA Broad Creek Apartments Hilton Head Island SC         |                                                                                                        |  |
|                                                                                                                                                  | Location: Hilton Head Island, SC                                  |                                                                                                        |  |
|                                                                                                                                                  | Units: 254                                                        | Buildings: 3 Multifamily Buildings Clubhouse Building, Spa/Conditioning Lounge Bldg, and Pool Building |  |
|                                                                                                                                                  | Contractor: CF Evans Construction                                 |                                                                                                        |  |
|                                                                                                                                                  | Contact: Carl Byars                                               |                                                                                                        |  |
|                                                                                                                                                  | Phone: (803) 513-2207                                             |                                                                                                        |  |
|                                                                                                                                                  | Email: <a href="mailto:cbyars@cfevens.com">cbyars@cfevens.com</a> |                                                                                                        |  |
|                                                                                                                                                  | Bid Date: August 7, 2026                                          |                                                                                                        |  |
|                                                                                                                                                  | Plan Date: 07/03/26                                               | Plan Type: 60% CD Set                                                                                  |  |

**Proposal Details:**

We propose to furnish all labor, material, equipment and supervision necessary to install a complete system as described in the following at the above referenced project for the sums listed below.

|                     |
|---------------------|
| <b>BID SUMMARY:</b> |
|---------------------|

**PLUMBING:**

|        |    |              |
|--------|----|--------------|
| UNITS  | \$ | 2,530,800.00 |
| COMMON | \$ | 1,069,590.00 |
| GARAGE | \$ | 60,000.00    |
| GAS    | \$ | 20,040.00    |

**HVAC:**

|        |    |              |
|--------|----|--------------|
| UNITS  | \$ | 1,971,500.00 |
| COMMON | \$ | 816,125.00   |
| GARAGE | \$ | 90,000.00    |

**SUB TOTAL: \$ 3,680,430.00**

**SUBTOTAL: \$ 2,877,625.00**

|                                     |
|-------------------------------------|
| <b>GRAND TOTAL: \$ 6,558,055.00</b> |
|-------------------------------------|

**Options:**

|                                                                   |     |                       |
|-------------------------------------------------------------------|-----|-----------------------|
| Include Certified Test & Balancing - Units                        | ADD | \$457,200.00          |
| Include Certified Test & Balancing - Common                       | ADD | \$1800/EA System      |
| To include Copper Domestic Water in lieu of Base Bid CPVC         | ADD | \$228,600.00          |
| To include Cast Iron Sanitary Wate & Vent in lieu of Base Bid PVC | ADD | \$381,000.00          |
| To include PEX-A in lieu of PEX-B Unit Water Distribution         | ADD | \$228,600.00          |
| To include downspout boots & tie-ins to storm                     | ADD | \$178,200.00          |
| To include Pool Heater Gas Venting                                | ADD | \$25,000.00           |
| To include Gas Drops for any Pool Amenity Grills                  | ADD | \$5,040/Each Gas Drop |

**Bid Clarifications:**

Retainage Held is 5%  
Add 1% for Bond

Bid is Valid for 60 Days From Date Listed Above

Bid Requires Electronic AutoCad File to be Available to CM, LLC at no Additional Cost

Bid Includes Trade Coordination and Floor Truss Overlays

Bid Requires All Survey Control Points to be Provided by General Contractor

Bid Includes a 1-Year Warranty From Date of Substantial Completion

Charlotte Mechanical, LLC to Retain All Rebates

Thank you for the opportunity to bid this project. Should you have any questions or concerns regarding this proposal, please do not hesitate to contact me at your earliest convenience. I look forward to working with you in the near future.

Respectfully,



Steve McLaughlin  
CEO - Managing Member  
Charlotte Mechanical, LLC

| PLUMBING BASE BID: |                                                                                          | INC. | EXC. | VE |                         |                                            | INC.    | EXC.    | VE |
|--------------------|------------------------------------------------------------------------------------------|------|------|----|-------------------------|--------------------------------------------|---------|---------|----|
| BUILDING & UNITS:  |                                                                                          |      |      |    | BUILDING & UNITS CONT : |                                            |         |         |    |
| 1                  | Vapor / Radon Mitigation<br>**See Pg. 3 for Clarification**                              |      | X    |    | 65                      | Install Disposals - Provided by others     | X       |         |    |
|                    |                                                                                          |      |      |    | 66                      | Residential Unit Undermount Sinks          |         | X       |    |
| 2                  | Domestic Booster Pump(s) - BP-1/2/3 for Bldg 1, BP-4/5 for Bldg 2, & BP-6/7/8 for Bldg 3 | X    |      |    | 67                      | Residential Unit Drop In Sinks - if Spec'd |         | X       |    |
| 3                  | Riser Room(s)                                                                            | X    |      |    | 68                      | Domestic Water Line - All insulated        |         | X       |    |
| 4                  | Grease Trap (s)                                                                          |      | X    |    | 69                      | Tub Protectors                             |         | X       |    |
| 5                  | Sand Oil Separator                                                                       |      | X    |    | 70                      | PEX Type-A Unit Water Distribution         |         | X       |    |
| 6                  | Step Walls                                                                               |      | X    |    | 71                      | Future Grab Bar Blocking - Where Required  |         | X       |    |
| 7                  | Stairways                                                                                |      | X    |    | 72                      | Include PRV In EA Unit - Residential Units |         | X       |    |
| 8                  | Elevator Sump Pumps                                                                      |      | X    |    | 73                      | Water Heater Leak Detectors - Units        |         | X       |    |
| 9                  | Trash Compactor - Plumbing Only                                                          | X    |      |    | 74                      | Water Heater Metal Stands - Units          |         | X       |    |
| 10                 | Trash Rooms & Chute Water Supplies                                                       | X    |      |    | 75                      | Bike Storage - 4" FD-2's                   | X       |         |    |
| 11                 | Pet Spa - Plumbing Fixtures Only                                                         | X    |      |    | 76                      |                                            |         |         |    |
| 12                 | Balcony Drains                                                                           |      | X    |    | 77                      |                                            |         |         |    |
| 13                 | Roof Drains & Overflows                                                                  | X    |      |    | 78                      |                                            |         |         |    |
| 14                 | Plastic Pipe Boots to Roofer                                                             | X    |      |    | 79                      |                                            |         |         |    |
| 15                 | Roof Top Terrace/Sky Lounge                                                              |      | X    |    | 80                      |                                            |         |         |    |
| 16                 | Floor Drains - Plumbing Scope Only                                                       | X    |      |    | 81                      |                                            |         |         |    |
| 17                 | Insulation - See Notes on Pg. 3                                                          | X    |      |    | 82                      |                                            |         |         |    |
| 18                 | Downspout Boots                                                                          |      | X    |    | 83                      | BIM Coordination                           |         | X       |    |
| 19                 | Concrete Sleeves                                                                         | X    |      |    | 84                      | HUD Wages                                  |         | X       |    |
| 20                 | Townhouse Units                                                                          |      | X    |    | 85                      | Permits                                    | X       |         |    |
| 21                 | Separate Storm                                                                           |      | X    |    | LEASING & AMENITY:      |                                            |         |         |    |
| 22                 | Washing Machine Drain Pans                                                               |      | X    |    | 1                       | Furnish Sinks (only)                       | X       |         |    |
| 23                 | VTAC Condensates                                                                         |      | X    |    | 2                       | Furnish & Install Fixtures                 | X       |         |    |
| 24                 | Residential Garage Drains                                                                |      | X    |    | 3                       | Common Laundry                             |         | X       |    |
| 25                 | Recirculating Pumps - Residential Units                                                  |      | X    |    | 4                       | Fitness                                    | X       |         |    |
| 26                 | Concrete Sinks                                                                           |      | X    |    | 5                       | Restrooms                                  | X       |         |    |
| 27                 | Maintenance Shop                                                                         | X    |      |    | RETAIL:                 |                                            |         | X       |    |
| 28                 | Janitor Rooms                                                                            | X    |      |    | 1                       | # of Spaces                                |         |         |    |
| 29                 | Car Wash w/ Separator                                                                    |      | X    |    | 2                       | Water - Sewer - Stubs                      |         |         |    |
| 30                 | Recycle Center - Plumbing Only                                                           |      | X    |    | 3                       | Gas Stubs                                  |         |         |    |
| 31                 | Backwater Valves                                                                         |      | X    |    | 4                       | Grease Interceptor                         |         |         |    |
| 32                 | Heat Trace                                                                               |      | X    |    | 5                       | Per Drain A/H                              |         |         |    |
| 33                 | CPVC Domestic Water Mains                                                                | X    |      |    | 6                       |                                            |         |         |    |
| 34                 | CPVC Domestic Water Distribution                                                         | X    |      |    | PARKING GARAGE:         |                                            |         |         |    |
| 35                 | PVC Drain, Waste & Vent                                                                  | X    |      |    | 1                       | Levels - 1 at Each of the 3 MF Bldgs       | OPEN    | CLOSED  | X  |
| 36                 | PEX Type-B Unit Water Distribution                                                       | X    |      |    | 2                       | Trench Drain                               |         | Entry   | X  |
| 37                 | Cast Iron Pipe                                                                           |      | X    |    | 3                       | Floor Drains                               | Furnish | Hook Up | X  |
| 38                 | Copper Pipe                                                                              |      | X    |    | 4                       | Recirculation Pumps - Garage               |         |         | X  |
| 39                 | Water / Sewer to 5' Outside Bldg                                                         | X    |      |    | 5                       | Storm Lift Station                         |         |         | X  |
| 40                 | Under Slab Video Recording - Not including Video Recording Stacks                        |      | X    |    | 6                       | Pump Room                                  |         |         | X  |
| 41                 | Building Fire Main                                                                       |      | X    |    | 7                       |                                            |         |         |    |
| 42                 | Building Pressure Reducing Valves - 1 Per BLDG                                           | X    |      |    | ELEVATED COURTYARDS:    |                                            |         |         | X  |
| 43                 | Condensate: Sewer or Storm - Depends on County                                           | X    |      |    | 1                       | Standard Drains                            |         |         |    |
| 44                 | Water Disinfection / Sanitation                                                          |      | X    |    | 2                       | Trench Drains                              |         |         |    |
| 45                 | Concrete Pad for Exterior Cleanouts                                                      |      | X    |    | 3                       | Planter Drains                             |         |         |    |
| 46                 | Domestic Water Backflows at Buildings                                                    | X    |      |    | 4                       | Downspout Tie-In                           |         |         |    |
| 47                 | Underground Refrigerant Conduits                                                         |      | X    |    | 5                       | Irrigation Water Service                   |         |         |    |
| 48                 | Fire Rated Water Supply Boxes                                                            | X    |      |    | 6                       | Irrigation Backflow                        |         |         |    |
| 49                 | Seismic Restraints                                                                       | X    |      |    | 7                       | Pool Courtyard - Elevated                  |         |         |    |
| 50                 | PVC Floor & Yard Clean Outs                                                              | X    |      |    | 8                       |                                            |         |         |    |
| 51                 | Spoiled Soil Removal                                                                     |      | X    |    | DOG PARK:               |                                            |         |         |    |
| 52                 | Foundation Drain Tie-In                                                                  | X    |      |    | 1                       | Watering Station                           |         | X       |    |
| 53                 | Expansion Couplings: IPEX                                                                | X    |      |    | 2                       | Hose Bib                                   |         |         | X  |
| 54                 | Downspout & Scupper Tie-In                                                               |      | X    |    | 3                       | Drainage                                   |         |         | X  |
| 55                 | ACCOR PVC / Plastic Stops (white)                                                        | X    |      |    | POOL & POOL DECK:       |                                            |         |         |    |
| 56                 | ACCOR Dishwasher Supply Line / Install                                                   | X    |      |    | 1                       | Pool Equipment Room                        |         | X       |    |
| 57                 | Ice Maker Connection (box only)                                                          | X    |      |    | 2                       | Pool Heater - Tie In                       |         |         | X  |
| 58                 | Water Heater Plastic Drain Pans                                                          | X    |      |    | 3                       | Pool Deck Drains                           |         |         | X  |
| 59                 | Plastic P-Traps (white)                                                                  | X    |      |    | 4                       | Pool Deck Trench Drains                    |         |         | X  |
| 60                 | In-line Water Filters                                                                    |      | X    |    | 5                       | Pool Shower                                |         | X       |    |
| 61                 | Steel Braided Supply Lines                                                               |      | X    |    | 6                       | Foot Wash Stations / Hose Bibs             |         |         | X  |
| 62                 | Thermal Expansion Tanks                                                                  | X    |      |    | 7                       | Downspout Tie-In                           |         |         | X  |
| 63                 | Hose Bibs                                                                                | X    |      |    | 8                       | Outdoor Sink / Faucet                      |         | X       |    |
| 64                 | Fire Caulk                                                                               | X    |      |    | 9                       | Pool Supply Piping & Drainage              |         | X       |    |
| 65                 | Tub Repairs                                                                              |      | X    |    | 10                      | Irrigation Water Service                   |         |         | X  |
| 66                 | Install Sub-Meters - Provided by Others                                                  | X    |      |    | 11                      | Irrigation Backflow                        |         |         | X  |
| 67                 | Hammer / Shock Arrestors                                                                 | X    |      |    | 12                      | Pool Pavilion/House                        |         | X       |    |
| 68                 | Two Way Cleanouts                                                                        | X    |      |    | 13                      |                                            |         |         |    |



| UNIT PLUMBING FIXTURES:                                                                                                                                                                                                                                                                                                                                                  |                   |            |                                                        |                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| PER: Plumbing Fixtures for Units & PH ID DWGS IA0.01 & IA0.03 DWG (Dated: 06/26/2026) & Water Heater Schedule P0-01 DWG (Dated: 05/15/2026). Note the neither IA0.01, IA0.03, nor P0-00 DWG schedules provided models for water closets or tubs.                                                                                                                         |                   |            |                                                        |                                                                                                                                                          |
| BRAND                                                                                                                                                                                                                                                                                                                                                                    | FINISH            | SIZE       | DESCRIPTION                                            | MODEL NUMBER                                                                                                                                             |
| Mansfield                                                                                                                                                                                                                                                                                                                                                                | White             | 1.28 gpf   | Non-ADA Height, Elongated Water Closets                | 135-3173                                                                                                                                                 |
| Mansfield                                                                                                                                                                                                                                                                                                                                                                | White             | 1.28 gpf   | ADA Height, Elongated Water Closets                    | 137-3173                                                                                                                                                 |
| Tradestar                                                                                                                                                                                                                                                                                                                                                                | White             |            | Plastic Toilet Seat                                    | 65903                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                          |                   |            |                                                        |                                                                                                                                                          |
| Moen                                                                                                                                                                                                                                                                                                                                                                     | Chrome            |            | Kitchen Faucets - Std Units                            | 7475                                                                                                                                                     |
| Moen                                                                                                                                                                                                                                                                                                                                                                     | Oil Rubbed Bronze |            | Kitchen Faucets - PH Units                             | 7864ORB                                                                                                                                                  |
| Moen                                                                                                                                                                                                                                                                                                                                                                     | Chrome            |            | Lavatory Faucets - Std Units                           | TV6142                                                                                                                                                   |
| Moen                                                                                                                                                                                                                                                                                                                                                                     | Oil Rubbed Bronze |            | Lavatory Faucets - PH Units                            | 8880-L-ORB                                                                                                                                               |
| Moen                                                                                                                                                                                                                                                                                                                                                                     | Chrome            |            | Pressure Balance T/S Valves & Trim Kits - Std Units    | UT3003EP                                                                                                                                                 |
| Jaclo                                                                                                                                                                                                                                                                                                                                                                    | Oil Rubbed Bronze |            | Pressure Balance T/S Valves & Trim Kits - PH Units     | T532-TRIM-ORB (thermostatic trim) + JCL-S210-2.0-ORO & JCL-8072-ORB (showerhead & showerarm) + 8230-ORB (tub spout) + JCL-T632-TRIM-ORB (volume control) |
| Moen                                                                                                                                                                                                                                                                                                                                                                     | Chrome            |            | Pressure Balance Shower Valves & Trim Kits - Std Units | UT3002EP                                                                                                                                                 |
| Jaclo                                                                                                                                                                                                                                                                                                                                                                    | Oil Rubbed Bronze |            | Pressure Balance Shower Valves & Trim Kits - PH Units  | 8072-ORB (showerhead & showerarm) + JCL-T632-TRIM-ORB (volume control)                                                                                   |
| Moen                                                                                                                                                                                                                                                                                                                                                                     | Chrome            |            | ADA - Handheld Shower                                  |                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                          |                   |            |                                                        |                                                                                                                                                          |
| Sterling                                                                                                                                                                                                                                                                                                                                                                 | White             | 6036       | Bathtubs, No Surrounds                                 | 71101110-0/71101120-0                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                          |                   |            | Tiled Showers - By others                              |                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                          |                   |            |                                                        |                                                                                                                                                          |
| AB & A                                                                                                                                                                                                                                                                                                                                                                   | Chrome            |            | Waste & Overflow Rough & Trim Kits                     |                                                                                                                                                          |
| Accor                                                                                                                                                                                                                                                                                                                                                                    | White             | P05 Series | FlowTite, 4ALL Supply Stop Valve                       |                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                          |                   |            |                                                        |                                                                                                                                                          |
| State                                                                                                                                                                                                                                                                                                                                                                    | Water Heater      | 40 Gallon  | Low-Boy Electric Water Heaters                         | EN6-40-DOLBS                                                                                                                                             |
| State                                                                                                                                                                                                                                                                                                                                                                    | Water Heater      | 50 Gallon  | Low-Boy Electric Water Heaters                         | EN6-50-DOLBS                                                                                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                          |                   |            |                                                        |                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                          |                   |            |                                                        |                                                                                                                                                          |
| NOTES PER EACH TRADE:                                                                                                                                                                                                                                                                                                                                                    |                   |            |                                                        |                                                                                                                                                          |
| <b>PLUMBING NOTES:</b>                                                                                                                                                                                                                                                                                                                                                   |                   |            |                                                        |                                                                                                                                                          |
| *Excludes unit undermount kitchen & lavatory sinks, farmhouse sinks, & dual mounts (except pedestal lavatory sinks, and unit drop-in sinks - if spec'd).                                                                                                                                                                                                                 |                   |            |                                                        |                                                                                                                                                          |
| *Excludes any 5-sided drywall boxes to maintain fire rating if required.                                                                                                                                                                                                                                                                                                 |                   |            |                                                        |                                                                                                                                                          |
| *Note - To meet FHA requirements, units with showers as the only bathing facility must have minimum inner dimensions of 36"L x 36"W. Charlotte                                                                                                                                                                                                                           |                   |            |                                                        |                                                                                                                                                          |
| Mechanical (CM) will send a formal change order if showers will need to be torn out, provided, and install with new shower sizes that will meet FHA. Not including framing.                                                                                                                                                                                              |                   |            |                                                        |                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                          |                   |            |                                                        |                                                                                                                                                          |
| *Pet Spa - Inclusive - Dog wash plumbing fixtures only (2 Tubs, Sink, FD, & WH-3).                                                                                                                                                                                                                                                                                       |                   |            |                                                        |                                                                                                                                                          |
| *Insulation - CM to install insulation where only exposed to the elements, or required by code.                                                                                                                                                                                                                                                                          |                   |            |                                                        |                                                                                                                                                          |
| *Water Heaters - In lieu of A.O. Smith ENLB-40 40-Gal & ENLB-50 50-Gal models. We provided the State equivalent EN6-40-DOLBS 40-Gal& EN6-50-DOLBS 50-Gal models. Note both the A.O. Smith and State Water Heaters are manufactured in similar warehouses, just marketed separately. Our vendor has more availability of the State equivalent over the A.O. Smith models. |                   |            |                                                        |                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                          |                   |            |                                                        |                                                                                                                                                          |
| <b>HVAC NOTES:</b>                                                                                                                                                                                                                                                                                                                                                       |                   |            |                                                        |                                                                                                                                                          |
| *Mini Splits – The Communication wire consists of High Voltage. It runs from Condenser to Air Handler. We will supply the communication wire, but the installation of the high voltage wire must be run by a licensed Electrician.                                                                                                                                       |                   |            |                                                        |                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                          |                   |            |                                                        |                                                                                                                                                          |
| *Pet Spa - Inclusive - HVAC includes mini-split & exhaust. Excluding - Any Blow Dryers & Dryer Table.                                                                                                                                                                                                                                                                    |                   |            |                                                        |                                                                                                                                                          |
| *Excludes shelf between water heater & air handler if required.                                                                                                                                                                                                                                                                                                          |                   |            |                                                        |                                                                                                                                                          |
| *Included is the A2L Refrigerant Change & associated equipment & labor.                                                                                                                                                                                                                                                                                                  |                   |            |                                                        |                                                                                                                                                          |

| HVAC BASE BID:    |                                                    |                        |                            | INC. | EXC. | VE |                                                     |                                        |                        |         | INC. | EXC. | VE |
|-------------------|----------------------------------------------------|------------------------|----------------------------|------|------|----|-----------------------------------------------------|----------------------------------------|------------------------|---------|------|------|----|
| BUILDING & UNITS: |                                                    |                        |                            |      |      |    | BUILDING & UNITS CONT :                             |                                        |                        |         |      |      |    |
| 1                 | Riser Room(s)                                      |                        |                            | X    |      |    | 59                                                  | Linear Slot Diffusers                  |                        |         |      | X    |    |
| 2                 | Unit Firestat Shut-Down                            |                        |                            | X    |      |    | 60                                                  |                                        |                        |         |      |      |    |
| 3                 | Stairwell Heaters                                  |                        |                            |      | X    |    | 61                                                  |                                        |                        |         |      |      |    |
| 4                 | Stair Pressurization: Controls                     |                        |                            |      | X    |    | 63                                                  |                                        |                        |         |      |      |    |
| 5                 | Trash Rooms                                        |                        |                            | X    |      |    | 64                                                  |                                        |                        |         |      |      |    |
| 6                 | Trash Chutes                                       |                        |                            | X    |      |    | 65                                                  |                                        |                        |         |      |      |    |
| 7                 | Conditioned Corridors                              |                        |                            | X    |      |    | 66                                                  |                                        |                        |         |      |      |    |
| 8                 | Bike Storage                                       |                        |                            |      | X    |    | 67                                                  |                                        |                        |         |      |      |    |
| 9                 | Pet Spa - HVAC Scope of Work Only                  |                        |                            |      | X    |    | 68                                                  |                                        |                        |         |      |      |    |
| 10                | Roof Top Terrace/Sky Lounge                        |                        |                            |      | X    |    | 69                                                  |                                        |                        |         |      |      |    |
| 11                | Concrete Sleeves                                   |                        |                            |      | X    |    | 70                                                  |                                        |                        |         |      |      |    |
| 12                | Townhouse Units                                    |                        |                            |      | X    |    | 71                                                  |                                        |                        |         |      |      |    |
| 13                | Elevators                                          |                        |                            | X    |      |    | 72                                                  | BIM Coordination                       |                        |         |      | X    |    |
| 14                | Louvers for Our Work Only - No Architectural       |                        |                            | X    |      |    | 73                                                  | HUD Wages                              |                        |         |      | X    |    |
| 15                | Maintenance Shop                                   |                        |                            | X    |      |    | 74                                                  | Permits                                |                        | X       |      |      |    |
| 16                | Janitor Rooms                                      |                        |                            |      | X    |    | LEASING & AMENITY:                                  |                                        |                        |         |      |      |    |
| 17                | Car Wash                                           |                        |                            |      | X    |    | 1                                                   | Equipment:                             | Goodman                | X       |      |      |    |
| 18                | Recycle Center - HVAC Only                         |                        |                            |      | X    |    | 2                                                   | SEER Rating:                           | 14.3 / SEER 2          | X       |      |      |    |
| 19                | Generator - HVAC Scope of Work Only                |                        |                            |      | X    |    |                                                     | Type:                                  | Heat Pump              | X       |      |      |    |
| 20                | Transformer/Main Electrical - HVAC Scope Only      |                        |                            |      | X    |    | 3                                                   | Duct:                                  | Flex Metal             | X       |      |      |    |
| 21                | Common Mini-Splits                                 |                        |                            | X    |      |    | 4                                                   | Plenums:                               | Duct Board Metal       | X       |      |      |    |
| 22                | Outside / Fresh Air - Common                       |                        |                            | X    |      |    | 5                                                   | R6, R8 Flexible Supply Duct Branches   |                        | X       |      |      |    |
| 23                | Buried Refrigerent Lines                           |                        |                            |      | X    |    | 6                                                   | Exposed Spiral Duct                    |                        | X       |      |      |    |
| 24                | Fireplace - Flue                                   |                        |                            |      | X    |    | 7                                                   | Thermostats:                           |                        |         |      |      |    |
| 25                | Equipment:                                         | Goodman                |                            | X    |      |    | 8                                                   | Standard                               | Honeywell TH2210DH1000 | X       |      |      |    |
|                   | SEER Rating:                                       | 14.3 / SEER 2          |                            | X    |      |    | 9                                                   | WiFi                                   |                        |         |      |      |    |
|                   | Type:                                              | Heat Pump              |                            | X    |      |    | 10                                                  | Diffusers: Metalaire / USAire          |                        | X       |      |      |    |
| 26                | Unit Range Hood Venting - Excluding Hood Vents     |                        |                            |      | X    |    | 11                                                  | Dampers, Fire Smoke Damper, CRD: Lloyd |                        | X       |      |      |    |
| 27                | Dryer Duct Wrap                                    |                        |                            |      | X    |    | 12                                                  | Louvers: Lloyd / Ruskin                |                        | X       |      |      |    |
| 28                | Outside / Fresh Air - Residential Units            |                        |                            |      | X    |    | 13                                                  | Common Laundry                         |                        |         | X    |      |    |
| 29                | Unit Duct:                                         | Flex                   | Metal                      | X    |      |    | RETAIL:                                             |                                        |                        |         |      | X    |    |
| 30                | Plenums:                                           | Duct Board             | Metal                      | X    |      |    | 1                                                   | # of Spaces                            |                        |         |      |      |    |
| 31                | Thermostats (Units):                               |                        |                            |      |      |    | 2                                                   | Shaft Sleeves                          |                        |         |      |      |    |
|                   | Standard                                           | Honeywell TH2210DH1000 |                            | X    |      |    | 3                                                   | Grease Duct                            |                        |         |      |      |    |
|                   | WiFi                                               |                        |                            |      |      |    | 4                                                   | Grease Duct Access Panels              |                        |         |      |      |    |
| 32                | Thermostat Wiring                                  |                        |                            | X    |      |    | 5                                                   | Exhaust Duct                           |                        |         |      |      |    |
| 33                | Condenser Mounts:                                  | Plastic Pad            | Diversitech Hurricane Pads |      |      |    | 6                                                   | Unit Heaters                           |                        |         |      |      |    |
| 34                | Vibration Control:                                 |                        |                            |      |      |    | 7                                                   | Equipment                              |                        |         |      |      |    |
|                   | None                                               | Springs                | Neoprene Pads              | X    |      |    | 8                                                   | Kitchen                                |                        |         |      |      |    |
|                   |                                                    |                        |                            |      |      |    | 9                                                   |                                        |                        |         |      |      |    |
| 35                | Units: Standard Metal White Diffusers (pro-select) |                        |                            | X    |      |    | 10                                                  |                                        |                        |         |      |      |    |
| 36                | Amenity Diffusers: Metalaire / USAire              |                        |                            | X    |      |    | PARKING GARAGE:                                     |                                        |                        |         |      |      |    |
| 37                | Unit Bath Exhaust Fans:                            |                        |                            |      |      |    | 1                                                   | # of Levels                            | OPEN                   | CLOSED  | X    |      |    |
|                   | Standard                                           |                        |                            |      |      |    |                                                     | 1 at Each of the 3 MF Bldgs            | Fans                   | CO / NO | X    |      |    |
|                   | Other                                              | Broan 688              |                            | X    |      |    | 2                                                   | Lobby - Mini Split Systems             |                        |         |      | X    |    |
| 38                | Unit Kitchen Exhaust Fans:                         |                        |                            |      | X    |    | 3                                                   | Heated Garage Ceilings                 |                        |         |      | X    |    |
| 39                | Dehumidifiers                                      |                        |                            |      | X    |    | 4                                                   | Garage Exhaust Fans                    |                        |         | X    |      |    |
| 40                | Vent Caps (Owner Color Choice):                    |                        |                            |      |      |    | 5                                                   | Recirculation Fans                     |                        |         | X    |      |    |
|                   | Deflecto                                           | M&M                    | Famco                      | X    |      |    | POOL EQUIPMENT ROOM:                                |                                        |                        |         |      |      |    |
|                   | In-House Test & Balance (1/each unit type)         |                        |                            | X    |      |    | 1                                                   | Pool Equipment Room                    |                        |         | X    |      |    |
| 41                | Certified Test & Balance                           |                        |                            |      | X    |    | 2                                                   | Pool Heater Exhaust Vent               |                        |         |      | X    |    |
| 42                |                                                    |                        |                            |      |      |    | 3                                                   |                                        |                        |         |      |      |    |
| 43                | NCHFA QAP - 3rd Party Commissioning                |                        |                            |      |      | X  | 4                                                   |                                        |                        |         |      |      |    |
| 44                | Recessed Metal Dryer Connection Boxes              |                        |                            | X    |      |    | 5                                                   |                                        |                        |         |      |      |    |
| 45                | Coastal Protection                                 |                        |                            | X    |      |    | GAS DROPS (NO APPLIANCES) - By Plumbing Contractor: |                                        |                        |         |      |      |    |
| 46                | R6, R8 Flexible Supply Duct Branches               |                        |                            | X    |      |    | 1                                                   | Unit Ranges                            |                        |         |      | X    |    |
| 47                | Return Air:                                        | Through Door           | Ducted                     | X    |      |    | 2                                                   | Unit Water Heaters                     |                        |         |      | X    |    |
| 48                | Dampers:                                           | Fire                   | Radiation                  | X    |      |    | 3                                                   | Common Ranges                          |                        |         |      | X    |    |
| 49                | Laundry Transfer Grills                            |                        |                            | X    |      |    | 4                                                   | Common Water Heaters                   |                        |         |      | X    |    |
| 50                | Exposed Ductwork                                   |                        |                            |      | X    |    | 5                                                   | Fireplaces                             | 1                      |         | X    |      |    |
| 51                | Insulated Soft Copper Refrigerent Piping           |                        |                            | X    |      |    | 6                                                   | Fire Pit                               |                        |         |      | X    |    |
| 52                | Units Charged w/R-32                               |                        |                            | X    |      |    | 7                                                   | Fire Feature                           |                        |         |      | X    |    |
| 53                | Tape Sealed Duct Connections                       |                        |                            | X    |      |    | 8                                                   | Grills                                 |                        |         |      | X    |    |
| 54                | 1" Thick Apartment Grade Filters (not merv 8)      |                        |                            | X    |      |    | 9                                                   | Generator                              |                        |         |      | X    |    |
| 55                | Fire Rated Access Doors & Dampers                  |                        |                            | X    |      |    | 10                                                  | Pool Heater                            | 1                      |         | X    |      |    |
| 56                | Start-Up & Equipment Checks                        |                        |                            | X    |      |    |                                                     |                                        |                        |         |      |      |    |
| 57                | Equipment Labeled w/Weatherproof Stickers          |                        |                            | X    |      |    |                                                     |                                        |                        |         |      |      |    |
| 58                | Temporary Heat                                     |                        |                            |      | X    |    |                                                     |                                        |                        |         |      |      |    |

**PLUMBING STANDARD PRODUCT LIST:**

| ITEM                                                                 | APPROVED MANUFACTURERS                      |
|----------------------------------------------------------------------|---------------------------------------------|
| Garage Drains                                                        | Zurn, Sioux Chief                           |
| Floor Drains                                                         | Zurn, Sioux Chief                           |
| Roof Drains/Overflow Drains                                          | Zurn, Sioux Chief                           |
| Balcony Drains                                                       | Zurn, Sioux Chief                           |
| RPZs                                                                 | Wilkins (Zurn), Watts                       |
| Backflow Preventers                                                  | Wilkins (Zurn), Watts                       |
| Sump Pumps                                                           | Liberty                                     |
| Ice Maker Connection (Box & Water Tite Plastic Square)               | IPS                                         |
| Pet Spa Tubs                                                         | Groomer's Best                              |
| Hose Bibs/Freeze Proof Wall Hydrants/Roof Hydrants                   | Woodford                                    |
| Washing Machine Drain Pans                                           | IPS                                         |
| Recirculating Pumps                                                  | Bell & Gossett                              |
| Backwater Valves                                                     | Wilkins (Zurn), Watts                       |
| Building Pressure Reducing Valves                                    | Wilkins (Zurn), Watts                       |
| Seismic Restraints                                                   | Holdrite, Eaton                             |
| PVC Floor & Yard Clean Outs                                          | Zurn, Sioux Chief                           |
| Water Heater Plastic Drain Pans                                      | IPS                                         |
| CPVC Pipe & Fittings                                                 | Charlotte Pipe, Spears, IPEX                |
| PEX Type B Pipe & Fittings                                           | Bow , Viega, Zurn                           |
| PEX Fittings                                                         | Nibco                                       |
| PEX Crimp Distribution Manifold                                      | Sioux Chief                                 |
| Freezeless Wall Hydrant in Box, Chrome (NFWH)                        | Woodford                                    |
| Freezeless Sanitary Roof Hydrant w/ Mounting Stand (NFRH)            | Woodford                                    |
| Air Admittance Valve (AAV)                                           | IPS                                         |
| Full Port Gate Valve                                                 | Matco Norca                                 |
| Full Port Brass Ball Valve                                           | Apollo                                      |
| Supply Stop Valve, White                                             | Accor                                       |
| Trap Primer                                                          | ppp                                         |
| PVC Pipe                                                             | Charlotte Pipe, Spears, IPEX                |
| PVC Fittings                                                         | Lasco & Lesso, Charlotte Pipe, Spears, IPEX |
| Fast Fit Undersink Piping Covers                                     | Truebro                                     |
| Plastic P-Trap                                                       | Dearborn Brass                              |
| PVC Snap-In Strainer, White                                          | IPS                                         |
| Schedule 40 Waste & Overflow Kit                                     | IPS                                         |
| Plastic Square Ice Maker Outlet Box, w/ Lead Free Quarter Turn Valve | IPS                                         |
| Center Drain Washing Machine Box w/ Quarter Turn Valves              | IPS                                         |
| FR-12 Plastic WMOB w/ Quarter Turn Valves                            | IPS                                         |
| Cleanout Tee w/ Cleanout Plug                                        | Charlotte Pipe                              |
| High Impact Plastic Cleanout Cover Plates                            | Jones Stephens                              |
| No Lead Brass Swing Check Valve                                      | Boshart                                     |
| Water Heater Pans                                                    | Oatey, IPS                                  |
| 2-Gal Thermal Expansion Tank                                         | HydraPro                                    |
| Mop Sink                                                             | Fiat                                        |
| Bi-Level Water Fountains                                             | Elkay                                       |
| Booster Pump                                                         | HYFAB                                       |
| Oil Interceptor                                                      | Zurn                                        |
| Schedule 80 CPVC Pipe                                                | Charlotte Pipe, Spears, IPEX                |
| Schedule 40 PVC Pipe Solid Core                                      | Charlotte Pipe, Silverline                  |
| PVC DWV Fittings                                                     | Lesso, Charlotte Pipe                       |
| Common - Urinals                                                     | Kohler                                      |
| Common - Urinal Flushometer                                          | Sloan                                       |
| Electric Tankless Water Heater                                       | Eemax                                       |
| Adjustable Cleanout                                                  | Sioux Chief                                 |
| Tubular Foam Insulation                                              | Armcell                                     |
| Line Pressure Regulator                                              | Maxitrol                                    |
| Underground Schedule 40 Gas Pipe, Yellow                             | Continental                                 |
| IPS Black Socket Fusion Fittings                                     | Charter Plastics                            |
| Mechanical Timer w/ Emergency Shut-Off, 2.5Hr                        | Firegear                                    |
| Firestopping                                                         | Holdrite                                    |
| Expansion Joint                                                      | IPEX                                        |
| Flush Drywall Access Door, Insulated Fire rated Access Door          | Karp                                        |
| Glue-On-Nozzle                                                       | Rectorseal                                  |

**NOTES:**

\*Charlotte Mechanical's (CM) standard plumbing products list.

\*Refer to Pg. 3 for specific plumbing fixtures related to this project.

| HVAC STANDARD PRODUCT LIST:                               |                                             |
|-----------------------------------------------------------|---------------------------------------------|
| ITEM                                                      | APPROVED MANUFACTURERS                      |
| Heat Pump - 14.3/ SEER 2                                  | Carrier - GH5SAN                            |
| Air Handler - Apartment Units                             | Carrier - FMA4X                             |
| Air Handler - Amenity/Corridor                            | Carrier - FJ4DNXB                           |
| Bathroom Exhaust Fans - Units                             | Broan - AE80                                |
| Thermostats - Units & Amenity                             | Honeywell (Non-Programmable) - TH2210DH1000 |
| Mini-Splits - Amenity                                     | Daikin, Mitsubishi                          |
| Gravity Ventilators - Round Duct                          | Greenheck                                   |
| Gravity Ventilators - Square Duct                         | Greenheck                                   |
| Vent Caps                                                 | InOvate                                     |
| CO/NO2 Sensors                                            | Macurco                                     |
| Garage Fans                                               | Greenheck, Air King                         |
| Unit Wall Heaters                                         | Berko                                       |
| 4" Deep Dryer Box - No Trim Ring                          | Construction Solutions                      |
| GRD - Units (Steel)                                       | Proselect                                   |
| GRD - Laundry Transfer & Returns                          | Proselect                                   |
| GRD - Amenity (Aluminum)                                  | US Aire                                     |
| DOAS                                                      | AAON                                        |
| Square Grease Duct                                        | Durasystems                                 |
| Round Grease Duct                                         | Captiveaire                                 |
| Louvers, Fire Smoke Dampers, Fire Dampers, CRDs           | Lloyd                                       |
| TD Mixed Vent Inline                                      | Soler & Palau                               |
| Stair Pressurization                                      | Greenheck                                   |
| Aluminum Racks (Roof Mounted Condensing Units)            | Green Link                                  |
|                                                           |                                             |
|                                                           |                                             |
|                                                           |                                             |
| NOTES:                                                    |                                             |
| *Charlotte Mechanical's (CM) standard HVAC products list. |                                             |



## Plumbing Scope Proposal

Job Name: **OCA Broad Creek Apts**

Location: **HHI SC**

General Contractor: **CF Evans**

Proposal Date: **8/12/26**

Plans and Specs Dated: **7/3/26**

Proposal Expiration Date: **9/12/26**

Unit Matrix: **254**

**Proposed Total Bid:**

**\$ 3,300,888.94**

### Material Schedule (for all applicable and non-applicable materials):

- Underground Piping:
  - Sanitary/Storm/Grease/Condensate: PVC Sch 40 Solid Wall
  - Water Service: CPVC Sch 80 and Ductile Iron
  - Gas Materials: MDPE (Yellow Poly Pipe) with Constab Fittings
- Aboveground Piping:
  - Sanitary/Storm/Grease/Condensate: PVC Sch 40 Solid Wall
  - Unit Water Distribution Materials: PEX type A (F1960), Poly Fittings and Brass Valves
  - Water Main Materials: CPVC Sch 80 and CTS pipe, fittings and valves
  - Gas Materials: ASTM A53 Type F Grade A pipe (Black Iron) with T/C and MegaPress fittings
- Insulation:
  - Water Piping ½" to 1½": Closed Cell Foam Armaflex Insulation (.27 K-factor)
  - Water Piping 1½" and up: 1" Fiberglass w/ ASJ
  - Horizontal Storm: 1½" Fiberglass w/ ASJ or Duct Wrap if allowable
  - Heat Trace: Raychem 5XL1, 5 watt / 120 volt heating cable
    - **Project Specific Insulation Schedule:**
      - **Water Piping in Exterior walls Spaces**
      - **Horizontal Storm and Drain bodies**
- Fixtures:
  - Faucet finishes based on **Chrome Finish- STANDARD UNITS / Oil Rubbed Bronze Finish- PENTHOUSE UNITS**
  - Common Area Trim out items, per spec
  - Unit Trim items:
    - Ptraps: White plastic tubular
    - Escutcheons: White plastic
    - Stops: ¼ turn CPVC glue X 3/8" Comp
    - Supply lines: SS braided

### General Inclusions:

1. Plumbing Trade Permits Based for **Hilton Head Island SC** Jurisdiction. If another AHJ Permit Schedule is to be used, please advise so we can adjust our proposal.
2. Taxes, at a **6 %** rate
3. IECC '09 Code is included for Plumbing Insulation (Exceptions may apply)
4. Most current Plumbing, Fuel Gas and Building codes adopted by AHJ, with current amendments
5. Plumbing Fixture Pricing is based on Plumbing Plan Page & ID Plan Page: **PO-01, IA0.01, IA0.03, IA0.12, L-301, L-307**
6. Excavation and Compaction of all Trenches- with Native Soils only

7. Domestic Water Service as shown to 5 feet outside the building & a depth to 5 feet
8. RPZ for Domestic Water Main and Pool Supply
9. Access Panels- In common areas and corridors, only – Access panels turned over to the drywall contractor for installation.
10. Wall Cleanout Covers- only as required by AHJ, to be white plastic
11. Expansion Joints –Fernco Xj, for all sanitary/storm risers on 1st level and every other floor for stacks/risers over 4 stories
12. Lavatory Guards for ADA/Public Lavatories
13. Tempering valves at public lavatories only
14. Trap Guards in lieu of primers
15. Hub Drains by means of 3x2 PVC Bell Fitting
16. Expansion valves for unit water heaters
17. Plastic water heater pans as needed by code

#### **Project Specific Inclusions:**

1. **Cast in Place Sleeves/Intumescent- For Plumbing Penetrations on Elevated Slabs**
2. **Fire Stopping for Plumbing penetrations**
3. **Gas Piping as shown- Connections to other's equipment will be made on outside of appliance main cabinet**
4. **Roof Drains as shown-**
  - a. **Primary to discharge into downspout on exterior @ roof level**
    - i. **Downspout by others**
    - ii. **Fabricated adaptor by others**
  - b. **Secondary to discharge to ground from eave @ roof level. Birdscreen (or other termination device, by others)**
5. **Garage Drainage-**
  - a. **Plumbing refers to Arch for layout and Qty. Arch does not have any shown.**
  - b. **We have included 1(0) drain in Bldg. 1, (6) drains in bldg. 2, (6) drains in bldg. 3**
  - c. **8" storm inlet for all 3 bldgs.**
6. **Elevator Sump pumps**
7. **Booster pumps**
8. **Drinking Fountain w/ Pet Fountain**
9. **Footwash w/ Hosebib**
10. **Roof Hydrant- included (3) on bldg. 1, (2) on bldg. 2, (2) on bldg. 2**

#### **Installation Notes:**

1. **Undermount kitchen sinks and lavatory basins, IF included, to be Installed by Others**
2. **Pre-rock (where required) will need to be in place before tubs and showers can be installed.**
3. **Sanitary Stacks and Branch Sizing to be reduced to 3" per code, and Wet-Vent design utilized, where allowable by AHJ**
4. **Tubs being quoted as 36x60 Skirted Tub base only**
5. **Shower / Tub Combos are being quoted as a 36x60 Drop in Tub w/ listed tub controls, and Tiled**

**Shower Floor w/ shower controls**

6. Shower being Quoted as 42x60 base only; unless otherwise labeled as 36x60 on arch plans
7. Water Closets being quoted as Western Pottery brand, Elongated, 1.28 gpf
8. Overhead Garage Sanitary DWV piping is being included as PVC Sch 40. If wrap and/or Cast iron is desired; please advise and cost can be given
9. DT-1, EWC-1, CP-1 and UR-1 fixtures are not spec'd nor labeled on schedule. We have included a reasonable allowance to cover these fixtures

**General Exclusion:**

1. Certified Payroll, worker documentation programs, and Davis Bacon Wage Scale requirements
2. Payment & Performance Bonds
3. BIM – please discuss any BIM requirements with our team and we can prepare the add for this service.
4. Product Warranty on any equipment or materials furnished by others
5. Foreign Backfill for Underground trenches
6. De-watering of trenches due to ground water
7. Thawing of frozen ground and/or use of thermal blankets. This additional scope can be addressed via change order as an added cost
8. Any demolition or removal of buried structures found below ground on site
9. Any connection to Civil Contractor's Pipes below 5'-0" Invert from finished elevation of dirt and 5'-0" from building footprint
10. Commissioning of any plumbing equipment or systems
11. Testing and Balancing of any plumbing equipment or systems
12. Fire Sprinkler main into building or any associated fire sprinkler devices or piping
13. Temporary water service system, beyond job trailer hookup
14. Radon venting systems
15. Downspout Tie-in to Civils
16. Interceptors
17. Cast iron waste piping
18. Copper water piping
19. Anchor and housekeeping pads for all plumbing equipment
20. Installation of fire rated access panels
21. Field installed backing for grab bars on all tubs and showers
22. Waterproofing of all plumbing through floor/wall penetrations
23. Draft stopping and air sealing at unit showers and tubs
24. Painting of pipe
25. FHA Structural Framing Strapping materials and labor to be the responsibility of the Framing contractor and not included in our subcontract scope
26. Expansion Devices on Water Mains. Expansion Loops will be installed, as needed.
27. Seismic supports, hangers, and strapping
28. Camera or jetting services of sanitary and/or storm piping
29. PRV- No Details on Plan

30. Trench Drains
31. Perimeter drainage systems. i.e. Sub Slab, Foundation, Drain Tile, Pool
32. Pool Services Final Connections- Pool Contractor Is Responsible for Making Final Connections to Our Water & Drain
33. Access Panels in Units
34. Distribution, unpacking, and trash removal of Garbage Disposals and Dishwashers to the units
35. Washer machine Pans/Drains
36. Final Connections and Backflow Devices for Unit non-fixed appliances, (i.e., refrigerators, washing machines, dryers, etc.)
37. Water Heater Stands/Mounts or Concrete Pads- These are to be furnished and installed by others if shown
38. Tempering Valves at Unit Lavatories
39. Tubs/Showers will not be set prior to Gypcrete Pour, unless Shimming Deck is furnished and installed by others
40. Shower Valve trim-out extensions due to non-typical wall thickness, tile backing materials, fire ratings, or other conditions are not included. These can be furnished via a change order
41. Furnish of Water or Gas Meters

**Project Specific Exclusions:**

1. **Condensate piping from air handlers to any point of termination- i.e. hub drains and/or risers**
2. **Garbage disposals**
3. **Soap dispensers at common area lavatory sinks**
4. **Insulation:**
  - a. **Hot-Water**
  - b. **Cold-water piping (unless subject to freezing).**
5. **Purchase of sub-meters and idle tubes, if being installed by NexGen**
6. **Shower doors and shower door installation**
7. **Tub/Shower walls- to be tile by others**
8. **Lavatory and Kitchen Sink basins- By Solid surface contractor**



## **Project Specific Adds and Deducts:**

### ➤ **Deducts:**

- - \$17,488.64 If decided to have NexGen LLC Remove Expansion Joints, on all Sanitary/Storm Risers
- - \$60,257.52 If decided to use VE Fixture Package, Pfister, ILO Listed/Quoted. Similar look, equal/better spec
- - \$21,166.67 If Fire Proofing (Caulk/Collars) is to be furnish and installed by others

### ➤ **Adds:**

- + \$132,062.33 If NexGen LLC is to supply Lavatory Bowl. (Installation by Solid Surface contractor)
- + \$150,185.59 If NexGen LLC is to supply Kitchen Sink Bowl (Installation by Solid Surface contractor)
- + \$50,824.69 If NexGen LLC to supply Garbage Disposer. (Installation is already included by NexGen LLC)
- + \$18,415.00 If decided to have NexGen LLC install Condensate Piping from HVAC equipment to unit Hub Drains (Hub Drains already included)
- + \$1,260.50 per apartment unit if determined certain unit types will need hot water recirculation system.



### **Proposal Presented by:**

**John Graves**

Estimator

**NexGen Multi-Family Plumbing**

**326 Browns Cove Road / Suite B Ridgeland SC 29936**

**T: 843-867-4461 | M: 843-816-9200**

**[john@nexgenplumbing.pro](mailto:john@nexgenplumbing.pro)**



## **Division 15.450**

# **Water Submetering**



## PURCHASE AGREEMENT

This Service Agreement (“**Agreement**”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (“Effective Date”) by and between \_\_\_\_\_ (“Client”) and National Exemption Service, LLC (“NES”).

| PARTIES                                |                                               |
|----------------------------------------|-----------------------------------------------|
| “NES”                                  | National Exemption Service, LLC               |
| “Client”                               |                                               |
| PROPERTY INFORMATION                   |                                               |
| Property Name                          | OCA Broad Creek Apartments                    |
| No. of Units                           | 254                                           |
| Property Manager (if any)              |                                               |
| Property Address                       | 10 Verbena Lane, Hilton Head Island, SC 29926 |
| Federal Employer Identification Number |                                               |
| Date Issued                            | July 10th, 2026 cbm                           |

For valuable consideration the parties agree to the following terms and conditions:

## TERMS AND CONDITIONS

**I. Introduction.** NES is an independent contractor engaged in the business of installing and servicing water, gas, and electric meters, and operating a billing service.

**II. Equipment Installation and Maintenance.** NES shall provide, at Client’s expense, the following equipment: 254 5/8 x 3/4 inch water meters with couplings, 254 transmitters, 16 repeaters, and One data collection unit (“Equipment”) pursuant to the terms of the Agreement. This agreement is offered pending site conditions of the Property.

Client shall be responsible for the installation and maintenance of the submetering system as follows:

A. NES shall connect transmitters to meters, prior to shipping to Client.

B. Client shall be responsible for installing the Equipment. The meters are connected to a transmitter that has been pre-programmed and marked to be installed in a specific location. Client shall be responsible to install the meters in the Unit designated by NES. NES shall not be responsible for inaccurate billing, loss of income or cost to repair, due to improper installation.

C. Client shall be responsible for the installation of each electrical outlet necessary for the automated meter reading system.

D. Client is responsible to provide an electrical outlet, in a centralized location for the Computer. Internet Service is required for the Computer. An Internet service must be installed and activated before the installation can begin and is necessary for the sub-metering system to operate properly and to ensure accurate billings.

E. NES shall not be responsible for the quality or condition of the pipes. Any breaks, leaks, etc. in the plumbing, other than with the Equipment installed by NES, will be the responsibility of the Client. NES reserves the right to require repairs be made prior to the installation of the Equipment.

**III. Ancillary Items.** Ancillary items may be required to complete installation. Invoices for ancillary items are to be paid by Client to NES within thirty (30) days. Invoices outstanding more than thirty (30) days shall accrue. Interest at the rate of 1.5% per month, 18% per annum, but shall not exceed the highest applicable rate allowed by law.

**IV. Contract Price.** Contract Price is valid for a period of thirty (30) days from the date hereof. The cost of the Equipment shall be One Hundred Forty-One and 28/100 dollars (\$141.28) per meter. Shipping and handling are added where appropriate.

**V. Equipment Payment Term.** Bill per Shipment. NES shall invoice Client, on a monthly basis, for all material shipped plus shipping and handling. Invoices are to be paid by Client to NES within thirty (30) days. Invoices outstanding more than thirty (30) days shall accrue. Interest at the rate of 1.5% per month, 18% per annum, but shall not exceed the highest applicable rate allowed by law.

**Independent Terms and Provisions.** The terms and provisions enumerated in this section shall be construed as independent of other term or provisions in this Agreement or any other agreement which the parties may have, fully performed and not executory, and the existence of any claim or cause of action by Client against NES, whether predicated upon another term or provision of this Agreement or otherwise, shall not constitute a defense to the enforcement by NES of any other term or provision. The following terms and provisions shall be subject to this section: Equipment Installation, Monthly Billing and Reporting, Collection Service, Maintenance of Meters, Exclusive Right, and the Agreement.

- A. **Independent Contractor.** NES is an independent contractor to the Client for the operation of a submetering system at the Property, and as such, Client understands it may not exercise any control over NES, its employees, or contractors with regard to NES' policies for handling Resident affairs as long as it doesn't adversely affect the operation of the property. NES may, at its discretion, employ the use of subcontractors to fulfill the terms and obligations of this Agreement with the Client; the use of subcontractors will not relieve NES from any of its obligations under this Agreement.
- B. **Interruption of Service.** State laws specifically prohibit Client or NES from either having the authority to or the right to request, cause, or require certain interruptions of service to any Resident. Client will be responsible for compliance and filing any obligations required by all such laws.
- C. **Exclusive Right.** NES shall have the sole right to provide billing service to the Property for the full term of this Agreement absent termination as provided for herein.
- D. **Postage, Shipping/Handling, Fees.** Postage and shipping costs shall be added where appropriate at the prevailing rate. NES reserves the right to adjust Customer Billing Fee, DASH fee, and for all other Billing Services, with or without notice to Client, when the standard annual increase is not sufficient to offset increased costs to NES.

- E. Revocable License. Client hereby grants NES the revocable license to enter the Property at reasonable times as necessary, for as long as this Agreement is in effect; any revocation must be made in writing and delivered to NES personally by messenger, courier service, Federal Express or other reputable overnight courier, or sent by U.S. Postal Service certified mail, with return receipt requested. A revocation of license to enter the property does not relieve Client of any responsibility under this Agreement, nor does a revocation relieve Client of obligation to pay NES the remaining balance due under this Agreement.
- F. Equipment Repair. Any damage to the Equipment caused by Resident, Client, its employees, agents or contractors shall be repaired by Client at its expense. If Equipment is not repaired in thirty (30) days, NES shall make such repairs and Client shall pay a reasonable amount to NES for its time and materials in effecting such repairs. Client agree to maintain equipment in good working order during the term of this agreement and Client agrees to indemnify NES according to the terms a provisions of Paragraph R below for any action, suit, or complaint resulting from equipment not maintained in good working order. NES cannot sell directly to a Resident, even in the event that a meter is deemed to be the responsibility of the Resident, the Client shall need to contract with NES or a third party for the repair and replacement of any broken or faulty meters.
- G. Service Limitations. NES assumes no responsibility for, and shall not be liable for, any interruption of service to the Property arising from acts of God, labor disputes, civil insurrection, vandalism, or other acts beyond NES' control. NES shall not be liable for any interruption of service to the Property arising from an action of any governmental agency.
- H. Property Access. NES shall use good faith efforts to minimize interference with Residents' use of Property. Upon reasonable notice, Client shall provide an employee or another authorized person to accompany NES, its employees, or contractors, into any Unit, and take such reasonable steps to assure clear access to desired locations as NES, its employees, or contractors deem necessary.
- I. Equipment Ownership and Option to Purchase. All Equipment supplied by NES shall remain the personal property of NES and NES shall be secured by a UCC-1 Finance Statement, and filed in the State the Property is located with Client as be the debtor. Upon payment in full, all Equipment shall become the property of Client and NES will file a UCC-3 to terminate the prior filing. In the event that any portion of this Agreement is unenforceable, as provided for by law, Client shall remain responsible for any unpaid portion of the Contract Price, and failure to pay shall entitle NES to exercise any and all remedies outlined in this Agreement. NES shall have and may exercise after demand any and all the rights and the remedies granted to a secured party upon default under the Uniform Commercial Code as in force in the State where the Property is located on the date hereof.
- J. Removal of Equipment. Upon termination of this Agreement, for any reason, unless Client purchases Equipment, NES shall deactivate, at its expense, all of the Equipment in any practical manner, and may, within ninety (90) days after termination of this Agreement, remove all of the Equipment from the Property, at NES option and expense. Once Client pays the amounts set forth in this Agreement and the Equipment shall be the property of the Client and NES shall not remove the same without Client's written consent.
1. If NES fails to remove the Equipment from the Property within the ninety (90) days, NES shall have forfeited all right, title, and interest in and to Equipment. Client may retain the Equipment, free and clear of all right, title, or interest of NES, or dispose of the Equipment, at Client's option, without notice to, or consent of, NES.
  2. If NES exercises its option to remove the Equipment, NES shall restore proper connections where Equipment is removed.
- K. Non-Waiver. No waiver by NES of any violation or breach of any of the terms, provisions, and covenants in this Agreement shall be deemed or construed to constitute a waiver of any other or subsequent violation or breach of any of the terms, provisions, and covenants herein contained. Forbearance by NES to enforce one or more of the remedies herein provided upon an event of

default shall not be deemed or construed to constitute a waiver of any other or subsequent violation or default.

- L. Default/Attorney Fees. In the event any disputes between Client and NES, arising out of the Agreement, should result in litigation, including appeals, the prevailing party shall be entitled to recover all costs thereof, including, without limitation, reasonable attorney fees, from the non-prevailing party.

M. Failure to Payment; Failure to Cure Default.

1. If NES defaults in making any payment to Client hereunder when due, and if NES fails to cure such default within twenty (20) days after Client gives written notice to NES of such default, then Client may terminate this Agreement at any time by giving written notice of termination to NES.
2. If Client defaults in making any payment to NES hereunder when due, and if Client fails to cure such default within twenty (20) days after NES gives written notice to Client of such default with a copy to the Client and the Client fails to cure any default as required under Paragraph M (3) below, then NES may, but shall not be obligated, at any time thereafter, with or without notice or demand and without limiting NES in the exercise of any right or remedy which NES may have by reason of such default or breach:
  - a. Terminate this Agreement, and in such event, NES shall be entitled to recover from the Client, as the case may be, all damages incurred by NES by reason of Client's default, including accrued Customer Billing Fees, unpaid portions of the Contract Price, and reasonable attorney's fees.
  - b. In the event the Contract Price has not been paid in full, recover possession of the Equipment as outlined in Paragraph J above.
  - c. Declare the Customer Billing Fee and charges due by that defaulting Client hereunder immediately due and payable, and thereupon the Customer Billing Fee and all fixed charges to the end of the term shall thereupon be accelerated, and NES may, at once, take action to collect the same by distress or otherwise.
  - d. Pursue any other remedy now or hereafter available to NES under state or federal laws or judicial decisions.
3. If the Client fails to cure any default as set forth in Paragraph M (2) above, or if the Client fails to cure a default of its failure to timely pay NES any payment to NES hereunder when due then, within twenty (20) days after NES gives written notice to Client of such default, then NES may terminate this Agreement as to future services at any time by giving written notice of termination to Client. Termination of this Agreement under this Paragraph does not alter the right and obligations of the parties pursuant to this Agreement prior to such termination.

Pursuit of any of the foregoing remedies shall not preclude pursuit of any of the other remedies herein provided or any other remedies provided by law, nor shall pursuit of any remedy herein provided constitute a forfeiture or waiver of any fee or other monetary obligation due to NES hereunder or of any damages accruing to NES by reason of the violation of any of the terms, provisions and covenants herein contained. NES' acceptance of delinquent fees due hereunder shall not be construed as NES' waiver of such event of default. No waiver by NES of any violation or breach of any of the terms, provisions, and covenants herein contained shall be deemed or construed to constitute a waiver of any other or subsequent violation or breach of any of the terms, provisions, and covenants herein contained. Forbearance by NES to enforce one or more of the remedies herein provided upon an event of default shall not be deemed or construed to constitute a waiver of any other or subsequent violation or default. Unpaid installments of the Contract Price, Customer Billing Fee or other unpaid monetary obligations of the Client under the terms hereof shall bear interest from the date due at the highest rate allowed by law.

- N. Changes in Ownership or Management. Client agrees that it will notify NES within twenty (20) days from knowledge of the actual or likely transfer of any management, control, legal or beneficial Ownership, bankruptcy, liquidation, foreclosure, or other action affecting the Ownership of the Property. Client agrees that failure to provide such notice shall cause it to be liable for any damages permitted under this Agreement even if such liability would otherwise be transferred or assigned to a subsequent third party.
- O. Notices. Any communication, other than normal monthly reports and checks from NES to Client, required or permitted under this Agreement shall be made in writing, and as elected by the party giving the Notice, delivered personally by messenger, courier service, Federal Express or other reputable overnight courier, or sent by U.S. Postal Service certified mail, with return receipt requested, as follows:

a) In the case of Client, address to:

b) In the case of NES, address to:

National Exemption Service, LLC

604 Packard Court, Suite A

Safety Harbor, FL 34695

Attention: Gerald P. Baker, President

An address is required for the Notices. If these fields are left blank, NES shall use the Property name and address as the default.

- P. Construction. The parties acknowledge that each party and its counsel have participated in the negotiation and preparation of this Agreement and that the normal rule of construction, to the effect that any ambiguities are to be against the drafting party, shall not be applied in the interpretation or construction of this Agreement or any amendments hereto. In the event that a calculation error is discovered, after the execution of this Agreement, the Parties agree to amend this Agreement according to include the correct terms. For example, if the per unit, per month cost multiplied by the payment period on the Finance Option does not equal or exceed the Bill per Shipment Option, then a calculation error has occurred and the Parties agree to amend the Agreement.
- Q. Guarantee. The obligations of Client hereunder shall be secured by a personal guarantee of \_\_\_\_\_ (“Guarantor”). Guarantor individually, irrevocably and unconditionally guarantees to NES the full payment and prompt performance of each and every covenant, warranty, representation, provision, term and condition made or to be kept or performed by the Client in this Agreement.
- R. **Indemnification for Service Provided under Agreement. TO THE FULLEST EXTEND PERMITTED BY LAW, CLIENT, IT SUCCESSORS AND OR ASSIGNS, INCLUDING ANY COMMUNITY ASSOCIATION, SHALL PROTECT, DEFEND, INDEMNIFY AND HOLD HARMLESS NES, IT’S EMPLOYEES, DIRECTORS, AND MEMBERS OR SHAREHOLDERS (INDIVIDUALLY OR COLLECTIVELY “INDEMNITEE”), FREE AND HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS OR OTHER LITIGATION, ACTION, CAUSES OF ACTION, OR OTHER LIABILITIES, OF EVERY KIND AND CHARACTER (INCLUDING ALL COST THEREOF, REASONABLE SETTLEMENT AMOUNTS, ATTORNEY’S FEES, AND INTEREST), ASSERTED BY A RESIDENT, AGAINST THE INDEMNITEE FOR BILLING SERVICES PROVIDED, WHERE THE BILLING SERVICES WERE PROVIDED WITHIN THE SCOPE AND TERMS AND CONDITIONS OF THIS AGREEMENT FOR SERVICES AND IN ACCORDANCE WITH THE APPLICABLE**

**STATE LAW. CLIENT'S DUTY TO DEFEND IS A SEPARATE, DISTINCT, AND INDEPENDENT OBLIGATION FROM ITS DUTY TO INDEMNIFY AND IS TRIGGERED IMMEDIATELY WHEN ANY CLAIM, DEMAND, OR OTHER ASSERTION OF LIABILITY IS MADE AGAINST INDEMNITEE WHICH POTENTIALLY OR ARGUABLY IS SUBJECT TO CLIENT'S DUTY TO INDEMNIFY, REGARDLESS OF CLIENT'S ULTIMATE LIABILITY FOR INDEMNITY. THE DUTY TO DEFEND IS TRIGGERED BY ALLEGATIONS IN A LAWSUIT OR OTHER SIMILAR ACTION, REGARDLESS OF WHETHER THEY ARE GROUNDLESS, FALSE OR FRAUDULENT, OR ALTERNATIVELY BY ANY FACTS EXTRINSIC TO THE ALLEGATION NOT PLED, OR NOT PLED WITH SPECIFICITY, BY THE CLAIMANT. CLIENT MUST DEFEND INDEMNITEE EVEN WHERE ALLEGATIONS AGAINST INDEMNITEE ARE AMBIGUOUS OR INCOMPLETE WITH RESPECT TO THE ISSUE OF THE CLIENT DUTY TO INDEMNIFY. NOTWITHSTANDING THE FOREGOING, NOTHING HEREIN SHALL REQUIRE CLIENT TO INDEMNIFY OR HOLD HARMLESS INDEMNITEE AGAINST LIABILITY FOR DAMAGE ARISING OUT OF BODILY INJURY TO PERSONS OR DAMAGE TO PROPERTY SUFFERED IN THE COURSE OF PERFORMANCE OF THIS AGREEMENT, CAUSE BY OR RESULTING SOLELY FROM THE GROSS NEGLIGENCE OF INDEMNITEE.**

**S. Miscellaneous.**

1. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute but one instrument.
2. Entire Agreement. This Agreement, together with any other documents incorporated herein by reference and all related Exhibits and Schedules, constitutes the sole and entire agreement between us with respect to the subject matter of this Agreement, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, with respect to the subject matter. In the event of any inconsistency between the statements in this Agreement, and the related Exhibits and Schedules (other than an exception expressly set forth as such in the schedules), the statements in this Agreement shall control.
3. Governing Law. This Agreement shall be construed and interpreted in accordance with, shall be governed by, and shall be enforced in all respects according to the laws of the State of Florida. Each party irrevocably and unconditionally agrees that it will not commence any action, litigation or proceeding of any kind whatsoever against any other party in any way arising from or relating to this Agreement and all contemplated transactions, in any forum other than the Sixth Judicial Circuit of the State of Florida, in and for Pinellas County, Florida, with respect to state court proceedings arising from this Agreement, and the Middle District of Florida (Tampa Division) for federal district court proceedings arising from this Agreement, and any appellate court from any thereof. Each party irrevocably and unconditionally submits to the exclusive jurisdiction of such courts and agrees to bring any such action, litigation or proceeding only in the Sixth Judicial Circuit of the State of Florida, in and for Pinellas County, Florida, with respect to state court proceedings arising from this Agreement, and the Middle District of Florida (Tampa Division) for federal district court proceedings arising from this Agreement. Each party agrees that a final judgment in any such action, litigation or proceeding is conclusive and may be enforced in other jurisdictions by suit on the judgment or in any other manner provided by law.
4. Binding Effect. This Agreement shall bind and inure to the benefit of the parties hereto, and their respective heirs, personal representatives, successors, and assigns. By executing this Agreement, the representative of the party acknowledges they have the authority to bind the party to this Agreement.



IN WITNESS WHEREOF, this Agreement has been executed as of the date stated above.

WITNESSES:

**National Exemption Service, LLC**

\_\_\_\_\_

By: \_\_\_\_\_  
Gerald P. Baker, President

WITNESSES:

**Client**

\_\_\_\_\_

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Its: \_\_\_\_\_

WITNESSES:

**Guarantor**

\_\_\_\_\_

\_\_\_\_\_



## **Division 15.700**

### **HVAC**



Customer **CF Evans**  
Project **Broad Creek**  
Units **254**

Proposal Date  
Plan Date  
Estimator

**14-Aug-26**  
**15-May-26**  
**Rick Malick**

## HVAC PROPOSAL

|                   |              |    |              |
|-------------------|--------------|----|--------------|
| <b>Apartments</b> | <b>Price</b> | \$ | 2,129,232.35 |
|-------------------|--------------|----|--------------|

|                  |              |    |            |
|------------------|--------------|----|------------|
| <b>Amenities</b> | <b>Price</b> | \$ | 416,128.17 |
|------------------|--------------|----|------------|

|              |    |              |
|--------------|----|--------------|
| <b>TOTAL</b> | \$ | 2,545,360.53 |
|--------------|----|--------------|

|                          |              |    |             |
|--------------------------|--------------|----|-------------|
| See VE options on page 3 | <b>Price</b> | \$ | (17,593.00) |
|--------------------------|--------------|----|-------------|

|                       |              |    |                     |
|-----------------------|--------------|----|---------------------|
| Total with VE options | <b>TOTAL</b> | \$ | <b>2,527,767.53</b> |
|-----------------------|--------------|----|---------------------|

If a Dual-Trade opportunity is available please contact Preston Hombroek to discuss further.  
[preston.hombroek@airomechanical.com](mailto:preston.hombroek@airomechanical.com)

**Warranty: Material & Workmanship are warranted for one year upon certificate of occupancy for each building**

**Prices are subject to change until submittals are approved due to market volatility. Airo Mechanical vendors require a fully executed contract to hold pricing.**

**This proposal is valid for 30 days.**

**All projects awarded after 90 Days are subject to evaluation and potential re-bid due to material and equipment pricing increases.**





## Inclusions & Exclusions

| Item                    | Included | Excluded | Notes                                 |
|-------------------------|----------|----------|---------------------------------------|
| <b>Accessories</b>      |          |          |                                       |
| Rangehoods              |          | x        | Provided by Others                    |
| Smoke Detectors         |          | x        | Provided by Others                    |
| Duct Smoke Detectors    |          | x        | Only for 5 Ton/2000cfm and larger     |
| Disconnects             |          | x        | Provided by Others                    |
| Fire Stats              | x        |          |                                       |
| <b>Rough</b>            |          |          |                                       |
| Ducting (Metal)         | x        |          |                                       |
| Ducting (Duct Board)    |          | x        |                                       |
| Dryer Vent Fire Wrap    | x        |          | Unless Hilti Judgement Is Available   |
| Condensate Drain        | x        |          | Terminates in mechanical closet       |
| Kitchen Exhaust         |          | x        |                                       |
| Gas Piping              |          | x        |                                       |
| Electrical Wiring       | x        |          | Under 24V                             |
| Electrical Wiring       |          | x        | Above 24V                             |
| Outside Air             |          | x        |                                       |
| Quick Flash Panels      |          | x        | Will provide, installed by others     |
| <b>Trim</b>             |          |          |                                       |
| Access Panels           | x        |          | Will provide, framing by others       |
| Air Filters             | x        |          | Airo to provide 3                     |
| Painting                |          | x        | Air Dist, Ducts, Wall Caps, Louvers   |
| Disconnects - Outside   |          | x        | Provided and installed by Electrician |
| Roof Flashing           |          | x        | Provided by Others                    |
| Exterior Flashing       |          | x        | Provided by Others                    |
| Penetration Flashing    |          | x        | Provided by Others                    |
| Door Undercuts          |          | x        | Provided by Others                    |
| <b>Admin / Other</b>    |          |          |                                       |
| Permits                 |          | x        |                                       |
| Bonding (P&P)           |          | x        |                                       |
| Shop Drawings           |          | x        |                                       |
| In-House Startup        | x        |          |                                       |
| OEM Commissioning       |          | x        |                                       |
| Test & Balance          | x        |          | Clubhouse Only                        |
| Blower Door Testing     |          | x        |                                       |
| Vapor Mitigation        |          | x        |                                       |
| Seismic Restraints      |          | x        |                                       |
| Third Party Inspections |          | x        |                                       |
| Concrete                |          | x        | Cutting, Patching, Coring             |
| Roof mounted condensers | x        |          |                                       |





## Equipment Identification

| Equipment               | OEM                   |
|-------------------------|-----------------------|
| Air Handler / Condenser | Goodman 14.3 seer     |
| Thermostat              | Honeywell TH2320U4006 |
| Air Distribution        | TruAire               |
| Apartment Exhaust Fans  | Broan                 |
| Amenity Exhaust Fans    | Broan                 |
| Louver                  | Lloyd                 |
| Unit Heaters            | Markel                |
| Wall Heater             | Markel                |
| Mini-Splits             | Mitsubishi            |
| Wall Caps               | Imperial r2           |

## VE / ALTERNATE OPTIONS

| Available | Item             | Add / Deduct |
|-----------|------------------|--------------|
|           | Lambro Wall Caps | -\$17,593.00 |

**TOTAL \$ (17,593.00)**

Excludes G90 & G60 Duct



|                                                                                                                                                  |                                                                   |                                                                                                        |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--|
| <b>CHARLOTTE MECHANICAL</b><br>HEATING COOLING PLUMBING<br><br>10440 John Price Road - Suite D<br>Charlotte, NC 28273<br><br>Phone: 704-688-9300 | Project: OCA Broad Creek Apartments Hilton Head Island SC         |                                                                                                        |  |
|                                                                                                                                                  | Location: Hilton Head Island, SC                                  |                                                                                                        |  |
|                                                                                                                                                  | Units: 254                                                        | Buildings: 3 Multifamily Buildings Clubhouse Building, Spa/Conditioning Lounge Bldg, and Pool Building |  |
|                                                                                                                                                  | Contractor: CF Evans Construction                                 |                                                                                                        |  |
|                                                                                                                                                  | Contact: Carl Byars                                               |                                                                                                        |  |
|                                                                                                                                                  | Phone: (803) 513-2207                                             |                                                                                                        |  |
|                                                                                                                                                  | Email: <a href="mailto:cbyars@cfevens.com">cbyars@cfevens.com</a> |                                                                                                        |  |
|                                                                                                                                                  | Bid Date: August 7, 2026                                          |                                                                                                        |  |
|                                                                                                                                                  | Plan Date: 07/03/26                                               | Plan Type: 60% CD Set                                                                                  |  |

**Proposal Details:**

We propose to furnish all labor, material, equipment and supervision necessary to install a complete system as described in the following at the above referenced project for the sums listed below.

|                     |
|---------------------|
| <b>BID SUMMARY:</b> |
|---------------------|

**PLUMBING:**

|        |    |              |
|--------|----|--------------|
| UNITS  | \$ | 2,530,800.00 |
| COMMON | \$ | 1,069,590.00 |
| GARAGE | \$ | 60,000.00    |
| GAS    | \$ | 20,040.00    |

**HVAC:**

|        |    |              |
|--------|----|--------------|
| UNITS  | \$ | 1,971,500.00 |
| COMMON | \$ | 816,125.00   |
| GARAGE | \$ | 90,000.00    |

**SUB TOTAL: \$ 3,680,430.00**

**SUBTOTAL: \$ 2,877,625.00**

|                                     |
|-------------------------------------|
| <b>GRAND TOTAL: \$ 6,558,055.00</b> |
|-------------------------------------|

**Options:**

|                                                                   |     |                       |
|-------------------------------------------------------------------|-----|-----------------------|
| Include Certified Test & Balancing - Units                        | ADD | \$457,200.00          |
| Include Certified Test & Balancing - Common                       | ADD | \$1800/EA System      |
| To include Copper Domestic Water in lieu of Base Bid CPVC         | ADD | \$228,600.00          |
| To include Cast Iron Sanitary Wate & Vent in lieu of Base Bid PVC | ADD | \$381,000.00          |
| To include PEX-A in lieu of PEX-B Unit Water Distribution         | ADD | \$228,600.00          |
| To include downspout boots & tie-ins to storm                     | ADD | \$178,200.00          |
| To include Pool Heater Gas Venting                                | ADD | \$25,000.00           |
| To include Gas Drops for any Pool Amenity Grills                  | ADD | \$5,040/Each Gas Drop |

**Bid Clarifications:**

Retainage Held is 5%  
Add 1% for Bond

Bid is Valid for 60 Days From Date Listed Above

Bid Requires Electronic AutoCad File to be Available to CM, LLC at no Additional Cost

Bid Includes Trade Coordination and Floor Truss Overlays

Bid Requires All Survey Control Points to be Provided by General Contractor

Bid Includes a 1-Year Warranty From Date of Substantial Completion

Charlotte Mechanical, LLC to Retain All Rebates

Thank you for the opportunity to bid this project. Should you have any questions or concerns regarding this proposal, please do not hesitate to contact me at your earliest convenience. I look forward to working with you in the near future.

Respectfully,



Steve McLaughlin  
CEO - Managing Member  
Charlotte Mechanical, LLC

| PLUMBING BASE BID: |                                                                                          | INC. | EXC. | VE |                         |                                            | INC.    | EXC.    | VE |
|--------------------|------------------------------------------------------------------------------------------|------|------|----|-------------------------|--------------------------------------------|---------|---------|----|
| BUILDING & UNITS:  |                                                                                          |      |      |    | BUILDING & UNITS CONT : |                                            |         |         |    |
| 1                  | Vapor / Radon Mitigation<br>**See Pg. 3 for Clarification**                              |      | X    |    | 65                      | Install Disposals - Provided by others     | X       |         |    |
|                    |                                                                                          |      |      |    | 66                      | Residential Unit Undermount Sinks          |         | X       |    |
| 2                  | Domestic Booster Pump(s) - BP-1/2/3 for Bldg 1, BP-4/5 for Bldg 2, & BP-6/7/8 for Bldg 3 | X    |      |    | 67                      | Residential Unit Drop In Sinks - if Spec'd |         | X       |    |
| 3                  | Riser Room(s)                                                                            | X    |      |    | 68                      | Domestic Water Line - All insulated        |         | X       |    |
| 4                  | Grease Trap (s)                                                                          |      | X    |    | 69                      | Tub Protectors                             |         | X       |    |
| 5                  | Sand Oil Separator                                                                       |      | X    |    | 70                      | PEX Type-A Unit Water Distribution         |         | X       |    |
| 6                  | Step Walls                                                                               |      | X    |    | 71                      | Future Grab Bar Blocking - Where Required  |         | X       |    |
| 7                  | Stairways                                                                                |      | X    |    | 72                      | Include PRV In EA Unit - Residential Units |         | X       |    |
| 8                  | Elevator Sump Pumps                                                                      |      | X    |    | 73                      | Water Heater Leak Detectors - Units        |         | X       |    |
| 9                  | Trash Compactor - Plumbing Only                                                          | X    |      |    | 74                      | Water Heater Metal Stands - Units          |         | X       |    |
| 10                 | Trash Rooms & Chute Water Supplies                                                       | X    |      |    | 75                      | Bike Storage - 4" FD-2's                   | X       |         |    |
| 11                 | Pet Spa - Plumbing Fixtures Only                                                         | X    |      |    | 76                      |                                            |         |         |    |
| 12                 | Balcony Drains                                                                           |      | X    |    | 77                      |                                            |         |         |    |
| 13                 | Roof Drains & Overflows                                                                  | X    |      |    | 78                      |                                            |         |         |    |
| 14                 | Plastic Pipe Boots to Roofer                                                             | X    |      |    | 79                      |                                            |         |         |    |
| 15                 | Roof Top Terrace/Sky Lounge                                                              |      | X    |    | 80                      |                                            |         |         |    |
| 16                 | Floor Drains - Plumbing Scope Only                                                       | X    |      |    | 81                      |                                            |         |         |    |
| 17                 | Insulation - See Notes on Pg. 3                                                          | X    |      |    | 82                      |                                            |         |         |    |
| 18                 | Downspout Boots                                                                          |      | X    |    | 83                      | BIM Coordination                           |         | X       |    |
| 19                 | Concrete Sleeves                                                                         | X    |      |    | 84                      | HUD Wages                                  |         | X       |    |
| 20                 | Townhouse Units                                                                          |      | X    |    | 85                      | Permits                                    | X       |         |    |
| 21                 | Separate Storm                                                                           |      | X    |    | LEASING & AMENITY:      |                                            |         |         |    |
| 22                 | Washing Machine Drain Pans                                                               |      | X    |    | 1                       | Furnish Sinks (only)                       | X       |         |    |
| 23                 | VTAC Condensates                                                                         |      | X    |    | 2                       | Furnish & Install Fixtures                 | X       |         |    |
| 24                 | Residential Garage Drains                                                                |      | X    |    | 3                       | Common Laundry                             |         | X       |    |
| 25                 | Recirculating Pumps - Residential Units                                                  |      | X    |    | 4                       | Fitness                                    | X       |         |    |
| 26                 | Concrete Sinks                                                                           |      | X    |    | 5                       | Restrooms                                  | X       |         |    |
| 27                 | Maintenance Shop                                                                         | X    |      |    | RETAIL:                 |                                            |         |         |    |
| 28                 | Janitor Rooms                                                                            | X    |      |    | 1                       | # of Spaces                                |         | X       |    |
| 29                 | Car Wash w/ Separator                                                                    |      | X    |    | 2                       | Water - Sewer - Stubs                      |         |         |    |
| 30                 | Recycle Center - Plumbing Only                                                           |      | X    |    | 3                       | Gas Stubs                                  |         |         |    |
| 31                 | Backwater Valves                                                                         |      | X    |    | 4                       | Grease Interceptor                         |         |         |    |
| 32                 | Heat Trace                                                                               |      | X    |    | 5                       | Per Drain A/H                              |         |         |    |
| 33                 | CPVC Domestic Water Mains                                                                | X    |      |    | 6                       |                                            |         |         |    |
| 34                 | CPVC Domestic Water Distribution                                                         | X    |      |    | PARKING GARAGE:         |                                            |         |         |    |
| 35                 | PVC Drain, Waste & Vent                                                                  | X    |      |    | 1                       | Levels - 1 at Each of the 3 MF Bldgs       | OPEN    | CLOSED  | X  |
| 36                 | PEX Type-B Unit Water Distribution                                                       | X    |      |    | 2                       | Trench Drain                               |         | Entry   | X  |
| 37                 | Cast Iron Pipe                                                                           |      | X    |    | 3                       | Floor Drains                               | Furnish | Hook Up | X  |
| 38                 | Copper Pipe                                                                              |      | X    |    | 4                       | Recirculation Pumps - Garage               |         |         | X  |
| 39                 | Water / Sewer to 5' Outside Bldg                                                         | X    |      |    | 5                       | Storm Lift Station                         |         |         | X  |
| 40                 | Under Slab Video Recording - Not including Video Recording Stacks                        |      | X    |    | 6                       | Pump Room                                  |         |         | X  |
| 41                 | Building Fire Main                                                                       |      | X    |    | 7                       |                                            |         |         |    |
| 42                 | Building Pressure Reducing Valves - 1 Per BLDG                                           | X    |      |    | ELEVATED COURTYARDS:    |                                            |         |         |    |
| 43                 | Condensate: Sewer or Storm - Depends on County                                           | X    |      |    | 1                       | Standard Drains                            |         |         | X  |
| 44                 | Water Disinfection / Sanitation                                                          |      | X    |    | 2                       | Trench Drains                              |         |         |    |
| 45                 | Concrete Pad for Exterior Cleanouts                                                      |      | X    |    | 3                       | Planter Drains                             |         |         |    |
| 46                 | Domestic Water Backflows at Buildings                                                    | X    |      |    | 4                       | Downspout Tie-In                           |         |         |    |
| 47                 | Underground Refrigerant Conduits                                                         |      | X    |    | 5                       | Irrigation Water Service                   |         |         |    |
| 48                 | Fire Rated Water Supply Boxes                                                            | X    |      |    | 6                       | Irrigation Backflow                        |         |         |    |
| 49                 | Seismic Restraints                                                                       | X    |      |    | 7                       | Pool Courtyard - Elevated                  |         |         |    |
| 50                 | PVC Floor & Yard Clean Outs                                                              | X    |      |    | 8                       |                                            |         |         |    |
| 51                 | Spoiled Soil Removal                                                                     |      | X    |    | DOG PARK:               |                                            |         |         |    |
| 52                 | Foundation Drain Tie-In                                                                  | X    |      |    | 1                       | Watering Station                           |         | X       |    |
| 53                 | Expansion Couplings: IPEX                                                                | X    |      |    | 2                       | Hose Bib                                   |         |         | X  |
| 54                 | Downspout & Scupper Tie-In                                                               |      | X    |    | 3                       | Drainage                                   |         |         | X  |
| 55                 | ACCOR PVC / Plastic Stops (white)                                                        | X    |      |    | POOL & POOL DECK:       |                                            |         |         |    |
| 56                 | ACCOR Dishwasher Supply Line / Install                                                   | X    |      |    | 1                       | Pool Equipment Room                        |         | X       |    |
| 57                 | Ice Maker Connection (box only)                                                          | X    |      |    | 2                       | Pool Heater - Tie In                       |         |         | X  |
| 58                 | Water Heater Plastic Drain Pans                                                          | X    |      |    | 3                       | Pool Deck Drains                           |         |         | X  |
| 59                 | Plastic P-Traps (white)                                                                  | X    |      |    | 4                       | Pool Deck Trench Drains                    |         |         | X  |
| 60                 | In-line Water Filters                                                                    |      | X    |    | 5                       | Pool Shower                                |         | X       |    |
| 61                 | Steel Braided Supply Lines                                                               |      | X    |    | 6                       | Foot Wash Stations / Hose Bibs             |         |         | X  |
| 62                 | Thermal Expansion Tanks                                                                  | X    |      |    | 7                       | Downspout Tie-In                           |         |         | X  |
| 63                 | Hose Bibs                                                                                | X    |      |    | 8                       | Outdoor Sink / Faucet                      |         | X       |    |
| 64                 | Fire Caulk                                                                               | X    |      |    | 9                       | Pool Supply Piping & Drainage              |         | X       |    |
| 65                 | Tub Repairs                                                                              |      | X    |    | 10                      | Irrigation Water Service                   |         |         | X  |
| 66                 | Install Sub-Meters - Provided by Others                                                  | X    |      |    | 11                      | Irrigation Backflow                        |         |         | X  |
| 67                 | Hammer / Shock Arrestors                                                                 | X    |      |    | 12                      | Pool Pavilion/House                        | X       |         |    |
| 68                 | Two Way Cleanouts                                                                        | X    |      |    | 13                      |                                            |         |         |    |

| UNIT PLUMBING FIXTURES:                                                                                                                                                                                                                                                                                                                                                  |                   |            |                                                        |                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| PER: Plumbing Fixtures for Units & PH ID DWGS IA0.01 & IA0.03 DWG (Dated: 06/26/2026) & Water Heater Schedule P0-01 DWG (Dated: 05/15/2026). Note the neither IA0.01, IA0.03, nor P0-00 DWG schedules provided models for water closets or tubs.                                                                                                                         |                   |            |                                                        |                                                                                                                                                          |
| BRAND                                                                                                                                                                                                                                                                                                                                                                    | FINISH            | SIZE       | DESCRIPTION                                            | MODEL NUMBER                                                                                                                                             |
| Mansfield                                                                                                                                                                                                                                                                                                                                                                | White             | 1.28 gpf   | Non-ADA Height, Elongated Water Closets                | 135-3173                                                                                                                                                 |
| Mansfield                                                                                                                                                                                                                                                                                                                                                                | White             | 1.28 gpf   | ADA Height, Elongated Water Closets                    | 137-3173                                                                                                                                                 |
| Tradestar                                                                                                                                                                                                                                                                                                                                                                | White             |            | Plastic Toilet Seat                                    | 65903                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                          |                   |            |                                                        |                                                                                                                                                          |
| Moen                                                                                                                                                                                                                                                                                                                                                                     | Chrome            |            | Kitchen Faucets - Std Units                            | 7475                                                                                                                                                     |
| Moen                                                                                                                                                                                                                                                                                                                                                                     | Oil Rubbed Bronze |            | Kitchen Faucets - PH Units                             | 7864ORB                                                                                                                                                  |
| Moen                                                                                                                                                                                                                                                                                                                                                                     | Chrome            |            | Lavatory Faucets - Std Units                           | TV6142                                                                                                                                                   |
| Moen                                                                                                                                                                                                                                                                                                                                                                     | Oil Rubbed Bronze |            | Lavatory Faucets - PH Units                            | 8880-L-ORB                                                                                                                                               |
| Moen                                                                                                                                                                                                                                                                                                                                                                     | Chrome            |            | Pressure Balance T/S Valves & Trim Kits - Std Units    | UT3003EP                                                                                                                                                 |
| Jaclo                                                                                                                                                                                                                                                                                                                                                                    | Oil Rubbed Bronze |            | Pressure Balance T/S Valves & Trim Kits - PH Units     | T532-TRIM-ORB (thermostatic trim) + JCL-S210-2.0-ORO & JCL-8072-ORB (showerhead & showerarm) + 8230-ORB (tub spout) + JCL-T632-TRIM-ORB (volume control) |
| Moen                                                                                                                                                                                                                                                                                                                                                                     | Chrome            |            | Pressure Balance Shower Valves & Trim Kits - Std Units | UT3002EP                                                                                                                                                 |
| Jaclo                                                                                                                                                                                                                                                                                                                                                                    | Oil Rubbed Bronze |            | Pressure Balance Shower Valves & Trim Kits - PH Units  | 8072-ORB (showerhead & showerarm) + JCL-T632-TRIM-ORB (volume control)                                                                                   |
| Moen                                                                                                                                                                                                                                                                                                                                                                     | Chrome            |            | ADA - Handheld Shower                                  |                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                          |                   |            |                                                        |                                                                                                                                                          |
| Sterling                                                                                                                                                                                                                                                                                                                                                                 | White             | 6036       | Bathtubs, No Surrounds                                 | 71101110-0/71101120-0                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                          |                   |            | Tiled Showers - By others                              |                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                          |                   |            |                                                        |                                                                                                                                                          |
| AB & A                                                                                                                                                                                                                                                                                                                                                                   | Chrome            |            | Waste & Overflow Rough & Trim Kits                     |                                                                                                                                                          |
| Accor                                                                                                                                                                                                                                                                                                                                                                    | White             | P05 Series | FlowTite, 4ALL Supply Stop Valve                       |                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                          |                   |            |                                                        |                                                                                                                                                          |
| State                                                                                                                                                                                                                                                                                                                                                                    | Water Heater      | 40 Gallon  | Low-Boy Electric Water Heaters                         | EN6-40-DOLBS                                                                                                                                             |
| State                                                                                                                                                                                                                                                                                                                                                                    | Water Heater      | 50 Gallon  | Low-Boy Electric Water Heaters                         | EN6-50-DOLBS                                                                                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                          |                   |            |                                                        |                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                          |                   |            |                                                        |                                                                                                                                                          |
| NOTES PER EACH TRADE:                                                                                                                                                                                                                                                                                                                                                    |                   |            |                                                        |                                                                                                                                                          |
| <b>PLUMBING NOTES:</b>                                                                                                                                                                                                                                                                                                                                                   |                   |            |                                                        |                                                                                                                                                          |
| *Excludes unit undermount kitchen & lavatory sinks, farmhouse sinks, & dual mounts (except pedestal lavatory sinks, and unit drop-in sinks - if spec'd).                                                                                                                                                                                                                 |                   |            |                                                        |                                                                                                                                                          |
| *Excludes any 5-sided drywall boxes to maintain fire rating if required.                                                                                                                                                                                                                                                                                                 |                   |            |                                                        |                                                                                                                                                          |
| *Note - To meet FHA requirements, units with showers as the only bathing facility must have minimum inner dimensions of 36"L x 36"W. Charlotte                                                                                                                                                                                                                           |                   |            |                                                        |                                                                                                                                                          |
| Mechanical (CM) will send a formal change order if showers will need to be torn out, provided, and install with new shower sizes that will meet FHA. Not including framing.                                                                                                                                                                                              |                   |            |                                                        |                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                          |                   |            |                                                        |                                                                                                                                                          |
| *Pet Spa - Inclusive - Dog wash plumbing fixtures only (2 Tubs, Sink, FD, & WH-3).                                                                                                                                                                                                                                                                                       |                   |            |                                                        |                                                                                                                                                          |
| *Insulation - CM to install insulation where only exposed to the elements, or required by code.                                                                                                                                                                                                                                                                          |                   |            |                                                        |                                                                                                                                                          |
| *Water Heaters - In lieu of A.O. Smith ENLB-40 40-Gal & ENLB-50 50-Gal models. We provided the State equivalent EN6-40-DOLBS 40-Gal& EN6-50-DOLBS 50-Gal models. Note both the A.O. Smith and State Water Heaters are manufactured in similar warehouses, just marketed separately. Our vendor has more availability of the State equivalent over the A.O. Smith models. |                   |            |                                                        |                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                          |                   |            |                                                        |                                                                                                                                                          |
| <b>HVAC NOTES:</b>                                                                                                                                                                                                                                                                                                                                                       |                   |            |                                                        |                                                                                                                                                          |
| *Mini Splits – The Communication wire consists of High Voltage. It runs from Condenser to Air Handler. We will supply the communication wire, but the installation of the high voltage wire must be run by a licensed Electrician.                                                                                                                                       |                   |            |                                                        |                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                          |                   |            |                                                        |                                                                                                                                                          |
| *Pet Spa - Inclusive - HVAC includes mini-split & exhaust. Excluding - Any Blow Dryers & Dryer Table.                                                                                                                                                                                                                                                                    |                   |            |                                                        |                                                                                                                                                          |
| *Excludes shelf between water heater & air handler if required.                                                                                                                                                                                                                                                                                                          |                   |            |                                                        |                                                                                                                                                          |
| *Included is the A2L Refrigerant Change & associated equipment & labor.                                                                                                                                                                                                                                                                                                  |                   |            |                                                        |                                                                                                                                                          |



| HVAC BASE BID:    |                                                    |                            |               | INC. | EXC. | VE |                                                     |                                        |                        |         | INC. | EXC. | VE |
|-------------------|----------------------------------------------------|----------------------------|---------------|------|------|----|-----------------------------------------------------|----------------------------------------|------------------------|---------|------|------|----|
| BUILDING & UNITS: |                                                    |                            |               |      |      |    | BUILDING & UNITS CONT :                             |                                        |                        |         |      |      |    |
| 1                 | Riser Room(s)                                      |                            |               | X    |      |    | 59                                                  | Linear Slot Diffusers                  |                        |         |      | X    |    |
| 2                 | Unit Firestat Shut-Down                            |                            |               | X    |      |    | 60                                                  |                                        |                        |         |      |      |    |
| 3                 | Stairwell Heaters                                  |                            |               |      | X    |    | 61                                                  |                                        |                        |         |      |      |    |
| 4                 | Stair Pressurization: Controls                     |                            |               |      | X    |    | 63                                                  |                                        |                        |         |      |      |    |
| 5                 | Trash Rooms                                        |                            |               | X    |      |    | 64                                                  |                                        |                        |         |      |      |    |
| 6                 | Trash Chutes                                       |                            |               | X    |      |    | 65                                                  |                                        |                        |         |      |      |    |
| 7                 | Conditioned Corridors                              |                            |               | X    |      |    | 66                                                  |                                        |                        |         |      |      |    |
| 8                 | Bike Storage                                       |                            |               |      | X    |    | 67                                                  |                                        |                        |         |      |      |    |
| 9                 | Pet Spa - HVAC Scope of Work Only                  |                            |               |      | X    |    | 68                                                  |                                        |                        |         |      |      |    |
| 10                | Roof Top Terrace/Sky Lounge                        |                            |               |      | X    |    | 69                                                  |                                        |                        |         |      |      |    |
| 11                | Concrete Sleeves                                   |                            |               |      | X    |    | 70                                                  |                                        |                        |         |      |      |    |
| 12                | Townhouse Units                                    |                            |               |      | X    |    | 71                                                  |                                        |                        |         |      |      |    |
| 13                | Elevators                                          |                            |               | X    |      |    | 72                                                  | BIM Coordination                       |                        |         |      | X    |    |
| 14                | Louvers for Our Work Only - No Architectural       |                            |               | X    |      |    | 73                                                  | HUD Wages                              |                        |         |      | X    |    |
| 15                | Maintenance Shop                                   |                            |               | X    |      |    | 74                                                  | Permits                                |                        | X       |      |      |    |
| 16                | Janitor Rooms                                      |                            |               |      | X    |    | LEASING & AMENITY:                                  |                                        |                        |         |      |      |    |
| 17                | Car Wash                                           |                            |               |      | X    |    | 1                                                   | Equipment:                             | Goodman                |         | X    |      |    |
| 18                | Recycle Center - HVAC Only                         |                            |               |      | X    |    | 2                                                   | SEER Rating:                           | 14.3 / SEER 2          |         | X    |      |    |
| 19                | Generator - HVAC Scope of Work Only                |                            |               |      | X    |    |                                                     | Type:                                  | Heat Pump              |         | X    |      |    |
| 20                | Transformer/Main Electrical - HVAC Scope Only      |                            |               |      | X    |    | 3                                                   | Duct:                                  | Flex Metal             |         | X    |      |    |
| 21                | Common Mini-Splits                                 |                            |               | X    |      |    | 4                                                   | Plenums:                               | Duct Board Metal       |         | X    |      |    |
| 22                | Outside / Fresh Air - Common                       |                            |               | X    |      |    | 5                                                   | R6, R8 Flexible Supply Duct Branches   |                        |         | X    |      |    |
| 23                | Buried Refrigerent Lines                           |                            |               |      | X    |    | 6                                                   | Exposed Spiral Duct                    |                        |         | X    |      |    |
| 24                | Fireplace - Flue                                   |                            |               |      | X    |    | 7                                                   | Thermostats:                           |                        |         |      |      |    |
| 25                | Equipment:                                         | Goodman                    |               | X    |      |    | 8                                                   | Standard                               | Honeywell TH2210DH1000 |         | X    |      |    |
|                   | SEER Rating:                                       | 14.3 / SEER 2              |               | X    |      |    | 9                                                   | WiFi                                   |                        |         |      |      |    |
|                   | Type:                                              | Heat Pump                  |               | X    |      |    | 10                                                  | Diffusers: Metalaire / USAire          |                        |         | X    |      |    |
| 26                | Unit Range Hood Venting - Excluding Hood Vents     |                            |               |      | X    |    | 11                                                  | Dampers, Fire Smoke Damper, CRD: Lloyd |                        |         | X    |      |    |
| 27                | Dryer Duct Wrap                                    |                            |               |      | X    |    | 12                                                  | Louvers: Lloyd / Ruskin                |                        |         | X    |      |    |
| 28                | Outside / Fresh Air - Residential Units            |                            |               |      | X    |    | 13                                                  | Common Laundry                         |                        |         |      | X    |    |
| 29                | Unit Duct:                                         | Flex                       | Metal         |      | X    |    | RETAIL:                                             |                                        |                        |         |      | X    |    |
| 30                | Plenums:                                           | Duct Board                 | Metal         |      | X    |    | 1                                                   | # of Spaces                            |                        |         |      |      |    |
| 31                | Thermostats (Units):                               |                            |               |      |      |    | 2                                                   | Shaft Sleeves                          |                        |         |      |      |    |
|                   | Standard                                           | Honeywell TH2210DH1000     |               | X    |      |    | 3                                                   | Grease Duct                            |                        |         |      |      |    |
|                   | WiFi                                               |                            |               |      |      |    | 4                                                   | Grease Duct Access Panels              |                        |         |      |      |    |
| 32                | Thermostat Wiring                                  |                            |               | X    |      |    | 5                                                   | Exhaust Duct                           |                        |         |      |      |    |
| 33                | Condenser Mounts:                                  |                            |               |      |      |    | 6                                                   | Unit Heaters                           |                        |         |      |      |    |
|                   | Plastic Pad                                        | Diversitech Hurricane Pads | Aluminum Rack |      | X    |    | 7                                                   | Equipment                              |                        |         |      |      |    |
| 34                | Vibration Control:                                 |                            |               |      |      |    | 8                                                   | Kitchen                                |                        |         |      |      |    |
|                   | None                                               | Springs                    | Neoprene Pads |      | X    |    | 9                                                   |                                        |                        |         |      |      |    |
| 35                | Units: Standard Metal White Diffusers (pro-select) |                            |               |      | X    |    | 10                                                  |                                        |                        |         |      |      |    |
| 36                | Amenity Diffusers: Metalaire / USAire              |                            |               |      | X    |    | PARKING GARAGE:                                     |                                        |                        |         |      |      |    |
| 37                | Unit Bath Exhaust Fans:                            |                            |               |      |      |    | 1                                                   | # of Levels                            | OPEN                   | CLOSED  |      | X    |    |
|                   | Standard                                           |                            |               |      |      |    |                                                     | 1 at Each of the 3 MF Bldgs            | Fans                   | CO / NO |      | X    |    |
|                   | Other                                              | Broan 688                  |               |      | X    |    | 2                                                   | Lobby - Mini Split Systems             |                        |         |      |      | X  |
| 38                | Unit Kitchen Exhaust Fans:                         |                            |               |      |      |    | 3                                                   | Heated Garage Ceilings                 |                        |         |      |      | X  |
| 39                | Spec:                                              |                            |               |      | X    |    | 4                                                   | Garage Exhaust Fans                    |                        |         | X    |      |    |
|                   | Dehumidifiers                                      |                            |               |      | X    |    | 5                                                   | Recirculation Fans                     |                        |         | X    |      |    |
| 40                | Vent Caps (Owner Color Choice):                    |                            |               |      |      |    | POOL EQUIPMENT ROOM:                                |                                        |                        |         |      |      |    |
|                   | Deflecto                                           | M&M                        | Famco         |      | X    |    | 1                                                   | Pool Equipment Room                    |                        |         | X    |      |    |
| 41                | In-House Test & Balance (1/each unit type)         |                            |               |      | X    |    | 2                                                   | Pool Heater Exhaust Vent               |                        |         |      | X    |    |
| 42                | Certified Test & Balance                           |                            |               |      |      | X  | 3                                                   |                                        |                        |         |      |      |    |
|                   |                                                    |                            |               |      |      |    | 4                                                   |                                        |                        |         |      |      |    |
| 43                | NCHFA QAP - 3rd Party Commissioning                |                            |               |      |      | X  | 5                                                   |                                        |                        |         |      |      |    |
| 44                | Recessed Metal Dryer Connection Boxes              |                            |               |      | X    |    | GAS DROPS (NO APPLIANCES) - By Plumbing Contractor: |                                        |                        |         |      |      |    |
| 45                | Coastal Protection                                 |                            |               |      | X    |    | 1                                                   | Unit Ranges                            |                        |         |      | X    |    |
| 46                | R6, R8 Flexible Supply Duct Branches               |                            |               |      | X    |    | 2                                                   | Unit Water Heaters                     |                        |         |      | X    |    |
| 47                | Return Air:                                        | Through Door               | Ducted        |      | X    |    | 3                                                   | Common Ranges                          |                        |         |      | X    |    |
| 48                | Dampers:                                           | Fire                       | Radiation     |      | X    |    | 4                                                   | Common Water Heaters                   |                        |         |      | X    |    |
| 49                | Laundry Transfer Grills                            |                            |               |      | X    |    | 5                                                   | Fireplaces                             | 1                      |         | X    |      |    |
| 50                | Exposed Ductwork                                   |                            |               |      |      | X  | 6                                                   | Fire Pit                               |                        |         |      | x    |    |
| 51                | Insulated Soft Copper Refrigerent Piping           |                            |               |      | X    |    | 7                                                   | Fire Feature                           |                        |         |      | X    |    |
| 52                | Units Charged w/R-32                               |                            |               |      | X    |    | 8                                                   | Grills                                 |                        |         |      | X    |    |
| 53                | Tape Sealed Duct Connections                       |                            |               |      | X    |    | 9                                                   | Generator                              |                        |         |      | X    |    |
| 54                | 1" Thick Apartment Grade Filters (not merv 8)      |                            |               |      | X    |    | 10                                                  | Pool Heater                            | 1                      |         | X    |      |    |
| 55                | Fire Rated Access Doors & Dampers                  |                            |               |      | X    |    |                                                     |                                        |                        |         |      |      |    |
| 56                | Start-Up & Equipment Checks                        |                            |               |      | X    |    |                                                     |                                        |                        |         |      |      |    |
| 57                | Equipment Labeled w/Weatherproof Stickers          |                            |               |      | X    |    |                                                     |                                        |                        |         |      |      |    |
| 58                | Temporary Heat                                     |                            |               |      |      | X  |                                                     |                                        |                        |         |      |      |    |

**PLUMBING STANDARD PRODUCT LIST:**

| ITEM                                                                 | APPROVED MANUFACTURERS                      |
|----------------------------------------------------------------------|---------------------------------------------|
| Garage Drains                                                        | Zurn, Sioux Chief                           |
| Floor Drains                                                         | Zurn, Sioux Chief                           |
| Roof Drains/Overflow Drains                                          | Zurn, Sioux Chief                           |
| Balcony Drains                                                       | Zurn, Sioux Chief                           |
| RPZs                                                                 | Wilkins (Zurn), Watts                       |
| Backflow Preventers                                                  | Wilkins (Zurn), Watts                       |
| Sump Pumps                                                           | Liberty                                     |
| Ice Maker Connection (Box & Water Tite Plastic Square)               | IPS                                         |
| Pet Spa Tubs                                                         | Groomer's Best                              |
| Hose Bibs/Freeze Proof Wall Hydrants/Roof Hydrants                   | Woodford                                    |
| Washing Machine Drain Pans                                           | IPS                                         |
| Recirculating Pumps                                                  | Bell & Gossett                              |
| Backwater Valves                                                     | Wilkins (Zurn), Watts                       |
| Building Pressure Reducing Valves                                    | Wilkins (Zurn), Watts                       |
| Seismic Restraints                                                   | Holdrite, Eaton                             |
| PVC Floor & Yard Clean Outs                                          | Zurn, Sioux Chief                           |
| Water Heater Plastic Drain Pans                                      | IPS                                         |
| CPVC Pipe & Fittings                                                 | Charlotte Pipe, Spears, IPEX                |
| PEX Type B Pipe & Fittings                                           | Bow , Viega, Zurn                           |
| PEX Fittings                                                         | Nibco                                       |
| PEX Crimp Distribution Manifold                                      | Sioux Chief                                 |
| Freezeless Wall Hydrant in Box, Chrome (NFWH)                        | Woodford                                    |
| Freezeless Sanitary Roof Hydrant w/ Mounting Stand (NFRH)            | Woodford                                    |
| Air Admittance Valve (AAV)                                           | IPS                                         |
| Full Port Gate Valve                                                 | Matco Norca                                 |
| Full Port Brass Ball Valve                                           | Apollo                                      |
| Supply Stop Valve, White                                             | Accor                                       |
| Trap Primer                                                          | ppp                                         |
| PVC Pipe                                                             | Charlotte Pipe, Spears, IPEX                |
| PVC Fittings                                                         | Lasco & Lesso, Charlotte Pipe, Spears, IPEX |
| Fast Fit Undersink Piping Covers                                     | Truebro                                     |
| Plastic P-Trap                                                       | Dearborn Brass                              |
| PVC Snap-In Strainer, White                                          | IPS                                         |
| Schedule 40 Waste & Overflow Kit                                     | IPS                                         |
| Plastic Square Ice Maker Outlet Box, w/ Lead Free Quarter Turn Valve | IPS                                         |
| Center Drain Washing Machine Box w/ Quarter Turn Valves              | IPS                                         |
| FR-12 Plastic WMOB w/ Quarter Turn Valves                            | IPS                                         |
| Cleanout Tee w/ Cleanout Plug                                        | Charlotte Pipe                              |
| High Impact Plastic Cleanout Cover Plates                            | Jones Stephens                              |
| No Lead Brass Swing Check Valve                                      | Boshart                                     |
| Water Heater Pans                                                    | Oatey, IPS                                  |
| 2-Gal Thermal Expansion Tank                                         | HydraPro                                    |
| Mop Sink                                                             | Fiat                                        |
| Bi-Level Water Fountains                                             | Elkay                                       |
| Booster Pump                                                         | HYFAB                                       |
| Oil Interceptor                                                      | Zurn                                        |
| Schedule 80 CPVC Pipe                                                | Charlotte Pipe, Spears, IPEX                |
| Schedule 40 PVC Pipe Solid Core                                      | Charlotte Pipe, Silverline                  |
| PVC DWV Fittings                                                     | Lesso, Charlotte Pipe                       |
| Common - Urinals                                                     | Kohler                                      |
| Common - Urinal Flushometer                                          | Sloan                                       |
| Electric Tankless Water Heater                                       | Eemax                                       |
| Adjustable Cleanout                                                  | Sioux Chief                                 |
| Tubular Foam Insulation                                              | Armcell                                     |
| Line Pressure Regulator                                              | Maxitrol                                    |
| Underground Schedule 40 Gas Pipe, Yellow                             | Continental                                 |
| IPS Black Socket Fusion Fittings                                     | Charter Plastics                            |
| Mechanical Timer w/ Emergency Shut-Off, 2.5Hr                        | Firegear                                    |
| Firestopping                                                         | Holdrite                                    |
| Expansion Joint                                                      | IPEX                                        |
| Flush Drywall Access Door, Insulated Fire rated Access Door          | Karp                                        |
| Glue-On-Nozzle                                                       | Rectorseal                                  |

**NOTES:**

\*Charlotte Mechanical's (CM) standard plumbing products list.

\*Refer to Pg. 3 for specific plumbing fixtures related to this project.

| HVAC STANDARD PRODUCT LIST:                               |                                             |
|-----------------------------------------------------------|---------------------------------------------|
| ITEM                                                      | APPROVED MANUFACTURERS                      |
| Heat Pump - 14.3/ SEER 2                                  | Carrier - GH5SAN                            |
| Air Handler - Apartment Units                             | Carrier - FMA4X                             |
| Air Handler - Amenity/Corridor                            | Carrier - FJ4DNXB                           |
| Bathroom Exhaust Fans - Units                             | Broan - AE80                                |
| Thermostats - Units & Amenity                             | Honeywell (Non-Programmable) - TH2210DH1000 |
| Mini-Splits - Amenity                                     | Daikin, Mitsubishi                          |
| Gravity Ventilators - Round Duct                          | Greenheck                                   |
| Gravity Ventilators - Square Duct                         | Greenheck                                   |
| Vent Caps                                                 | InOvate                                     |
| CO/NO2 Sensors                                            | Macurco                                     |
| Garage Fans                                               | Greenheck, Air King                         |
| Unit Wall Heaters                                         | Berko                                       |
| 4" Deep Dryer Box - No Trim Ring                          | Construction Solutions                      |
| GRD - Units (Steel)                                       | Proselect                                   |
| GRD - Laundry Transfer & Returns                          | Proselect                                   |
| GRD - Amenity (Aluminum)                                  | US Aire                                     |
| DOAS                                                      | AAON                                        |
| Square Grease Duct                                        | Durasystems                                 |
| Round Grease Duct                                         | Captiveaire                                 |
| Louvers, Fire Smoke Dampers, Fire Dampers, CRDs           | Lloyd                                       |
| TD Mixed Vent Inline                                      | Soler & Palau                               |
| Stair Pressurization                                      | Greenheck                                   |
| Aluminum Racks (Roof Mounted Condensing Units)            | Green Link                                  |
|                                                           |                                             |
|                                                           |                                             |
|                                                           |                                             |
| NOTES:                                                    |                                             |
| *Charlotte Mechanical's (CM) standard HVAC products list. |                                             |

Romanoff Heating & Cooling, LLC  
205 Regency Executive Park Dr  
Charlotte, NC 28217  
Phone: (704) 551-4144



## Bid Proposal

To: CF Evans  
Attn: Carl Byars

Project: OCA Broad Creek Apartments  
Location: Hilton Head, South Carolina  
Date: 08/07/2026

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*Romanoff Heating & Cooling, LLC will provide and install the HVAC systems as described herein to be complete & operational in accordance with all applicable codes and in compliance with the local authority having jurisdiction. (Romanoff Heating & Cooling, LLC will honor this proposal for a total of 30 days.)*

***If the price of any material that we are proposing to provide increases materially from the price we included in our proposal due to new tariffs or duties on imported goods enacted after we prepared our proposal, we reserve the right to increase our proposal price, or to receive an equitable adjustment if we have entered into a subcontract prior to the price increase, equal to the increased tariff cost.***

The project consists of 254 dwelling units and conditioned corridors with detached clubhouse, pool, and fitness buildings.

Drawings Date: 05/15/2026

**HVAC Bid Total: \$2,296,934**

**Alternates:**

- ADD \$159,650 to include coastal protection for outdoor units
- ADD \$93,350 to include and install firewrap on 4" dryer duct
- ADD \$105,950 to install aluminum roof racks in lieu of pressure treated 4x4 sleepers with vibration isolation pads and hurricane tie downs
- ADD \$79,675 to include UV insulation on exposed roof top refrigerant lines
- ADD \$61,712 for Broan AE80B in ceiling with CRD. 688ES does not have compatible CRD
- DEDUCT \$10,125 to install Lambro Aluminum Wall caps in lieu of the Imperial R2's.



**Clarifications:**

- Equipment SEER2 Rating: 14.3 by Goodman
  - Dwelling – AWST
  - Common - AMST
  - Heat Pumps – GLZS4B
- Dwelling unit fans in wall by Broan 688ES
- Refrigerant: R32
- Thermostats by Honeywell FocusPro
- Ductboard alternate and flex for all dwelling supply and return ducts
- Metal and flex for all common areas supply and return ducts
- Wall Caps to be Imperial R2
- Refrigerant piping to be soft copper
- Startup, testing, adjusting, and balancing to be done in-house
- 1" thick apartment grade filters (1 set during construction & 1 set at project completion)
- Low Voltage control wiring from air handler to condensing unit only
- Outdoor condenser Pads to be plastic for clubhouse only
- Installation of Duct Detectors. Detectors by others
- Common area Exhaust Fans by Basis of Design or Equivalent
- Jurisdiction has not allowed the spec'd wall caps due to free area of opening not meeting CFM requirements. Add has been provided for wall caps that do meet the free area requirements
- Parking Garage / Garages to be naturally ventilated – no mechanical ventilation shown
- Test and Balance included for common areas only

**Inclusions:**

- Standard Manufacturer's Equipment/Parts Warranty
- Grilles & Diffusers by TruAire or equal
- 1 Year parts and labor warranty
- Equipment
- Sales Tax 6.75%
- Crane for roof mounted equipment
- As builds, shop drawings and closeout documents
- Fire stopping for mechanical installations per code (any Engineer Judgements by others)
- Fire dampers/Fire smoke dampers and associated access doors only where required by code
- Fire dampers and fire smoke dampers not shown in corridor return air – we have included them
- Common sizes for diffusers, registers and return air grilles
- We have included 4x4 sleepers with hurricane tie down - jurisdiction may require aluminum roof racks.
- Permit fees included at \$50 per unit



**Exclusions:**

- Any louvers – not shown on schedule
- Note 4 on M1.A01 - transfer grilles above bedroom doors not shown on drawings
- Note 10 on M1.A01 – zone systems not shown and not typical in this application.
- Pool equipment not shown to be heated or ventilated – additional information required
- Extended Warranty
- Construction Management & Accounting Software/Web Fees
- Permits fees and inspection fees
- Any work not shown on the drawings or specs
- Composite Cleanup Crew(s)
- Painting of any kind
- Commissioning
- Hard copper for refrigerant lines
- Type L copper for condensation drains
- Any work associated with gas systems, fixtures, and gas venting
- Heat Tracing
- CO2/NO2 systems
- Water Heaters, Range Hoods, Microwaves, Kitchen Hoods, and associated venting
- Temporary ventilation: exhausting, heating, cooling
- Any framing/blocking
- Line sets routed underground
- Fire Alarm interlocks
- 120V mini-split communication wire
- Concrete Condenser Pads
- Hard Copper pipelines
- Specialty finishes for any equipment
- Vibration/Sound Attenuating Roof Curbs
- Sacrificial TPO materials or labor
- Flashing, waterproofing, etc.
- Roof screens, walkway pads, service platforms & hub drains
- Grease ducts, Stainless steel duct, Gas vents, Boiler breeching, Chimney flues, Radon Venting
- Any fire rating of dryer wall boxes and associated wall cavities

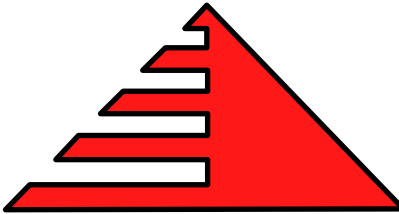
It has been my pleasure to provide this proposal on behalf of Romanoff Heating & Cooling, LLC. I look forward to discussing this project with you soon.

Romanoff Heating & Cooling, LLC  
205 Regency Executive Park Dr  
Charlotte, NC 28217  
Phone: (704) 551-4144



**Tiffany Nichols**

Romanoff Heating & Cooling Charlotte  
Estimator  
T: (704) 551-4144 | M: (347) 749-9413  
205 Regency Executive Park Dr. Suite 500  
Charlotte, NC 28217



TRIAD MECHANICAL COMPANY, INC.  
 922a Hurricane Shoals Road NE  
 Lawrenceville, Georgia 30043  
 Phone: 770-940-9223

August 6, 2026

Re: OCA Broad Creek. Hilton Head Island, SC.  
 (254 units). Plans dated 60% Set

To: Carl/CF Evans.

### PRICING SUMMARY

| Category                                                                                                                                        | Amount                | Accepted |
|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------|
| Apartments                                                                                                                                      | \$1,749,774.00        |          |
| Amenities <ul style="list-style-type: none"> <li>• 16.5 Tons</li> <li>• 1 Ductless mini split</li> <li>• 4 Fans</li> <li>• 2 Heaters</li> </ul> | \$217,706.00          |          |
| Corridors <ul style="list-style-type: none"> <li>• 57 Tons</li> <li>• 1 Ductless mini split</li> <li>• 3 Fans</li> <li>• 8 Heaters</li> </ul>   | \$269,005.00          |          |
| <b>CONTRACT TOTAL</b>                                                                                                                           | <b>\$2,097,631.00</b> |          |

| Unit Type | System Tons | Number of Units |
|-----------|-------------|-----------------|
| 1 Bed     | 2.0         | 56              |
| 2 Beds    | 2.0         | 124             |
| 2 Beds    | 2.5         | 20              |
| 2 Beds    | 3.0         | 31              |
| 3 Beds    | 3.0         | 20              |
| Penthouse | 3.0         | 3               |

### Triad Mechanical Company, Inc. • Certified Woman-Owned Business

GA# CN210698, FL# CAC1817495, SC# M111381, TN# 62611, AL# S-53877, NC# 37453, VA# 2710080614, TX# 96933, LA# 60139, AR# 0004214, OH# 49810, MS# 26187-SC, WV# WV063965, OK#00224249, CO#00254584, MO#143095, KS6019, IA#25-0414-0, PA Number



## **Attachment A – Scope of Work**

1. Transformers, Thermostat and Thermostat wiring for mechanical systems furnished and installed for Low Voltage Control. All low voltage control wirings will be provided. For Thermostats and between AHU and HP.
2. All mechanical equipment requiring electric power will be installed with factory pull out disconnect. (Electrical loads for equipment coordinated with electricians).
3. All mechanical equipment will be installed according to manufacturers' recommendations.
4. All mechanical equipment shall be guaranteed for a period of one year after acceptance by owner.
5. All HVAC compressors shall have an extended 5-year manufacturer warranty. (Labor not included).
6. Location of outdoor ac/heat pump units provided by architectural drawings.
7. Flexible ductwork is Class 1 air duct UL181 listed.
8. Refrigerant piping shall be Type L Soft Copper or refrigeration service soft copper tubing with brazed joints. Refrigeration piping size per manufacturer recommendation. Installed in Wall of mechanical room or exposed depending on local jurisdiction.
9. Location of grills, registers and diffusers to be approximate per plans.
10. All pipe and duct penetrations of fire and/or smoke rated assemblies shall be fire-stopped as required to restore assembly to the original integrity.
11. All bath fans and Dryer venting provided hard pipe 26g.
12. All fire dampers will be supplied and installed as required by local County and City inspection departments. UL555C.
13. All Duct Work for Apartments is Black jacket Flex and Fiberglass Duct Board.
14. All Duct Work for Amenities is Black jacket Flex and Fiberglass Duct Board.
15. All Duct Work for Corridors is Black jacket Flex and Fiberglass Duct Board.
16. All taxes are included.

## **Specific Scope**

17. **Equipment Brand and SEER: Rheem RF2T. Rheem Select MPP14. 14.3 SEER**
18. **Mini splits brand: Mitsubishi PKA**
19. **Condenser Location: Roof 4x4s.**
20. **Apartment Thermostat: Pro1 T625-2**
21. **Common areas Thermostats: Pro1 T625-2**
22. **Apartment Fresh Air: NA**
23. **Apartment Bath Fans: Broan 688ES in the wall. 4" Pipe.**
24. **Apartments Kitchen Fan: NA**
25. **Dryer box, Duct, Fire Wrap: No fire wrap.**
26. **Apt supply and return grilles: Steel stamped face. Aluminum are excluded.**
27. **Common areas return and supply grilles: Similar to schedule.**
28. **Mechanical closet return Grille: Yes**
29. **Laundry Room Transfer Grille: Yes**
30. **Bedroom Transfer Grille: No**
31. **Wall Caps: Imperial**
32. **Dryer Cape Dampers: NA**
33. **Aldes Backdraft Dampers: NA**
34. **Quick Flash: NA**
35. **Condensate line to hub in closet: CPVC. Not insulated**
36. **Line set insulation: 1/2". No UV coated or shielded.**
37. **Boot type: Metal. Industry standard sizes**
38. **Louvers: United Enertech or similar.**
39. **LEED, aircraft: Cover ductwork during construction.**
40. **Certified Test and Balance: NA.**
41. **OCIP, HUD, Davis Bacon, ETC: NA**
42. **Bond: NA**

## **Exclusions**

43. Flashing of roof penetrations.
44. Certified T&B, leak test, blower doors test and commissioning.
45. Sealing boots, grills, dryer box and bath fans to drywall.
46. Fire rated dryer boxes or fire rating of its wall cavity.
47. Manual volume dampers in the main return duct or opening.
48. Painted or paint of wall caps, louvers, hoods, grilles, etc.
49. Any Equipment Accessories not listed above. Devices not depicted in the mechanical drawings.
50. Copper Line Set Chases, Fire Rated Chases, Aluminum Jackets, Under Ground Chases.
51. Architectural Louvers.
52. Fireplace, Fireplace Venting, Gas Piping.
53. Rangehoods or Fire Suppression.
54. Sound and light transfer Baffle.
55. High Voltage wires or outdoor Disconnect.

*If you have any questions, please feel free to contact us.  
Respectfully,*

**Mike Graham**  
**Executive License Holder**  
**770-940-9223**

**Juan David Naranjo**  
**Salesman Assistant**  
**678-387-7305**

**Mitchell Graham**  
**Sales Assistant**  
**678-951-7243**

## **Triad Mechanical Company, Inc. • Certified Woman-Owned Business**

GA# CN210698, FL# CAC1817495, SC# M111381, TN# 62611, AL# S-53877, NC# 37453, VA# 2710080614, TX# 96933, LA# 60139, AR# 0004214, OH# 49810, MS# 26187-SC, WV# WV063965, OK#00224249, CO#00254584, MO#143095, KS6019, IA#25-0414-0, PA Number



## **Division #16**



## **Division 16.200**

### **Electrical, Fire Alarm, & Light Fixtures**



# B.Z. Electric

*"Turning People On All Over Town"*

August 24, 2026

To: CF Evans Construction

Attn: Carl Byars

Re: Broad Creek Apartments Proposal Updated

Hilton Head, SC

To wire this project per design development plans dated 05/15/2026 and 2023 NEC code will cost \$5,631,900.00. Included in this proposal are the following items:

1. Permits
2. Fire caulk
3. Light fixture allowance \$853,775.00 – see notes
4. 30" structure wiring data box, not terminated, value \$16,510.00
5. All wiring NM cable and SER AL minimum size #14 – parking deck in MC and EMT conduit
6. Standard telephone and TV wiring
7. Pool telephone
8. Temporary lights in corridors
9. Temporary power pole at each transformer with outlets on each floor
10. Stub 2-4" conduits out of IDF rooms in each building, 5' out of building
11. Fire alarm per our engineered drawings, value \$295,000.00
12. Area of refuge in elevator lobbies, value \$100,000.00
13. 15 amps standard outlets and switches
14. Unit panel covers white
15. Conduit and wire for 9 dual EV charger per plan, charger by others
16. Secondary conduit and wire per transformer location on Palmetto Electric Plan dated 8-14-26 – value \$224,700.00
17. Furnish and install 3 service termination cabinets per Palmetto Electric Cooperative revised plan design – value \$47,815.00
18. Furnish and install 7 transformer pads per Palmetto Electric Cooperative plan – value \$35,000.00
19. Furnish and install 2" pvc for site lights per Palmetto Electric Cooperative plan – value \$39,510.00
20. Landscape lights furnished and installed per L drawings – value \$266,560.00
21. Furnish and install 3 – 150kw generators to service fire pumps – value \$250,800.00
22. Furnish and install primary conduit for transformers per Palmetto Electric Cooperative plan –value \$46,815.00
23. GFI breakers for stove and dryer circuits – value \$38,100.00
24. 60 Amp – single phase circuit to end of dock with panel, wiring for 4 lights and outlets – value \$22,300.00

**NOTE:** Secondary quoted to be in type pvc and AL conductors.

**NOTE:** Generators are quoted as assumption. No information for spec in plans. Pad by others.

*Residential • Commercial • Light Industrial • Multi-Family*

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OFFICE - (706) 228-4488 • CELL - (706) 533-0413 • FAX - (706) 650-9099



# B.Z. Electric

*"Turning People On All Over Town"*

**NOTE:** Unit smoke detectors included in lighting package – standard, not 520 HZ. If 520 HZ smokes are required it will be an adder of \$157,525.00

**NOTE:** All meter mains have a 6 months lead time as of today. These will not be released until we receive the approved submittals.

**NOTE:** Fire alarm panels have a 4 to 5 months lead time as of today.

**NOTE:** No MDF or IDF rooms termination included in quote.

**NOTE:** No fiber install or splicing included in quote.

**NOTE:** No BDA system or prewire/conduit included in this quote.

**NOTE:** No coordination study or testing of gear included in quote.

**NOTE:** Quoted using AL conductors where code allows.

**NOTE:** Fire alarm designed to meet minimal codes. Included are cell dialers at each building fire panel with 1 year monitoring. After 1 year it will cost \$660 a year per building fire account.

**NOTE:** Bond is not included in this price, if needed at 2.5% to total price.

**NOTE:** All flex conduit as per codes.

**NOTE:** All gear AIC series rated.

**NOTE:** No WAP wiring or devices included in quote.

**NOTE:** No access control/stereo/video security included in this proposal.

**NOTE:** This quote does not include temporary power to units.

**NOTE:** All appliances must come with factory cords.

**NOTE:** All under road crossings done by others.

**NOTE:** Each building must be 100% ready before electrical can start. For rough, framing punch must be 100%, dried in 100% and other MEPS 100%. For trim, paint 100%, cabinets installed, water heaters set, A/C and furnaces set.

**NOTE:** Not responsible for rock removal if hit during excavating.

**NOTE:** All grades must be within 1' before installation of any underground electrical.

**NOTE:** Any wire chases need to be framed and covered by others.

**NOTE:** All unit smoke detectors are stand-alone detectors interlinked within the unit. Smoke detectors in the units are not tied to fire alarm system nor ring a 520HZ horn/detector.

**LIGHT NOTES:** All subject to approval, very little details on schedules.

-Can VE fixture AE, BE & DE to use inverters and save \$10,000.00

-Can VE B1, S4, S4E, VA & VB and save \$115,500.00

**NOTE:** Price good for 15 days.

Call me at 706-228-4488 if you have any questions regarding this proposal. Thank you for the opportunity to bid this job with you.

Sincerely,

*Brandon Zapata*

*Residential • Commercial • Light Industrial • Multi-Family*

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OFFICE - (706) 228-4488 • CELL - (706) 533-0413 • FAX - (706) 650-9099



**IES RESIDENTIAL, INC**  
3105 MOON STATION ROAD  
KENNESAW, GEORGIA 30144  
(770) 795-7933 fax (770) 795-7903

August 7, 2026

TO: CF EVANS  
125 REGIONAL PARKWAY, SUITE 200  
P.O. BOX 1586  
ORANGEBURG, S.C. 29116

ATTENTION: CARL BYARS

REFERENCE: BROAD CREEK  
HILTON HEAD, SC  
BID PROPOSAL #7533-1398 (60% CD SET DATED 7/3/26)

DEAR CARL,

**IES-RESIDENTIAL WOULD LIKE TO SUBMIT THE FOLLOWING BUDGET FIGURE TO FURNISH THE MATERIAL, LABOR, AND SUPERVISION FOR THE WORK ON THE ABOVE REFERENCED PROJECT. THIS PROPOSAL IS BASED ON ESTIMATES AND PAST PRACTICES AS THERE IS NO COMPLETE PLANS AND SPECIFICATIONS AVAILABLE AT THIS TIME**

**PRICING GOOD FOR THIRTY (30) DAYS AFTER DATE OF THIS PROPOSAL.**

**SOME MATERIAL TAKING LONGER FOR PROCUREMENT**

**INCLUDED IN BID:**

*(ITEMS NOT MENTIONED OR ITEMS REFERENCED ELSEWHERE IN THIS PROPOSAL ARE NOT TO BE ASSUMED AS INCLUDED IN THIS BID.)*

1. TEMPORARY POWER FOR CONSTRUCTION WITH 120/240 VOLT SINGLE PHASE 20 AMP GFI PROTECTION CIRCUITS, PER 2020 NATIONAL ELECTRICAL CODE, INSTALLED ONCE PER IES-RESIDENTIAL DESIGN.
2. MODULAR METERING WITH THREE PHASE IN AND SINGLE PHASE OUT METERING FOR 3 BUILDINGS AND 254 UNITS PLUS THE NECESSARY THREE-PHASE HOUSE PANELS FOR THE BUILDING. (10,000 AIC MAXIMUM)
3. PROPER GROUNDING PER THE 2020 NEC.
4. APARTMENT SUB-FEEDERS TO BE **ALUMINUM SER CABLE, NOT IN CONDUIT**, SIZED FOR THE LOAD SERVED AND PER THE 2020 NATIONAL ELECTRICAL CODE. (SUB-FEEDERS RUN THE SHORTEST WAY WITH CONTRACTOR TO PROVIDE CHASE IF NECESSARY.)
5. ALL BRANCH CIRCUITS TO BE IN NM-NMB COPPER ROMEX, WITH **#12 MINIMUM PER E1.A01 PANEL SCHEDULE** ON BRANCH CIRCUITS.

6. GFI PROTECTED CIRCUITS AS REQUIRED BY THE 2020 NATIONAL ELECTRICAL CODE.
7. COMMON LIGHTING IN TYPE **NM-NMB (ROMEX)**, NOT IN CONDUIT.
8. WIRING FOR LIGHTS, SWITCHES, RECEPTACLES, RANGES, FURNACES, RANGEHOODS, WASHERS, DRYERS, DISHWASHERS, DISPOSALS AND BATH EXHAUST FANS.
9. WIRING FOR AND INSTALLATION OF SMOKE DETECTORS.
10. ALL DEVICES IVORY OR WHITE IN STANDARD RESIDENTIAL GRADE WITH PLASTIC MID SIZED PLATES.
11. WIRING FOR APARTMENTS UNITS AS FOLLOWS:

| UNIT TYPE | QUANTITY | OCP  |
|-----------|----------|------|
| A1-1/4    | 12       | 125A |
| A1-5/14   | 19       | 125A |
| A2-1/4    | 10       | 125A |
| A3-1/3    | 5        | 125A |
| A4-1/3    | 3        | 125A |
| A4-4/6    | 3        | 125A |
| A5-1/2    | 4        | 125A |
| B1-1/4    | 10       | 150A |
| B1-5/8    | 45       | 150A |
| B1-9/11   | 20       | 150A |
| B1-12/14  | 17       | 150A |
| B1-15/16  | 2        | 150A |
| B1-17/19  | 5        | 150A |
| B1-20/21  | 2        | 150A |
| B1-22/24  | 5        | 150A |
| B2-1/3    | 10       | 150A |
| B3-1/2    | 8        | 150A |
| B4-1/4    | 10       | 150A |
| B5-1/3    | 6        | 150A |
| B5-4/7    | 5        | 150A |
| B6-1/3    | 6        | 150A |
| B7-1/4    | 5        | 150A |
| B8-1/3    | 10       | 150A |
| B9-1/3    | 9        | 150A |
| C1-1/4    | 5        | 150A |
| C2-1/4    | 5        | 150A |
| C3-1/4    | 10       | 150A |
| PH1       | 1        | 150A |
| PH2       | 1        | 150A |
| PH3       | 1        | 150A |
| TOTAL     | 254      |      |

12. WIRING FOR HVAC WITH NON-FUSED (PULLOUT) DISCONNECTS AS REQUIRED BY THE NATIONAL ELECTRICAL CODE. (THERMOSTAT WIRING BY OTHERS).
13. PROPER JOB SUPERVISION AND MAN POWER.
14. WIRING FOR AMENITY IN **MC CABLE** IN LEASING OFFICE AND **NMB-ROMEX CABLE** FOR SEPARATE CLUBHOUSE AND FITNESS SPA.
15. WIRING FOR STRUCTURED MEDIA CENTER IN UNIT CLOSET IS INCLUDED. CABINET IS EMPTY SO UTILITY CAN INSTALL THEIR BLOCKS, SPLITTERS AND/OR MODEMS.
16. FIRE CAULKING IS INCLUDED.
17. WIRING FOR TRASH COMPACTOR IS INCLUDED
18. WIRING FOR 4 ELEVATORS IS INCLUDED
19. WIRING FOR BIKE BARN IS INCLUDED
20. WIRING FOR MAINTENANCE BUILDING IS INCLUDED
21. 2020 CODE REQUIREMENTS ARE INCLUDED.
22. ELECTRICAL PERMITS ARE INCLUDED.

|                                                                                                                   |                        |
|-------------------------------------------------------------------------------------------------------------------|------------------------|
| BASE BID                                                                                                          | \$ 2,313,142.00        |
| LIGHT FIXTURES (EQUAL IMPORTS WITH 520HZ UNIT SMOKES)                                                             | \$ 781,832.00          |
| SITE/LANDSCAPE LIGHT AND LANDSCAPE FIXTURES (EQUALS)                                                              | \$ 186,187.00          |
| SITE LIGHT TRENCHING, CONDUIT, WIRE AND LABOR                                                                     | \$ 108,000.00          |
| LANDSCAPE LIGHT TRENCHING, CONDUIT, WIRE AND LABOR                                                                | \$ 131,700.00          |
| STANDARD CATV PRE-WIRE (RG-6 QUAD SHIELD) W/854 JACKS                                                             | \$ 46,970.00           |
| STANDARD DATA PRE-WIRE (CAT-6, 4-PAIR) W/ 854 JACKS                                                               | \$ 59,780.00           |
| 30" STRUCTURED MEDIA CENTER                                                                                       | \$ 31,750.00           |
| TELECOMM CONDUIT FROM MDF ROOM TO 5' OUTSIDE BUILDING                                                             | \$ 55,000.00           |
| THREE PHASE EQUIPMENT AND LABOR TO INSTALL                                                                        | \$ 468,889.00          |
| THREE PHASE SECONDARY AND HOUSE PANEL FEEDER TRENCHING, CONDUIT, ALUMINUM WIRE AND LABOR (BUDGET – NO FEEDER SCH) | \$ 866,157.00          |
| EDWARDS EST ADDRESSABLE FIRE ALARM SYSTEM OPTION 1 FIBER LOOPED UNDERGROUND SYSTEM                                | \$ 623,088.00          |
| AREA OF REFUGE/RESCUE/TWO WAY COMMUNICATION                                                                       | \$ 81,539.00           |
| DATA-VIDEO-CLUBHOUSE-LEASING OFFICE/AMENITIES                                                                     | \$ 29,568.00           |
| ELEVATOR (4)                                                                                                      | \$ 60,000.00           |
| PARKING DECKS (3 – TOTAL OF 180 SPACES)                                                                           | \$ 158,800.00          |
| USB DEVICES (234)                                                                                                 | \$ 11,700.00           |
| UNIT FLOOR RECEPTACLES (97)                                                                                       | \$ 21,825.00           |
| POWER TO CAR CHARGER (12)                                                                                         | \$ 30,000.00           |
| POWER TO FIRE PUMP (3)                                                                                            | \$ 45,000.00           |
| POWER TO JOCKY PUMP (3)                                                                                           | \$ 18,000.00           |
| POWER TO BOOSTER PUMP (3)                                                                                         | \$ 18,000.00           |
| GENERATOR (3) (BUDGET BASED ON 400A 130KW - SEE ADDERS)                                                           | \$ 645,325.00          |
| <b>TOTAL</b>                                                                                                      | <b>\$ 6,792,252.00</b> |

**DEDUCTS IF APPROVED**

|                                                                                                  |                |
|--------------------------------------------------------------------------------------------------|----------------|
| 14/2 IN LIEU OF 12/2 ON BRANCH CIRCUITS                                                          | <\$ 97,112.00> |
| FA VE DEDUCT PULL STATIONS TO (1) PER BUILDING AS PER CODE                                       | <\$ 14,098.00> |
| EDWARDS EST ADDRESSABLE FIRE ALARM SYSTEM OPTION 2 EACH BUILDING STAND ALONE WITH ITS OWN DIALER | <\$ 45,133.00> |

**ADDERS IF DESIRED**

|                                                          |                  |
|----------------------------------------------------------|------------------|
| PRIMARY CONDUIT AND LABOR ONLY (BUDGET FOR (2) 6" PVC)   | \$ 200,000.00    |
| GENERATOR (3) (BUDGET BASED ON 4000A 3250KW)             | \$ 16,385,925.00 |
| ERRC BDA PREWIRING AND ENGINEERING                       | \$ 99,031.00     |
| ERRC BDA INFRASTRUCTURE VERTICAL CONDUIT ONLY            | \$ 15,000.00     |
| SECURITY SYSTEM LEASING OFFICE AND MAINTENANCE           | \$ 6,428.00      |
| AV IMPAIRED UNITS VISUAL TELEPHONE NOTIFICATION DEVICE   | \$ 3,650.00      |
| AV IMPAIRED UNITS DOORBELLS                              | \$ 12,658.00     |
| 911 EMERGENCY PHONE                                      | \$ 1,087.00      |
| CALL FOR ASSISTANCE UNMONITORED/STAND ALONE PER ADA UNIT | \$ 13,962.00     |
| STANDARD CATV PRE-WIRE (RG-6 QUAD SHIELD) W/ 812 JACKS   | \$ 44,660.00     |
| STANDARD PHONE PRE-WIRE (CAT-6, 4-PAIR) JACKS            | \$ 83,510.00     |
| MICROWAVE INSTALL                                        | \$ 11,095.00     |
| POWER FOR 1 CAR CHARGER                                  | \$ 2,500.00      |
| CONDUIT FOR 1 FUTURE CAR CHARGER                         | \$ 2,000.00      |
| PEDESTAL FOR 1 TO 2 CAR CHARGERS                         | \$ 1,150.00      |
| 1 CAR CHARGER                                            | \$ 1,200.00      |
| WIRING FOR 1 FIRE PUMP                                   | \$ 15,000.00     |
| POWER FOR 1 CRANE                                        | \$ 20,000.00     |

\* POWER TO VEHICULAR GATES ADD: \$4,800.00 (PER SET)

\*\* PERFORMANCE BOND FOR THIS BLDG IS 2% OF TOTAL PRICE



**NOTICE: DUE TO THE EXPONENTIAL INCREASE IN COMMODITIES EXPERIENCED RECENTLY, THE PRICING REPRESENTED IN THIS PROPOSAL MAY CHANGE UPON COMPLETION OF FINAL CONTRACT NEGOTIATIONS**

**NOT INCLUDED IN BID:**

1. EXCLUDING SPECS. BIDDING PER PLANS.
2. PHONE DROP IS NOT INCLUDED. SEE ADDERS IF REQUIRED
3. RANGE IN #6 IS NOT INCLUDED. #8 PER NEC.
4. NO FEEDER SCHEDULE. 3 PHASE SECONDARIES ARE BUDGET ONLY
5. COPPER SER IS NOT INCLUDED. ALUMINUM ONLY
6. COPPER SECONDARIES ARE NOT INCLUDED. ALUMINUM ONLY
7. FIRE SMOKE DAMPER / RADON FAN NOT SHOWN ON PLANS. NOT INCLUDED.
8. GENERATOR SPEC IS INCOMPLETE. BUDGET ONLY FOR 400A 130KW. SEE ADDERS FOR THE 4000A 3250 KW GENERATORS NOT INCLUDED IN BASE PRICE
9. TERMINATION CABINETS (3) AND SWITCHING CUBICLE ARE NOT INCLUDED.
10. CONDUCTORS PER NEC.
11. RACEWAYS AND BOXES PER NEC
12. ERRC IS NOT INCLUDED.
13. SECURITY CAMERA SYSTEMS BY OTHERS.
14. ACCESS CONTROL CONDUIT AND WIRE BY OTHERS.
15. WIRE AND RACEWAYS PER NEC NOT PER SPECS
16. COLORING OF CONDUIT NOT INCLUDED. STANDARD GRAY ONLY
17. POWER TO GATES NOT INCLUDED. NOT SHOWN ON PLANS.
18. PRIMARY CABLE, PULL BOXES, CT CANS, TERMINAL BOXES, TRANSFORMERS, TRANSFORMERS PADS OR OTHER POWER COMPANY TYPE EQUIPMENT.
19. GRADE WORK OR SETTING OF TRANSFORMER PADS.
20. CONCRETE ON THIS PROJECT. (FOR POLE BASES OR PADS) OR FOR ANY CROSSINGS REQUIRED AT EASMENTS, ETC.
21. BLASTING OR SPECIAL BACK FILL MATERIALS.
22. FURNISH OR STOCKING OF APPLIANCES.
23. UTILITY COMPANY FEES, CHARGES, TEMPORARY INSPECTIONS, OR DEPOSITS, OR TEMPORARY PERMANENT POWER PERMIT CUT-INS.
24. TEMPORARY LIGHTING. (SECURITY LIGHTING ONLY)
25. RE-LAMPING OF LIGHT FIXTURES. (WITH IN REASON)
26. BID BOND OR PREMIUM.
27. WIRING FOR APARTMENT SECURITY SYSTEM. (BY SECURITY CONTRACTOR)
28. MAIN BREAKER AT UNIT LOAD CENTER NOT INCLUDED.
29. SUPPLYING OF PHONE/CATV BACKBOARD.
30. RUNNING OF CONDUIT FROM TELEPHONE EQUIPMENT TO BACKBOARD.
31. LABELING OF TELEPHONE OUTLETS.
32. WIRING FOR REMOTE STORAGE BUILDINGS OR UNITS.
33. LIGHTNING PROTECTION SYSTEM NOT INCLUDED.
34. DATA/TELEPHONE HOMERUN NOT INCLUDED.
35. MAKE UP OF LOW VOLTAGE IN UNIT MEDIA CABINET AND IDF/MDF NOT INCLUDED.
36. CONCRETE ENCASEMENT FOR SECONDARY NOT INCLUDED.
37. EMERGENCY PULL SYSTEM NOT INCLUDED.
38. WIRING FOR DOORBELLS NOT INCLUDED.
39. LIGHTING CONTROL SYSTEMS NOT INCLUDED.
40. FIRE CAULKING OR PUTTY PADS FOR SOUND PROOFING NOT INCLUDED.
41. ANY CONDUIT OF ANY KIND TO BUILD LIGHT FIXTURES IS NOT INCLUDED.
42. WATER PROOFING FOR EXTERIOR PENETRATIONS NOT INCLUDED.
43. CO2 DEVICES OR WIRING FOR NOT INCLUDED.
44. PROVIDE/INSTALLATION OF CONDUIT FOR OTHER TRADES NOT INCLUDED.
45. PREWIRING FOR SURROUND SOUND.
46. MICROWAVE INSTALLATION NOT INCLUDED.
47. DIMMERS MAY BE ADDED BY CHANGE ORDER.
48. NURSE CALL NOT INCLUDED.
49. EXOTHERMIC WELDING (CAD WELDING) NOT INCLUDED.
50. FEES FOR OFFSITE PARKING NOT INCLUDED.

- 51. COORDINATION FROM THE DESIGN TEAM NEEDS TO BE DONE BETWEEN THE ID DRAWINGS, RCP'S AND ELECTRICAL DRAWINGS. WIRE AND LABOR BASED OFF ELECTRICAL DRAWINGS ONLY.**
- 52. ANY POWER NOT SHOWN IN ELECTRICAL OR ELECTRICAL PANEL SCHEDULES IS NOT TO BE ASSUMED AS INCLUDED.**

**ROCK CLAUSE:** NOT RESPONSIBLE FOR THE REMOVAL OF ROCKS OR UNDERGROUND DEBRIS, BEYOND THE CAPABILITIES OF A CASE 580 BACKHOE

NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN ANY REQUEST FOR PROPOSAL, BID SOLICITATION, PROJECT MANUAL, SPECIFICATIONS, GENERAL CONDITIONS, OR OTHER RELATED DOCUMENTS, THIS PROPOSAL AND ADDITIONS THERETO ARE EXPPRESSLY CONDITIONED UPON IES' REVIEW AND SUBSEQUENT AGREEMENT TO ANY TERMS AND/OR CONDITIONS WHICH MAY BE INCLUDED IN ANY CONTRACT AND/OR SUBCONTRACT AGREEMENT REQUIRED FOR AWARD OF THIS PROJECT.

THE SUBCONTRACT SUM OF THE SUBCONTRACT AGREEMENT DOES NOT INCLUDE ANTICIPATED PRICE INCREASES DUE TO IMPENDING TARIFFS. PRODUCTS AND COMMODITIES THAT MAY BE AFFECTED INCLUDE, BUT ARE NOT LIMITED TO, ALUMINUM, GEAR, FIXTURES, STEEL, ETC. IF THE TARIFFS DO INCREASE SUBCONTRACTOR'S COST/PRICE OF SUCH ITEMS MORE THAN TWO PERCENT (2%) BETWEEN THE DATE OF THIS PROPOSAL, SUBCONTRACT AGREEMENT AND THE DATE OF SUBCONTRACTORS PURCHASE OF SUCH PRODUCTS FOR THE PROJECT, THE SUBCONTRACT SUM SHALL INCREASE ACCORDINGLY. SUBCONTRACTOR WILL PROVIDE DOCUMENTATION OF SUCH INCREASES, IF ANY, UPON REQUEST.

**THIS PROPOSAL IS VALID FOR A PERIOD OF THIRTY (30) DAYS. COPPER, PVC AND GEAR PRICES CONTINUE TO RISE.  
SOME MATERIAL TAKING LONGER FOR PROCUREMENT**

**IES SHALL NOT BE LIABLE FOR DELAYS BY SUPPLIERS NOR SHALL IT BE LIABLE FOR ANY MATERIAL SHORTAGES, MATERIAL MARKET INCREASES, NOR FOR ANY INCREASED COSTS IN OBTAINING WORKERS, GOODS OR TRANSPORT OR FOR ANY OTHER CIRCUMSTANCES AFFECTING THE SUPPLY OF GOODS OR SERVICES.**

THANK YOU FOR YOUR TIME, EFFORT AND CONSIDERATION IN ACCEPTING OUR BID. WE LOOK FORWARD TO WORKING WITH YOU ON THIS PROJECT.

SINCERELY,

JIMMY APLIN  
JA/da



## Bid Proposal

To: CF Evans Construction  
Carl Byars [cbyars@cfevans.com](mailto:cbyars@cfevans.com)

Project: OCA Broad Creek Apartments  
Hilton Head Island, SC

Date: 08/07/2026

---

*Romanoff Electric Residential, LLC will provide and install the Electrical systems as described herein to be complete & operational in accordance with all applicable codes and in compliance with the local authority having jurisdiction. (Romanoff Electric Residential, LLC will honor this proposal for a total of 30 days.)*

***If the price of any material that we are proposing to provide increases materially from the price we included in our proposal due to new tariffs or duties on imported goods enacted after we prepared our proposal, we reserve the right to increase our proposal price, or to receive an equitable adjustment if we have entered into a subcontract prior to the price increase, equal to the increased tariff cost.***

The project consists of (254) Dwelling Units, Clubhouse, Pool, Trash Compactor, Courtyard

Drawings Dated: 05.15.26

Addendums:

### **Price Breakdown:**

|                  |                    |
|------------------|--------------------|
| Base Electrical  | \$4,359,256        |
| Lighting (Equal) | \$930,000          |
| Fire Alarm/AOR   | \$467,000          |
| TV/Data          | \$38,100           |
| <b>Total</b>     | <b>\$5,794,356</b> |

### **Alternates**

|                                                   |               |
|---------------------------------------------------|---------------|
| BDA Pre-Wire                                      | ADD \$115,000 |
| BDA Turnkey (Wire and Head End)                   | ADD \$288,000 |
| Lightning Protection                              | ADD \$332,000 |
| Primary Conduit Installation                      | ADD \$58,832  |
| Add Fire Alarm System Smokes/520hrz Sounder Bases | ADD \$250,000 |



**Clarifications:**

- Anything above and beyond work stated in this proposal and Final Contract will be considered a Change Order and will not be performed without an executed Contract Change Order
- Alternate pricing valid until signing of contract.
- Unit Panel covers are gray (Manufacturer's Standard)
- Unit Panels based on load
- Unit Breakers are to be 15A, where allowed by code
- Minimum wire size to be #14, where allowed by code
- Arc Fault Breakers only as required by code
- All Switchboards and Meter Centers to be Square D or equivalent
- Switchboards, Meter Centers, and House Panels to have Aluminum bussing
- 60A pull out disconnects for Unit A/C Units
- Panels are quoted Series Rated
- Meter Centers to be 22k AIC and Unit Load Centers to be 10k AIC
- All Feeders to be Aluminum
- Aluminum SER from Meter Center to Unit Panels
- All Unit wiring #8 and below to be Copper Romex
- All devices are standard non-decora
- TV/Data:
  - Installing MDU in each Unit (MDU by Others)
  - TV/Data Outlets
  - TV/Data cables from Outlets to MDU in each Unit
    - Terminations in MDU by Others
  - Furnish/Install (1) Microduct from each Unit MDU to IDF Closet
  - Incoming Service Raceways from 10' from edge of slab to MDF
  - Sleeves between floors
- Fire Alarm
  - As shown on drawings
  - Wired in "free air" (not in conduit) where code allows
  - One set of engineered shop drawings
  - Testing and programming



**Inclusions:**

- Standard Manufacturer's Equipment/Parts Warranty
- Equipment
- Sales Tax
- Permits fees and inspection fees
- As builds, shop drawings and closeout documents
- Fire stopping for electrical installations per code (any Engineer Judgements by others)
- HVAC Equipment Wiring
- Temporary Power and Lighting per OSHA Standards
- Secondary conduit and wiring
- EV Charging station raceways & wiring
- Site lighting raceway and wiring
- Generators
- Transformer Pads
- Pool Equipment Wiring
- Pool Grounding
- Backfill of any trenches

**Exclusions:**

- Extended Warranty
- Construction Management & Accounting Software/Web Fees
- Any work not shown on the drawings or specs
- Any excess rock removal or non- normal soil condition that would increase cost due to poor trenching or excavating beyond a reasonable amount.
- Composite Cleanup Crew(s)
- Any spoil pile removal from the site
- Drilling and/or blasting
- Power to Tower Crane/Buck hoist
- Any backfill material beyond duct bank requirements
- Access panels or sleeving for other trades
- Concrete encasement
- Concrete Housekeeping Pads
- Coordination/Arc Flash Study
- Third party testing
- Bath fans (material and install by others)



- Natural Gas System piping
- Garage CO2 System
- Duct Detectors
- Pool Lighting
- Installation of any appliances, not supplied by Romanoff.
- Dishwasher and Garbage Disposal Cords (material and install by others)
- Fire rated chases/concrete enclosures (above ground) needed for conduit routing.
- CCTV/Access Control/Security Systems equipment and wiring
- A/V System equipment and wiring
- TV/Data Conduits between MDF and IDF Rooms
- TV/Data Hand Holes
- TV/Data Plywood backboards
- EV Charging stations
- BDA/ERRC System raceways & wiring
- BDA Turnkey (Wire and Head End)
- Lightning Protection
- Fire Alarm System Smokes/520hrz Sounder Bases
- Primary Conduit Installation

It has been my pleasure to provide you with this proposal on behalf of Romanoff Electrical Residential LLC. I look forward to discussing this project with you soon.



**Quadir Williams**

Electrical Estimator  
Romanoff Electric Residential, LLC  
M: 253-508-8501

[gwilliams@romanoffgroup.cc](mailto:gwilliams@romanoffgroup.cc) | [www.romanoffgroup.cc](http://www.romanoffgroup.cc)  
205 Regency Executive Park Dr. Suite 500 | Charlotte, NC 28217

ELECTRIC • HVAC • PLUMBING  
Atlanta, GA | Charlotte, NC | Charleston, SC | Cincinnati, OH  
Columbus, OH | Greenville, SC | Nashville, TN | Raleigh, NC

OCA Broad Creek Apartments

Compliance

Notes

| Electrical Engineering Drawing and Spec Notes                                                                                                                                            |           |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--|
| 1. Gear Expectations                                                                                                                                                                     |           |  |
| a. Aluminum bussing allowed.                                                                                                                                                             | Complies  |  |
| b. Meter centers to be 22k AIC, unit load centers to be 10k AIC.                                                                                                                         | Complies  |  |
| c. Unit load centers (unit panels) sized for load.                                                                                                                                       | Complies  |  |
| d. Short Circuit, coordination and arc flash studies are excluded.                                                                                                                       | Complies  |  |
| e. Mechanical Lugs allowed at Switchboards and Panelboards                                                                                                                               | Complies  |  |
| f. 800 Amp bussing for meter centers / stacks for anything at or under 1,600 Amp meter center.                                                                                           | Complies  |  |
| 2. Unit Expectations                                                                                                                                                                     |           |  |
| a. All breakers per code minimum requirements and in accordance with local AHJ.                                                                                                          | Complies  |  |
| b. #14ga wire on 15A breakers with 15-amp devices where allowed where permissible by code.                                                                                               | Complies  |  |
| c. Up to 2 bathrooms allowed to be circuited together.                                                                                                                                   | Complies  |  |
| d. Surge suppression at the panels is excluded.                                                                                                                                          | Complies  |  |
| e. GFCI breakers for ranges are excluded.                                                                                                                                                | Complies  |  |
| f. Aluminum SER allowed for use as range wire.                                                                                                                                           | Complies  |  |
| g. Refrigerator is not on a dedicated circuit. GFCI protected by nearest Kitchen Circuit?                                                                                                | Complies  |  |
| h. Fire Alarm devices are per code requirements.                                                                                                                                         | Complies  |  |
| i. Only one carbon monoxide detector per floor per unit.                                                                                                                                 | Complies  |  |
| ii. 120V smokes in units are not tied back to central monitoring system.                                                                                                                 | Complies  |  |
| iii. No conduit, box, or wire for "future use" within units.                                                                                                                             | Complies  |  |
| i. Unit Load Centers located within a fire-rated wall, fireproofing (drywall encapsulation) by others.                                                                                   | Complies  |  |
| j. Condensing unit disconnects to be pull-out style disconnects.                                                                                                                         | Complies  |  |
| k. All unit devices to be standard non-decora devices.                                                                                                                                   | Complies  |  |
| l. Furnaces assumed to have integral disconnects.                                                                                                                                        | Complies  |  |
| m. Water heaters switching control is provided by breaker lock, not a disconnect.                                                                                                        | Complies  |  |
| n. HVAC linesets for rooftop units assumed to have suitably framed doghouse (or roof well) that allow for an electrical unit disconnect to be directly mounted to that doghouse or wall. | Complies  |  |
| o. Unit load center panels to be factory grey, mounted at 48" to top breaker.                                                                                                            | Variation |  |
| p. Unit feeders to be Aluminum SER cable, sized as designated below. If there are any voltage drop concerns, please have Engineer designate which units and what size to use.            | Complies  |  |
| i. 1/0 Aluminum SER for unit load centers 125A or less                                                                                                                                   | Complies  |  |
| ii. 2/0 Aluminum SER for unit load centers 150A                                                                                                                                          | Complies  |  |
| iii. 3/0 Aluminum SER for unit load centers 200A                                                                                                                                         | Complies  |  |
| q. Unit media panel (MDU) receptacle tied into nearest general receptacle circuit.                                                                                                       | Complies  |  |
| r. No spare breakers or spare conduits stubbed out of the panels are included.                                                                                                           | Complies  |  |
| s. No acoustic sealants are included at junction boxes.                                                                                                                                  | Complies  |  |
| 3. General Means & Methods                                                                                                                                                               |           |  |
| a. MC cable is allowed to be used where permissible by code.                                                                                                                             | Complies  |  |
| i. All overhead feeders                                                                                                                                                                  | Complies  |  |
| ii. Branch wiring in parking decks                                                                                                                                                       | Complies  |  |
| b. All feeders within the building are allowed to be run as either MC cable or using Sch 40 PVC conduit/wire.                                                                            | Complies  |  |
| c. Aluminum SER feeders are to be used where allowed by Code.                                                                                                                            | Complies  |  |
| d. Wiring for fire alarm and other low voltage systems to be run "free air" where allowed by code.                                                                                       | Complies  |  |
| 4. Service Wire/Feeds                                                                                                                                                                    |           |  |
| a. All feeders (secondary, distribution, etc) are aluminum.                                                                                                                              | Complies  |  |
| b. Any secondary bus at the utility transformer is provided by the utility.                                                                                                              | Complies  |  |
| i. Conduit between the bus and utility transformer is by Romanoff.                                                                                                                       | Complies  |  |
| ii. Wire between secondary bus and transformer is by the utility.                                                                                                                        | Complies  |  |
| c. For fire pump feeds, Aluminum is used up to the fire pump controller. The final connection from controller to fire pump is Copper                                                     | Complies  |  |
| d. Power to RTU's may be run with AL wire where manufacture allows, or to sub panels then fed with copper connections.                                                                   | Complies  |  |
| 5. Romex/SER Exposed At Electrical Panels                                                                                                                                                | Complies  |  |
| a. Drywall enclosures to be provided by others to conceal all romex and SER cabling as required.                                                                                         | Complies  |  |
| Scope and Trade Deconfliction Notes                                                                                                                                                      |           |  |
| 6. If light fixtures are excluded, the following is also excluded as they relate to lighting:                                                                                            | Complies  |  |
| a. Warranty                                                                                                                                                                              | Complies  |  |
| b. Lighting controls (dimmer switches, lighting control panels, etc.. excluding units)                                                                                                   | Complies  |  |
| c. Shipping, handling, storage, & kitting.                                                                                                                                               | Complies  |  |
| d. Replacement of any fixtures, lamps, ballasts, inverters, or hardware                                                                                                                  | Complies  |  |
| e. Labor associated with any of these items                                                                                                                                              | Complies  |  |
| 7. Underground Work                                                                                                                                                                      |           |  |
| a. Excess rock removal / unsuitable soil conditions that would increase cost due to poor trenching or excavating beyond a reasonable amount is excluded.                                 | Complies  |  |
| b. Spoil pile removal from the jobsite is excluded.                                                                                                                                      | Complies  |  |
| c. All duct banks are to be backfilled with native soils [concrete, or non-native soils, is specifically excluded as backfill material].                                                 | Complies  |  |
| d. Burial depths are to code requirements.                                                                                                                                               | Complies  |  |
| 8. BIM and Layouts                                                                                                                                                                       |           |  |
| a. Control points and benchmarks must be provided by others.                                                                                                                             | Complies  |  |
| b. CAD backgrounds or other digital engineered drawings are made readily available to the Romanoff project team to support shop drawings.                                                | Complies  |  |
| c. Revit files received by Romanoff shall include all lighting, devices and electrical equipment in non unit locations. No modeling for these items is included.                         | Complies  |  |
| d. Onsite kiosk to be provided by others if required.                                                                                                                                    | Complies  |  |
| e. All costs for modifying routing of conduits/wiring due to clashes is excluded.                                                                                                        | Complies  |  |
| 9. For any unit SER cable run exposed in a parking deck, protection from physical damage by others.                                                                                      | Complies  |  |
| 10. Any electrical feed requiring 2-hr fire rating protection assumes a chase is designed and provided by others.                                                                        | Complies  |  |
| a. Typically, generator fire pump feeds, but, could be others.                                                                                                                           | Complies  |  |
| b. If a DAS/BDA/EERC system is included in contract scope; a 2-hr vertical shaft or chase is made available for the antenna riser wire.                                                  | Complies  |  |
| 11. Framer to provide fire-rated plywood for any IT/Low-voltage rooms or closet.                                                                                                         | Complies  |  |
| 12. Quick flash boots excluded, unless previously agreed-upon for us to provide.                                                                                                         | Complies  |  |
| 13. HVAC Mini-splits, the 110/120V control cable is permitted, provided, and installed by the mechanical contractor installing the mini-split units.                                     | Complies  |  |

|                                                                                                                                                                                                           |               |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--|
| 14. Interior concrete housekeeping pads and bus duct curb (if required) to be provided by others. Romanoff to support layout & coordination.                                                              | Complies      |  |
| 15. All concrete beam sleeves required in a parking deck are excluded. Romanoff to support layout & coordination.                                                                                         | Complies      |  |
| 16. Temporary Lighting: Romanoff to provide OSHA minimum lighting in corridors, stairwells and common areas covering all paths of egress.                                                                 | Complies      |  |
| a. Excludes relocation of temporary lighting once installed.                                                                                                                                              | Complies      |  |
| b. Timer systems for temporary lighting are excluded.                                                                                                                                                     | Complies      |  |
| c. Site and perimeter temporary lighting is excluded.                                                                                                                                                     | Complies      |  |
| 17. Low Voltage: Testing and termination of any low voltage cable installed by Romanoff is assumed to be completed by the low-voltage provider.                                                           |               |  |
| a. Media enclosures are excluded unless specifically included on our scope sheet.                                                                                                                         | Complies      |  |
| b. Conduits from media enclosures to devices and to the corridor are excluded.                                                                                                                            | Complies      |  |
| 18. Stored material can be billed as soon as the material is physically available, stored and secured. No retainage to be withheld.                                                                       | Clarification |  |
| 19. System Fire Alarm Duct Detectors are Excluded.                                                                                                                                                        | Clarification |  |
| <b>Affirmative incorporation of these items will supersede drawing notes and do so at no cost to Romanoff. Pricing is based on the above items. Anything above and beyond will be an additional cost.</b> |               |  |
|                                                                                                                                                                                                           |               |  |



**William Ryan Company, Inc**  
**PO Box 2869 Bluffton, SC 29910**  
**843-837-3533**

August 6, 2026

Mr. Carl Byars  
CF Evans Construction  
125 Regional Parkway, Suite 200  
Orangeburg, SC 29118

Re: OCA Broad Creek Apartments; HHI, SC

Please accept budget pricing for the above project. Pricing is per design development/not for construction electrical plans by ENGR3 dated 5/15/26. The following apply:

- 1) No bond included.
- 2) No demo work included.
- 3) All penetrations requiring weatherproofing by others.
- 4) No lighting protection shown or included.
- 5) Includes fire alarm system; monitoring by others. Each building is stand alone.
- 6) No allowance for BDA/ERRC.
- 7) Includes temporary at buildings. No elevator temporary, crane, or buck hoist power. No allowance for compensator for concrete crew (if using tables for PT).
- 8) All housekeeping pads by others.
- 9) No fire hats.
- 10) No CO detection/ventilation system shown or included in garage.
- 11) No work included for EV chargers.
- 12) Appliances provided and installed by others. No appliance cords.
- 13) All wiring is Romex as permitted by code. SER panel feeders. All feeders aluminum.  
ENT and PVC installed as permitted by code. MC feeder cable as permitted by NEC.
- 14) No air switch for garbage disposal.
- 15) Includes service entrance as indicated.
- 16) Includes back boxes for LV as shown on electrical plans. Wiring and devices are provided&installed by others. Service entrance conduit for incoming LV allowed as stubbed out building; demarc location unknown. No interconnect between data rooms in buildings shown or included. No interconnect between buildings shown or included. All buildings are stand alone.
- 17) Disconnects are pull out type for 60 amps or less.
- 18) Includes generator. Pad by others.
- 19) Includes fixtures as outlined on electrical plans where catalogue numbers are provided.  
Not all fixtures are identified or included.
- 20) No work included for primary power. All transformer pads by others. Does not include termination cabinets at utility transformers.
- 21) No consideration for inflation, tariff, or the like.

22) Includes landscape lighting as shown on electrical plans.

Total: \$11,700,000

Thank you for entertaining this proposal. Please call with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Will S. Yocco', is written over the printed name.

William S. Yocco



**Division 16.900**

**Low Voltage System**

Corporate Office: 5600 Oakbrook Parkway - Suite 240 - Norcross, GA 30093 - (770) 448-9042 - Fax (770) 448-5436 WWW.CORNERCS.com  
Mid-West Office: 2100 N. Highway 360 - Suite 1806 - Grand Prairie, TX 75050 - (214) 235-0141  
East Coast Regional Office: 2060 Northbrook Blvd., Ste 201, North Charleston, SC 29406 – Office: 843-305-4411 00-0000

**C.F. Evans Construction** Phone: (803) 585-0713 August 3, 2026  
125 Regional Pkwy, Suite 200 Rev 1  
Orangeburg, SC 29116 Fax: (803) 536-9287 Carl Byars  
**Project Name: Broad Creek - Hilton Head, SC**

**Edwards EST - Addressable - Fire Alarm Option #1 Fiber Looped Fire Alarm Systems**

| Qty  | Make        | Model         | Description                                                                                                                                                |
|------|-------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4    | EST         | EDGE-ML-R     | <b>Edge Control Panel 1000 Points:</b><br>FACP, 1 Loop, 1000pt max, 4 CI B NACs, Red, 110v                                                                 |
| 1    | EST         | SA-DACT       | <b>Dialer:</b><br>Dual Line Dialer                                                                                                                         |
| 4    | EST         | EDGE-NET-MM   | <b>Panel Modules:</b><br>Multi-Mode Fiber-Optics SFP Network Controllers                                                                                   |
| 4    | EST         | EDGE-NET-TP   | Twisted-Pair SFP Network Controller                                                                                                                        |
| 4    | EST         | EDGE-MEDIA2   | Media Converter, 2 Ports                                                                                                                                   |
| 1    | EST         | RLCD-C-2      | <b>Remote Annunciator:</b><br>LCD Ann, 4x20 LCD, w/Common LEDs & Ctrls, White                                                                              |
| 8    | POW         | PS-12120      | <b>Batteries:</b><br>12 AH Battery                                                                                                                         |
| 24   | EST         | BPS6A         | <b>Remote Booster Power Supply Summary:</b><br>Remote Booster Power Supply, 6.5A, 120Vac, Red                                                              |
| 1    | EST         | BPS10A        | Remote Booster Power Supply, 10A, 120Vac, Red                                                                                                              |
| 50   | POW         | PS-1270       | <b>Remote Booster Power Supply Batteries:</b><br>7 AH Battery                                                                                              |
| 25   | EST         | SIGA-CC1S     | <b>Remote Booster Power Supply Interface:</b><br>Signature Control Module, Single Channel, Synchronized                                                    |
| 116  | EST         | SIGA-OSD      | <b>Signature Series Intelligent Detectors:</b><br>Multi-Criteria Optical Smoke Detector                                                                    |
| 12   | EST         | SIGA-HFD      | Heat Detector, 135F Fixed Temperature                                                                                                                      |
| 128  | EST         | SIGA-SB4      | <b>Detector Bases:</b><br>4" Standard Detector Base for 4" Square Box, w/C-TRIM                                                                            |
| 42   | EST         | SIGA-278      | <b>Manual Pull Stations:</b><br>Double Action Fire Alarm Station                                                                                           |
| 14   | EST         | MPSR2-DHTW-GE | Weatherproof Double Action Station /w Terminal Connections, WPF Backbox, DPDT, Hex Screw Reset                                                             |
| 18   | EST         | SIGA-MM1      | <b>Input Modules:</b><br>Monitor Module                                                                                                                    |
| 20   | EST         | SIGA-CT1      | Single Input Module                                                                                                                                        |
| 86   | EST         | SIGA-CT2      | Dual Input Module                                                                                                                                          |
| 22   | EST         | SIGA-CR       | <b>Output Modules:</b><br>Control Relay Module                                                                                                             |
| 4    | EST         | PAM1          | SPDT Relay, Easy Adhesive Mount, 6" Leads, Contacts 115Vac @ 10A                                                                                           |
| 13   | EST         | SIGA-CC1      | Single Module /w 1 Riser in, 1 Output Ckt, CI 'B'                                                                                                          |
| 170  | EST         | G1AVWF        | <b>Genesis LED Series High-Low dBA Fire Temporal Horn Strobes, Multi-candela:</b><br>Temporal Horn, 84.4 or 79.4 dBA, 15, 30, 75, cd Strobe, White, "FIRE" |
| 79   | EST         | GRSW-10       | <b>Mounting Plates</b><br>Universal Mounting Plate - Pack of 10                                                                                            |
| 70   | EST         | 757-8A-T      | <b>Integrity Horns and Horn Strobes, suitable for WPF:</b><br>110cdW, 60cdC Strobe, Horn 97 dbA Avg., Red                                                  |
| 70   | EST         | 757A-WB       | <b>Horn and Horn/Strobe Accessories:</b><br>Backbox, WPF, Surface, Red                                                                                     |
| 796  | EST         | G4LFWF        | <b>Low Frequency - Genesis Horns (Steady), w/ FIRE 1 Gang:</b><br>Low Frequency (520hz) Mini Horn, White, "FIRE"                                           |
| 33   | EST         | G1VWF         | <b>Genesis LED Wall Multi Candela Fire Strobes:</b><br>Wall Strobe, Switch Select 15, 30, 75, 110 cd, Red, "FIRE"                                          |
| 24   | SecoLarm    | DH-171SQ      | <b>Door Holder / Releases, 24Vac/dc or 120Vac:</b><br>Surface, Wall Mount, 24Vac/dc or 120Vac                                                              |
| 24   | SecoLarm    | DH-100E-40SQ  | <b>Door Holder Accessories:</b><br>Door Holder Extension Bar, 4"                                                                                           |
| 25   | Ditek       | DTK-120HW     | <b>Surge Protection:</b><br>120V - 20A Parallel Surge Protector                                                                                            |
| 12   | Ditek       | DTK-2LVLP-F   | Modular Surge Protection with Hardwired Base - 2 Pair, 24V                                                                                                 |
| 1    | Spaceage    | SSU00689      | <b>Enclosures:</b><br>Documentation Enclosure with 4GB Memory                                                                                              |
| 4    | KNOX        | 3261          | Knox Box                                                                                                                                                   |
| 1Lot | ADC         | 81802GN-1000R | <b>Wire:</b><br>18/2 - FPLR - Solid - Riser                                                                                                                |
| 1Lot | ADC         | 81402-1000R   | 14/2 - FPLR - Solid - Riser                                                                                                                                |
| 1Lot | PureNet     | DEM3P06BK     | 6 Strand 50/125 Multimode OM3 Indoor/Outdoor Plenum Fiber Optic Cable -Black (Per Foot)                                                                    |
| 4    | Corning     | SPH-01P       | <b>Miscellaneous Material:</b><br>6-Port, Wall Mounted WIC, Holds 1 Connector Panel                                                                        |
| 8    | Corning     | CCH-CP06-91   | 6-Pack Fiber Insert, SC, MM, 62.5m, Duplex, OM1                                                                                                            |
| 48   | Corning     | 95-000-40     | SC, MM, 62.5M, Pre-Polished, UniCam Fiber Connectors                                                                                                       |
| 4    | JJM         | 12X12X11INCH  | Fire Rated Enclosure for Elevator Detectors - Installed by Others                                                                                          |
| 1Lot | Hilti       | 3436084       | Fire Caulk - Fire Stop - Tube                                                                                                                              |
| 501  | Carlton     | B118A         | 18cu, Single Gang, Captive Nail, Plastic Boxes, 2 7/8"D x 2 1/4"W x 3 3/4"L                                                                                |
| 994  | Carlton     | B432A-UPC     | 32cu, Four Square, Captive Nail, Plastic Boxes, 2 5/8"D x 4"W x 4"L                                                                                        |
| 1    | Honeywell   | HW-AV-LTE-M-2 | Honeywell Dual-Path LTE Communicator                                                                                                                       |
| 1    | Honeywell   | HW-AV-ENC     | Metal Mounting Enclosure for HW-AV-LTE-M CLSS Pathway LTE Communicator, Red                                                                                |
| 1    | Cornerstone | Cornerstone   | Monitoring of Fire Alarm During Construction Only                                                                                                          |
| 4    | Cornerstone | Cornerstone   | Elevator Wire, Conduit, & Misc Material                                                                                                                    |
| 1Lot | Cornerstone | Cornerstone   | Underground 3/4" Conduit                                                                                                                                   |

|     |             |             |                                                                                                        |
|-----|-------------|-------------|--------------------------------------------------------------------------------------------------------|
| 1   | Cornerstone | Cornerstone | Product Submittals                                                                                     |
| 254 | Cornerstone | Cornerstone | Misc. Material                                                                                         |
| 1   | Cornerstone | Cornerstone | Training for Management                                                                                |
| 1   | Cornerstone | Cornerstone | Shop Drawings, (1) AHJ Stamped (if required) Hard Copy @ Jobsite & Cornerstone's Office, (1) Hard Copy |
|     |             |             | As needed Electronic As-Builts. See #4                                                                 |

|              |
|--------------|
| \$383,121.00 |
|--------------|

 Grand Total - Building Fire Alarm

|              |
|--------------|
| \$410,565.00 |
|--------------|

 Grand Total - Including Fire Alarm in Parking Deck - Conduit by Others

|              |
|--------------|
| \$519,240.00 |
|--------------|

 Grand Total - Including Fire Alarm & Conduit in Parking Deck

|              |
|--------------|
| \$307,395.00 |
|--------------|

 Additional for system smoke detectors with low frequency sounder bases in units in lieu of mini horns and 120V smoke alarms, if not provided by the electrician.  
This option will require the Electrician to provide a separate 120V CO alarm, if CO alarms are required.

|              |
|--------------|
| -\$11,748.00 |
|--------------|

 VE - Deduct pull stations to (1) per building as per code.

|         |
|---------|
| \$50.00 |
|---------|

 Monthly monitoring fee per account - (Monitoring During Construction is Included)

Exclusions:

- Unit smoke alarms are 120V provided & installed by others. They are not connected to the building fire alarm system. Only the ADA units will have system smoke detectors tied to the building fire alarm system.
- All CO alarms are 120V provided & installed by others. They are not connected to the building fire alarm system.

Billing Notes:

- At the acceptance of the estimate and/or initiated contract, Cornerstone will be ordering and billing for equipment/material.
- At 50% Completion, Cornerstone will invoice for 50% of Retainage.

General Notes:

- This includes all equipment necessary for a complete installation by Cornerstone.
- All EST equipment will be warranted for a period of (3) years with (1) year of Labor.
- This does not include any High Voltage circuits.
- Plan review by AHJ &/or Engineer of Record included.
- If underground conduit is installed, it will be stubbed out on the exterior of building and not under the slab.
- VE is subject to approval by AHJ.

Plans Dated: July 3, 2026 Valid Through Addendum: 0

Testing & Maintenance Requirements:

NFPA 72  
10.4.4 - Testing Frequency. Testing shall be performed in accordance with the schedules in Table 10.4.4, except as modified in other paragraphs of 10.4.4, or more often if required by the Authority Having Jurisdiction (AHJ).

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|               |                   |              |  |
|---------------|-------------------|--------------|--|
| Presented By: | Madison Mathis    | Accepted By: |  |
| Estimated By: | Steven Long       |              |  |
| Date:         | August 3, 2026    | Date:        |  |
| Valid Until:  | September 3, 2026 |              |  |

Corporate Office: 5600 Oakbrook Parkway - Suite 240 - Norcross, GA 30093 - (770) 448-9042 - Fax (770) 448-5436

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**C.F. Evans Construction**

125 Regional Pkwy, Suite 200

Orangeburg, SC 29116

Phone: (803) 585-0713

Fax: (803) 536-9287

August 3, 2026

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Carl Byars

**Project Name: Broad Creek - Hilton Head, SC**

**Edwards EST - Addressable - Fire Alarm Option #2 Stand Alone Fire Alarm Systems**

| Qty  | Make        | Model         | Description                                                                                                                                                |
|------|-------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4    | EST         | EDGE-ML-R     | <b>Edge Control Panel 1000 Points:</b><br>FACP, 1 Loop, 1000pt max, 4 CI B NACs, Red, 110v                                                                 |
| 4    | EST         | SA-DACT       | <b>Dialer:</b><br>Dual Line Dialer                                                                                                                         |
| 4    | EST         | RLCD-C-2      | <b>Remote Annunciator:</b><br>LCD Ann, 4x20 LCD, w/Common LEDs & Ctrls, White                                                                              |
| 8    | POW         | PS-12120      | <b>Batteries:</b><br>12 AH Battery                                                                                                                         |
| 24   | EST         | BPS6A         | <b>Remote Booster Power Supply Summary:</b><br>Remote Booster Power Supply, 6.5A, 120Vac, Red                                                              |
| 1    | EST         | BPS10A        | Remote Booster Power Supply, 10A, 120Vac, Red                                                                                                              |
| 50   | POW         | PS-1270       | <b>Remote Booster Power Supply Batteries:</b><br>7 AH Battery                                                                                              |
| 25   | EST         | SIGA-CC1S     | <b>Remote Booster Power Supply Interface:</b><br>Signature Control Module, Single Channel, Synchronized                                                    |
| 116  | EST         | SIGA-OSD      | <b>Signature Series Intelligent Detectors:</b><br>Multi-Criteria Optical Smoke Detector                                                                    |
| 12   | EST         | SIGA-HFD      | Heat Detector, 135F Fixed Temperature                                                                                                                      |
| 128  | EST         | SIGA-SB4      | <b>Detector Bases:</b><br>4" Standard Detector Base for 4" Square Box, w/C-TRIM                                                                            |
| 42   | EST         | SIGA-278      | <b>Manual Pull Stations:</b><br>Double Action Fire Alarm Station                                                                                           |
| 14   | EST         | MPSR2-DHTW-GE | Weatherproof Double Action Station /w Terminal Connections, WPF Backbox, DPDT, Hex Screw Reset                                                             |
| 18   | EST         | SIGA-MM1      | <b>Input Modules:</b><br>Monitor Module                                                                                                                    |
| 20   | EST         | SIGA-CT1      | Single Input Module                                                                                                                                        |
| 86   | EST         | SIGA-CT2      | Dual Input Module                                                                                                                                          |
| 22   | EST         | SIGA-CR       | <b>Output Modules:</b><br>Control Relay Module                                                                                                             |
| 4    | EST         | PAM1          | SPDT Relay, Easy Adhesive Mount, 6" Leads, Contacts 115Vac @ 10A                                                                                           |
| 13   | EST         | SIGA-CC1      | Single Module /w 1 Riser in, 1 Output Ckt, CI 'B'                                                                                                          |
| 170  | EST         | G1AVWF        | <b>Genesis LED Series High-Low dBA Fire Temporal Horn Strobes, Multi-candela:</b><br>Temporal Horn, 84.4 or 79.4 dBA, 15, 30, 75, cd Strobe, White, "FIRE" |
| 79   | EST         | GRSW-10       | <b>Mounting Plates</b><br>Universal Mounting Plate - Pack of 10                                                                                            |
| 70   | EST         | 757-8A-T      | <b>Integrity Horns and Horn Strobes, suitable for WPF:</b><br>110cdW, 60cdC Strobe, Horn 97 dbA Avg., Red                                                  |
| 70   | EST         | 757A-WB       | <b>Horn and Horn/Strobe Accessories:</b><br>Backbox, WPF, Surface, Red                                                                                     |
| 796  | EST         | G4LFWF        | <b>Low Frequency - Genesis Horns (Steady), w/ FIRE 1 Gang:</b><br>Low Frequency (520hz) Mini Horn, White, "FIRE"                                           |
| 33   | EST         | G1VWF         | <b>Genesis LED Wall Multi Candela Fire Strobes:</b><br>Wall Strobe, Switch Select 15, 30, 75, 110 cd, Red, "FIRE"                                          |
| 24   | SecoLarm    | DH-171SQ      | <b>Door Holder / Releases, 24Vac/dc or 120Vac:</b><br>Surface, Wall Mount, 24Vac/dc or 120Vac                                                              |
| 24   | SecoLarm    | DH-100E-40SQ  | <b>Door Holder Accessories:</b><br>Door Holder Extension Bar, 4"                                                                                           |
| 25   | Ditek       | DTK-120HW     | <b>Surge Protection:</b><br>120V - 20A Parallel Surge Protector                                                                                            |
| 12   | Ditek       | DTK-2LVLP-F   | Modular Surge Protection with Hardwired Base - 2 Pair, 24V                                                                                                 |
| 4    | Spaceage    | SSU00689      | <b>Enclosures:</b><br>Documentation Enclosure with 4GB Memory                                                                                              |
| 4    | KNOX        | 3261          | Knox Box                                                                                                                                                   |
| 1Lot | ADC         | 81802GN-1000R | <b>Wire:</b><br>18/2 - FPLR - Solid - Riser                                                                                                                |
| 1Lot | ADC         | 81402-1000R   | 14/2 - FPLR - Solid - Riser                                                                                                                                |
| 4    | JJM         | 12X12X11INCH  | <b>Miscellaneous Material:</b><br>Fire Rated Enclosure for Elevator Detectors - Installed by Others                                                        |
| 1Lot | Hilti       | 3436084       | Fire Caulk - Fire Stop - Tube                                                                                                                              |
| 501  | Carlson     | B118A         | 18cu, Single Gang, Captive Nail, Plastic Boxes, 2 7/8"D x 2 1/4"W x 3 3/4"L                                                                                |
| 994  | Carlson     | B432A-UPC     | 32cu, Four Square, Captive Nail, Plastic Boxes, 2 5/8"D x 4"W x 4"L                                                                                        |
| 4    | Honeywell   | HW-AV-LTE-M-2 | Honeywell Dual-Path LTE Communicator                                                                                                                       |
| 4    | Honeywell   | HW-AV-ENC     | Metal Mounting Enclosure for HW-AV-LTE-M CLSS Pathway LTE Communicator, Red                                                                                |
| 4    | Cornerstone | Cornerstone   | Monitoring of Fire Alarm During Construction Only                                                                                                          |
| 4    | Cornerstone | Cornerstone   | Elevator Wire, Conduit, & Misc Material                                                                                                                    |
| 1    | Cornerstone | Cornerstone   | Product Submittals                                                                                                                                         |
| 254  | Cornerstone | Cornerstone   | Misc. Material                                                                                                                                             |
| 1    | Cornerstone | Cornerstone   | Training for Management                                                                                                                                    |
| 1    | Cornerstone | Cornerstone   | Shop Drawings, (1) AHJ Stamped (if required) Hard Copy @ Jobsite & Cornerstone's Office, (1) Hard Copy As needed Electronic As-Built. See #4               |

**\$345,510.00 Grand Total - Building Fire Alarm**



|              |                                                                        |
|--------------|------------------------------------------------------------------------|
| \$372,954.00 | Grand Total - Including Fire Alarm in Parking Deck - Conduit by Others |
| \$481,629.00 | Grand Total - Including Fire Alarm & Conduit in Parking Deck           |

|              |                                                                                                                                                                                                                                                                              |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| \$307,395.00 | Additional for system smoke detectors with low frequency sounder bases in units in lieu of mini horns and 120V smoke alarms, if not provided by the electrician.<br>This option will require the Electrician to provide a separate 120V CO alarm, if CO alarms are required. |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|              |                                                            |
|--------------|------------------------------------------------------------|
| -\$11,748.00 | VE - Deduct pull stations to (1) per building as per code. |
|--------------|------------------------------------------------------------|

|         |                                                                                   |
|---------|-----------------------------------------------------------------------------------|
| \$50.00 | Monthly monitoring fee per account - (Monitoring During Construction is Included) |
|---------|-----------------------------------------------------------------------------------|

- Exclusions:
- Unit smoke alarms are 120V provided & installed by others. They are not connected to the building fire alarm system. Only the ADA units will have system smoke detectors tied to the building fire alarm system.
  - All CO alarms are 120V provided & installed by others. They are not connected to the building fire alarm system.
- Billing Notes:
- At the acceptance of the estimate and/or initiated contract, Cornerstone will be ordering and billing for equipment/material.
  - At 50% Completion, Cornerstone will invoice for 50% of Retainage.
- General Notes:
- This includes all equipment necessary for a complete installation by Cornerstone.
  - All EST equipment will be warranted for a period of (3) years with (1) year of Labor.
  - This does not include any High Voltage circuits.
  - Plan review by AHJ &/or Engineer of Record included.
  - VE is subject to approval by AHJ.

Plans Dated:

July 3, 2026

Valid Through Addendum:

0

Testing & Maintenance Requirements:  
NFPA 72

10.4.4 - Testing Frequency. Testing shall be performed in accordance with the schedules in Table 10.4.4, except as modified in other paragraphs of 10.4.4, or more often if required by the Authority Having Jurisdiction (AHJ).

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Presented By:

Madison Mathis

Estimated By:

Steven Long

Date:

August 3, 2026

Valid Until:

September 3, 2026

Accepted By:

Date:



When Seconds Count...

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C.F. Evans Construction  
125 Regional Pkwy, Suite 200  
Orangeburg, SC 29116  
Project Name: Broad Creek - Hilton Head, SC

Phone: (803) 585-0713  
Fax: (803) 536-9287

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Area of Refuge/Rescue/Two Way Communication

| Qty  | Make        | Model       | Description                                                                                                                                      |
|------|-------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| 4    | RATH        | 2500-205B   | Master Station:<br>5-Zone Surface Mount Base Station                                                                                             |
| 4    | RATH        | 2500-PWR24U | Power Supply with Battery Backup                                                                                                                 |
| 18   | RATH        | 2100-956SR  | Staff Stations:<br>Call Box, Surface Mount                                                                                                       |
| 18   | RATH        | 7085        | Signage:<br>8"x8" Photolumines Wall Sign                                                                                                         |
| 18   | RATH        | 7049        | 6"x8" Instruction Sign                                                                                                                           |
| 2    | RATH        | 66120       | Wire:<br>18 AWG 2 pair, Ethernet Cable 2Hour Fire-Rated, UL 2196, 1000' REEL                                                                     |
| 1Lot | Hilti       | 3436084     | Miscellaneous Material:<br>Fire Caulk - Fire Stop - Tube                                                                                         |
| 19   | Cornerstone | Cornerstone | Miscellaneous Material                                                                                                                           |
| 1    | Cornerstone | Cornerstone | Submittals                                                                                                                                       |
| 1    | Cornerstone | Cornerstone | Training for Management                                                                                                                          |
| 1    | Cornerstone | Cornerstone | Shop Drawings, (1) AHJ Stamped (if required) Hard Copy @ Jobsite & Cornerstone's Office, (1) Hard Copy<br>As needed Electronic As-Builts. See #4 |

\$67,949.00 Grand Total

- Exclusions:
- Phone or data line to each base station is provided and installed by others.
- Billing Notes:
- At the acceptance of the estimate and/or initiated contract, Cornerstone will be ordering and billing for equipment/material.
  - At 50% Completion, Cornerstone will invoice for 50% of Retainage.
- General Notes:
- This includes all equipment necessary for a complete installation by Cornerstone.
  - All materials and workmanship will be warranted for a period of (1) years.
  - Does not include conduit above and/or underground for 110V.
  - No man lifts or scaffolding are included. It is assumed that should any lifts be necessary, one will be provided on site.

Plans Dated: July 3, 2026 Valid Through Addendum: 0

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Presented By: Madison Mathis Accepted By: \_\_\_\_\_

Estimated By: Steven Long

Date: August 3, 2026 Date: \_\_\_\_\_

Valid Until: September 3, 2026





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Fax: (803) 536-9287

August 3, 2026  
Rev 1  
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Project Name: Broad Creek - Hilton Head, SC

Emergency Responder Radio Communications Systems - BDA

Pre-wiring & Engineering

| Qty                       | Make        | Model | Description                |
|---------------------------|-------------|-------|----------------------------|
| Pre-Wiring & Engineering: |             |       |                            |
| 1Lot                      | BDA Systems | BDA   | Armoured Cable             |
| 1Lot                      | BDA Systems | BDA   | Connectors                 |
| 1Lot                      | BDA Systems | BDA   | Splitters & Couplers       |
| 1                         | BDA Systems | BDA   | Labor                      |
| 1                         | BDA Systems | BDA   | System Design              |
| 1                         | BDA Systems | BDA   | Certification Survey       |
| 1200                      | BDA Systems | BDA   | 2" Underground PVC Conduit |

\$82,526.00

Total

\$28,927.00

Deduct if underground conduit is by others

General Notes:

- This includes all equipment necessary for a complete installation by Cornerstone.
- All materials and workmanship will be warranted for a period of (1) years.
- Does not include conduit above and/or underground for 110V.
- No man lifts or scaffolding are included. It is assumed that should any lifts be necessary, one will be provided on site.

Plans Dated:

July 3, 2026

Valid Through Addendum:

0

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Presented By: Madison Mathis

Accepted By:

Estimated By: Steven Long

Date: August 3, 2026

Date:

Valid Until: September 3, 2026



When Seconds Count...

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Access Control System - Pedestrian - Add Option

| Qty  | Make           | Model                 | Description                                                                                                              |
|------|----------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------|
| 3    | My Door View   | MDV-V7SVI             | <b>TeleEntries-CallBox:</b><br>Video Intercom, 7" Touch Screen - Surface Mount - Weather Resistant                       |
| 3    | My Door View   | MDV-V7SHR-BB          | <b>TeleEntries-CallBox - Accessories:</b><br>Back Box with Rain Hood                                                     |
| 4    | Brivo/LSP      | FPO150-250-2C82D8PE8B | <b>Control Panels - Openings &amp; Elevator:</b><br>Integrated Dual Voltage Power Supply - Sixteen Lock Outputs          |
| 5    | Brivo          | B-ACS6000-MBS         | 2 Reader Main Board - Brivo Onsite                                                                                       |
| 15   | Brivo          | B-ACS6100-DB          | 2 Reader Expansion Board - OnSite                                                                                        |
| 40   | Brivo          | B-BSPSF-B             | <b>Card Readers - Keypads:</b><br>Single gang tri-technology. Compatible with Brivo Mobile Pass bluetooth credentials    |
| 21   | Brivo          | B-BUC3-37-SF25        | <b>Credentials - Cards - Fobs - Proxmitters - Apps:</b><br>Smart KeyFob EV3, 8K, Pack of(25)                             |
| 5    | EtherWAN       | EX26262F              | <b>LAN Infrastructure:</b><br>24-Port Gigabit, L2-L3 Managed Ethernet PoE Switch with Fiber Uplink, 6kV Surge Protection |
| 1    | Ubiquiti       | UDM-PRO               | 10G Cloud Gateway with 100+ UniFi device / 1,000+ client support and 3.5 Gbps IPS routing                                |
| 5    | ICC            | ICCMSR1984            | 2 Post Floor Mount Rack - Standard 19"W x7"H                                                                             |
| 5    | ICC            | ICCMSLST10            | 10' x 12" Ladder Rack                                                                                                    |
| 5    | ICC            | ICCMSCMPK2            | 2U - Horizontal Wire Manager - 5 Dring                                                                                   |
| 4    | HES            | 5200C-630             | <b>Strikes &amp; Maglocks:</b><br>Universal ANSI Electric Strike, Flush Mount, 12/24VDC, Fail-Safe/Secure, 1500LBS       |
| 19   | HES            | 9600-630              | Electric Strike, Surface Mount, Fire Rated, Fail-Safe/Secure                                                             |
| 4    | HES            | 9600-BSP              | Surface Mount Electric Gate Strike                                                                                       |
| 13   | RCI            | 8320-40               | Double MagLock, 1200LBS                                                                                                  |
| 1    | Locinox        | MAG3000-9005          | Gate MagLock, 600LBS, Integrated Push/Pull Handles                                                                       |
| 4    | Seco-larm      | SD-962BR-36A          | <b>Panic-Exit Devices:</b><br>Panic Device, Weatherproof, Lever Trim                                                     |
| 4    | Command Access | DL-20A                | <b>Power Transfer Hinge:</b><br>Armored Power Transfer Cable                                                             |
| 14   | Seco-larm      | SD-6276-SS1Q          | <b>Exit Devices:</b><br>REX, Request to Exit                                                                             |
| 14   | Camden         | CM-RQE70ABK           | PIR Motion-to-Exit Detector, Black                                                                                       |
| 1    | Camden         | CM-RQEPK              | Single Gang Adaptor Plate                                                                                                |
| 7    | Altronix       | AL600ULACM            | <b>Power Supplies:</b><br>(8) Independent 12VDC/24VDC fuse, Fail-Safe/Secure, 6AMP Continuous, Fire Alarm Disc           |
| 3    | Ditek          | DTK-4LVTEP            | <b>Surge Protection:</b><br>4 Pair TeleEntry SP - 1 Pair 12V, 1 Pair 24V Power, 1 Pair 130V Telco, 1 Pair 5V Data        |
| 40   | Ditek          | DTK-4LVLPCR           | 4 Pair Card Reader SP- 1 Pair each 12V Power, 24V Power, 5V Data, 1V Signal                                              |
| 1Lot | Wavenet        | 6E04URSPLSBL4         | <b>Wire for Openings:</b><br>CAT6E 550MHz UTP PVC                                                                        |
| 1Lot | ADC            | 12206RSD-1000R        | 22AWG-6C Stranded Shielded PVC                                                                                           |
| 1Lot | ADC            | 11806R-1000R          | 18AWG-6C Stranded CMR PVC                                                                                                |
| 1Lot | comCables      | BC-C6DB-01            | CAT6 UTP 250MHz Gel Filled for Outdoor or Direct Burial                                                                  |
| 48   | Carlton        | B118A                 | <b>Miscellaneous Material:</b><br>18cu, Single Gang, Captive Nail, Plastic Boxes, 2 7/8"D x 2 1/4"W x 3 3/4"L            |
| 1Lot | Hilti          | 3436084               | Fire Caulk - Fire Stop - Tube                                                                                            |
| 1Lot | Cornerstone    | Cornerstone           | Underground Conduit                                                                                                      |
| 1    | Cornerstone    | Cornerstone           | Product Submittals                                                                                                       |
| 40   | Cornerstone    | Cornerstone           | Misc Material - Per Opening                                                                                              |
| 1    | Cornerstone    | Cornerstone           | Shop Drawings, (1) AHJ Stamped (if required) Hard Copy @ Jobsite & Cornerstone's Office, (1) Hard Copy                   |
|      |                |                       | As needed Electronic As-Builts. See #4                                                                                   |

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| \$245,946.00 | Installed Total Electronic Controls                                                          |
| \$12,700.00  | Additional - To Integrate the electronic Unit Access into Common Area Access. If applicable. |

- Note:
  - An internet connection will be required at each building with access control.
- Exclusions:
  - Pedestrian gate steel is by others.
  - ADA automatic door openers are provided and installed by others.
  - PC to install operating software on is installed and provided by others.
- Billing Notes:
  - At the acceptance of the estimate and/or initiated contract, Cornerstone will be ordering and billing for equipment/material.
  - At 50% Completion, Cornerstone will invoice for 50% of Retainage.
- General Notes:
  - This includes all equipment necessary for a complete installation by Cornerstone.
  - All materials and workmanship will be warranted for a period of (1) years.
  - If underground conduit is installed, it will be stubbed out on the exterior of building and not under the slab.

Plans Dated:  
July 3, 2026

Valid Through Addendum:  
0

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Presented By: Madison Mathis

Accepted By:

Estimated By: Steven Long

Date: August 3, 2026

Date:

Valid Until: September 3, 2026



When Seconds Count...

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August 3, 2026  
Rev 1  
Carl Byars

Access Control System - Units - Add Option

| Qty          | Make        | Model                        | Description                                                                                                                                      |
|--------------|-------------|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| 254          | Schlage     | BE467F-GRW-619-12-398-10-916 | Unit Locking Device:<br>Schlage (Allegion) Wireless Unit Lock                                                                                    |
| 1            | Schlage     | ENGAGE                       | Software:<br>Engage Access Control Software                                                                                                      |
| 1            | Schlage     | MT20W                        | Programmers:<br>Enrollment Reader                                                                                                                |
| 1            | Cornerstone | Cornerstone                  | Miscellaneous Material:<br>Product Submittals                                                                                                    |
| 254          | Cornerstone | Cornerstone                  | Misc Material                                                                                                                                    |
| 1            | Cornerstone | Cornerstone                  | Training for Management                                                                                                                          |
| 1            | Cornerstone | Cornerstone                  | Shop Drawings, (1) AHJ Stamped (if required) Hard Copy @ Jobsite & Cornerstone's Office, (1) Hard Copy<br>As needed Electronic As-Builts. See #4 |
| \$130,927.00 |             |                              | Grand Total                                                                                                                                      |

Billing Notes:

- At the acceptance of the estimate and/or initiated contract, Cornerstone will be ordering and billing for equipment/material.
- At 50% Completion, Cornerstone will invoice for 50% of Retainage.

General Notes:

- This includes all equipment necessary for a complete installation by Cornerstone.
- All materials and workmanship will be warranted for a period of (1) years.
- Does not include conduit above and/or underground for 110V.
- Does not include dedicated digital phone line for TeleEntries.
- PC to install operating software on is installed and provided by others.
- No man lifts or scaffolding are included. It is assumed that should any lifts be necessary, one will be provided on site.

Plans Dated:  
July 3, 2026

Valid Through Addendum:  
0

This quote is in accordance with applicable plans, specifications, & addendum (as listed above) for the project. Any deviations or Value Engineering shall be specifically noted. Any addenda that is released and is not clearly noted that effects this quote, shall render this quote invalid. However, should a subsequent addendum be issued that does not effect this quote, it shall remain valid.

Presented By: Madison Mathis

Accepted By:

Estimated By: Steven Long

Date: August 3, 2026

Date:

Valid Until: September 3, 2026



When Seconds Count...

Corporate Office: 5600 Oakbrook Parkway - Suite 240 - Norcross, GA 30093 - (770) 448-9042 - Fax (770) 448-5436  
Mid-West Office: 2100 N. Highway 360 - Suite 1806 - Grand Prairie, TX 75050 - (214) 235-0141  
East Coast Regional Office: 2060 Northbrook Blvd., Ste 201, North Charleston, SC 29406 – Office: 843-305-4411

WWW.CORNERCS.COM00-0000

C.F. Evans Construction125 Regional Pkwy, Suite 200Orangeburg, SC 29116Project Name: Broad Creek - Hilton Head, SC

Phone: (803) 585-0713Fax: (803) 536-9287

August 3, 2026Rev 1Carl Byars

CCTV System - Add Option

| Qty          | Make             | Model           | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------|------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1            | Exacq            | IP08-12T-2AW    | <b>NVR-DVRs:</b><br>A-Series 64-Channel PoE NVR, 12TB<br><b>LED/LCD Monitors:</b><br>19" LED Rack Monitor<br>19" Rack Mount Bracket<br>Sliding Keyboard Shelf, Mouse Tray, Rack Mount<br><b>Cameras:</b><br>Illustra Flex Gen4 (5MP) Dome, Indoor, TDN w/IR<br>Illustra Flex Gen4 (5MP) Bullet, Outdoor, TDN w/IR<br>Illustra Flex 360/270/180, 4MP, Indoor/Outdoor, Vandal Resistant<br>Illustra Flex Dual Sensor Camera<br><b>Camera Accessories:</b><br>Professional IP Camera License<br><b>Surge Protection - Power Supplies - Battery Back-up:</b><br>PoE Camera Surge Protection, NEMA 4X Enclosure, Liquid Tight Cordgrips<br>120V - 20A Parallel Surge Protector<br>LCD, 120V, 1500VA, 900W UPS<br><b>LAN Infrastructure:</b><br>24-Port Gigabit, L2-L3 Managed Ethernet PoE Switch with Fiber Uplink, 6kV Surge Protection<br>10G Cloud Gateway with 100+ UniFi device / 1,000+ client support and 3.5 Gbps IPS routing<br>4 Post Floor Mount Rack - Standard 19"W x7'H<br>Vertical Wall Mount   Rack Bracket   6U<br>Rackmount Sliding Rail Kit for ExacqVision 2UA Servers<br>Cable Management   Blank Patch Panel   24 Port<br>Cable Management   Velcro 3/4"   75' Roll<br>Mounting Hardware   Toggle Anchor   10 Pack<br>Cat6/6a   Pass-Through RJ45 Modular Plug<br>CAT6, RJ45, Molded Patch Cable, Blue<br>18-36 Port, Fiber Enclosure, 1U Rack Mount, Empty<br>SC, SM, 6-Pack Fiber Insert<br>6 Strand Singlemode Indoor/Outdoor Plenum Fiber Optic Cable - Black (Per Foot)<br>SC, SM, 50M, OM3/OM4 Compatible, Pre-Polished, UniCam Fiber Connectors<br><b>Camera Wire:</b><br>CAT6E 550MHz UTP PVC<br>CAT6 UTP 250MHz Gel Filled for Outdoor or Direct Burial<br><b>Miscellaneous Material:</b><br>Underground PVC Conduit<br>Fire Caulk - Fire Stop - Tube<br>18cu, Single Gang, Captive Nail, Plastic Boxes, 2 7/8"D x 2 1/4"W x 3 3/4"L<br>Product Submittals<br>Misc Material Per Camera<br>Training for Management<br>Shop Drawings, (1) AHJ Stamped (if required) Hard Copy @ Jobsite & Cornerstone's Office, (1) Hard Copy<br>As needed Electronic As-Builts. See #4 |
| 1            | Capture          | 0E-19VGHDMI2    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1            | Eaton Tripp Lite | SRLCDMOUNT      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1            | Verticle Cable   | 047-WKS-3551    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 22           | Exacq            | IFS05-C10-OIB4  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 30           | Exacq            | IFS05-B12-OIB4  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1            | Exacq            | IFS16-M10-BT03  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1            | Exacq            | IFS10-M10-OIA4  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 54           | Exacq            | EVIP-01         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 30           | Ditek            | DTK-MRJPOEX     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 5            | Ditek            | DTK-120HW       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 5            | Tripp Lite       | SMART1500LCD    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 5            | EtherWAN         | EX26262F        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1            | Ubiquiti         | UDM-PRO         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1            | Verticle Cable   | 047-W0S-0445    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 4            | Eaton Tripp Lite | SRWALLBRKT6U    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1            | Exacq            | 5000-20050      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 5            | Vertical Cable   | 043-382/24/1U   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 5            | Vertical Cable   | 045-V34/75BK    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 5            | E-Z Ancor        | 25220           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 54           | Simply45         | S45-1700-1 Each |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 54           | ICC              | C6-B-BLUE-3     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 5            | ICC              | ICFORE31RM      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 10           | ICC              | ICFOPS26BK      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1Lot         | PureNet          | DES2P06BK       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 60           | Corning          | 95-200-41       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1Lot         | Wavenet          | 6E04URSPLSBL4   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1Lot         | comCables        | BC-C6DB-01      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1Lot         | Cornerstone      | Cornerstone     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1Lot         | Hilti            | 3436084         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 54           | Carlton          | B118A           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1            | Cornerstone      | Cornerstone     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 54           | Cornerstone      | Cornerstone     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1            | Cornerstone      | Cornerstone     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1            | Cornerstone      | Cornerstone     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| \$181,458.00 |                  |                 | Grand Total                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

- Exclusions:
- Monitor & PC to install operating software on is provided and installed by others.
  - No man lifts or scaffolding are included. It is assumed that should any lifts be necessary, one will be provided on site.
- Billing Notes:
- At the acceptance of the estimate and/or initiated contract, Cornerstone will be ordering and billing for equipment/material.
  - At 50% Completion, Cornerstone will invoice for 50% of Retainage.
- General Notes:
- This includes all equipment necessary for a complete installation by Cornerstone.
  - All materials and workmanship will be warranted for a period of (1) years.
  - If underground conduit is installed, it will be stubbed out on the exterior of building and not under the slab.

Plans Dated:  
July 3, 2026

Valid Through Addendum:  
0

This quote is in accordance with applicable plans, specifications, & addendum (as listed above) for the project. Any deviations or Value Engineering shall be specifically noted. Any addenda that is released and is not clearly noted that effects this quote, shall render this quote invalid. However, should a subsequent addendum be issued that does not effect this quote, it shall remain valid.

Presented By: Madison Mathis

Accepted By:

Estimated By: Steven Long

Date: August 3, 2026

Date:

Valid Until: September 3, 2026





When Seconds Count...

Corporate Office: 5600 Oakbrook Parkway - Suite 240 - Norcross, GA 30093 - (770) 448-9042 - Fax (770) 448-5436  
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125 Regional Pkwy, Suite 200  
Orangeburg, SC 29116

Phone: (803) 585-0713  
Fax: (803) 536-9287

August 3, 2026  
Rev 1  
Carl Byars

Project Name: Broad Creek - Hilton Head, SC

Security System - Leasing Office & Maintenance - Add Option

| Qty | Make        | Model           | Description                                                                                                                                      |
|-----|-------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| 2   | Honeywell   | PROA7PLUS-FA    | Control Panel:<br>Security Control Panel/Keypad                                                                                                  |
| 2   | Honeywell   | PROWLTOUCH      | Keypad:<br>Additional Keypad                                                                                                                     |
| 1   | GRI         | 4612            | Initiating Devices:<br>Overhead Door Contact                                                                                                     |
| 8   | Honeywell   | PROSIXPIR       | Wireless PIR Motion Detector                                                                                                                     |
| 7   | Honeywell   | PROSIXGB        | Wireless Glass Break Sensor                                                                                                                      |
| 6   | Honeywell   | PROSIXCTV       | Wireless Door Contact                                                                                                                            |
| 2   | Honeywell   | PROSIXSIRENO    | Notification Devices:<br>Wireless Siren                                                                                                          |
| 2   | Ditek       | DTK-MRJ31XSCPWP | Surge Protection:<br>Control Panel Dialer Surge Protector - RJ45 Mod Jack for RJ31X dialer circuits, with Patch Cord                             |
| 1   | comCables   | 224SLD5CRLWH    | Wire:<br>22AWG-4C - Solid - Security Wire - White - 500' Speed Bag                                                                               |
| 2   | Cornerstone | 620             | Miscellaneous Material:<br>Telco Cord                                                                                                            |
| 2   | Cornerstone | 621             | RJ31X                                                                                                                                            |
| 2   | Cornerstone | Cornerstone     | Transformer                                                                                                                                      |
| 2   | Cornerstone | 467             | Battery                                                                                                                                          |
| 2   | Cornerstone | Cornerstone     | Miscellaneous Material                                                                                                                           |
| 1   | Cornerstone | Cornerstone     | Submittals                                                                                                                                       |
| 1   | Cornerstone | Cornerstone     | Training for Management                                                                                                                          |
| 1   | Cornerstone | Cornerstone     | Shop Drawings, (1) AHJ Stamped (if required) Hard Copy @ Jobsite & Cornerstone's Office, (1) Hard Copy<br>As needed Electronic As-Builts. See #4 |

\$5,357.00

Grand Total

Billing Notes:

- At the acceptance of the estimate and/or initiated contract, Cornerstone will be ordering and billing for equipment/material.
- At 50% Completion, Cornerstone will invoice for 50% of Retainage.

General Notes:

- This includes all equipment necessary for a complete installation by Cornerstone.
- All materials and workmanship will be warranted for a period of (1) years.
- Does not include conduit above and/or underground for 110V.
- No man lifts or scaffolding are included. It is assumed that should any lifts be necessary, one will be provided on site.

Plans Dated:  
July 3, 2026

Valid Through Addendum:  
0

This quote is in accordance with applicable plans, specifications, & addendum (as listed above) for the project. Any deviations or Value Engineering shall be specifically noted. Any addenda that is released and is not clearly noted that effects this quote, shall render this quote invalid. However, should a subsequent addendum be issued that does not effect this quote, it shall remain valid.

Presented By: Madison Mathis

Accepted By:

Estimated By: Steven Long

Date: August 3, 2026

Date:

Valid Until: September 3, 2026



When Seconds Count...

Corporate Office: 5600 Oakbrook Parkway - Suite 240 - Norcross, GA 30093 - (770) 448-9042 - Fax (770) 448-5436

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East Coast Regional Office: 2060 Northbrook Blvd., Ste 201, North Charleston, SC 29406 – Office: 843-305-4411

C.F. Evans Construction

125 Regional Pkwy, Suite 200

Orangeburg, SC 29116

Project Name: Broad Creek - Hilton Head, SC

Phone: (803) 585-0713

Fax: (803) 536-9287

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August 3, 2026

Rev 1

Carl Byars

Audio - Visual System - Clubhouse/Amenities/Pool Area - Add Option

| Qty         | Make           | Model             | Description                                                                                            |
|-------------|----------------|-------------------|--------------------------------------------------------------------------------------------------------|
| 1           | Russound       | RD-SMZ8           | Electronic HeadEnd Equipment:<br>8-Source/8-Zone - Controller Amplifier with Streamer                  |
| 6           | JBL            | CSMA-180          | 80W 4x1 Mixer Amplifier with both 70V                                                                  |
| 1           | Ubiquiti       | UDM-PRO           | 10G Cloud Gateway with 100+ UniFi device / 1,000+ client support and 3.5 Gbps IPS routing              |
| 20          | Speco          | SP5MAT            | Speakers:<br>6.5" in Ceiling - 70 Volt                                                                 |
| 10          | Speco          | BRC6F             | Rough-in Bracket for 6.5" Cieling Speakers - Pair                                                      |
| 4           | Speco          | SP4AWET           | 4" Wall Mount Outdoor Speaker with Transformer - Black                                                 |
| 4           | JBL            | JF-C85M           | Professional Control 85M, 5.25" 2-Way Coaxial Mushroom Landscape Speaker                               |
| 1           | Samsung        | QN65S90DAFXZA     | Flat Panel TV - Indoor:<br>65" Class S90D Series, QLED, 4K UHD, 4 HDMI's, Smart TV                     |
| 1           | Control4       | B-540-EXT-230-RS  | Indoor TV - Additional Equipment:<br>Binary 540 Series 4K Ultra HD Extender with IR                    |
| 1           | Samsung        | QN55LST7TAFXZA    | Flat Panel TV - Outdoor:<br>55" LED Outdoor Partial Sun, 4K UHD, Smart TV                              |
| 2           | Samsung        | QN65LST7TAFXZA    | 65" LED Outdoor Partial Sun, 4K UHD, Smart TV                                                          |
| 3           | Control4       | B-540-EXT-230-RS  | Outdoor TV - Additional Equipment:<br>Binary 540 Series 4K Ultra HD Extender with IR                   |
| 1           | Samsung        | HW-LST70T/ZA      | Outdoor 3.0 Channel Soundbar                                                                           |
| 3           | Samsung        | WMN4277TT/ZA      | Outdoor Weatherproof Mount for up to 75"                                                               |
| 6           | Russound       | XTS7              | AV Controls:<br>MultiLine Display - KeyPad                                                             |
| 1           | Arlington      | TVB810            | TV - Miscellaneous Material:<br>Arlington 8X10 Recessed Backbox                                        |
| 1           | Strong         | SM-RBX-PRO-20-BLK | VersaBox Pro Recessed Dual Layer Flat Panel Solution, 20x14", Steel, Black                             |
| 1           | Strong         | SM-CB-F-XL        | Wall Mount, Fixed - 49-90"                                                                             |
| 4           | Cornerstone    | Cornerstone       | Miscellaneous Material - Per TV                                                                        |
| 4           | Ditek          | DTK-2MHLP24BWB    | Surge Protection:<br>Modular Surge Protection with Hardwired Base - 2 Pair, 24V                        |
| 1Lot        | Vertical Cable | 209-2317          | Wire:<br>16AWG-2C Stranded Audio CMR PVC                                                               |
| 1Lot        | Wavenet        | 6E04URSPLSBL4     | CAT6E 550MHz UTP PVC                                                                                   |
| 1Lot        | ADC            | 6602SDWB-1000R    | 16AWG-2C Stranded Shielded Audio Underground OAS VNTC                                                  |
| 1Lot        | Cornerstone    | Cornerstone       | 25' 4K HDMI cable                                                                                      |
| 1Lot        | Hilti          | 3436084           | Miscellaneous Material:<br>Fire Caulk - Fire Stop - Tube                                               |
| 1Lot        | Cornerstone    | Cornerstone       | Underground PVC Conduit                                                                                |
| 6           | Carlton        | B432A-UPC         | 32cu, Four Square, Captive Nail, Plastic Boxes, 2 5/8"D x 4"W x 4"L                                    |
| 1           | Cornerstone    | Cornerstone       | Miscellaneous Material                                                                                 |
| 1           | Cornerstone    | Cornerstone       | Submittals                                                                                             |
| 1           | Cornerstone    | Cornerstone       | Training for Management                                                                                |
| 1           | Cornerstone    | Cornerstone       | Shop Drawings, (1) AHJ Stamped (if required) Hard Copy @ Jobsite & Cornerstone's Office, (1) Hard Copy |
|             |                |                   | As needed Electronic As-Builts. See #4                                                                 |
| \$77,002.00 |                |                   | Grand Total                                                                                            |

- Notes:

After installation of the underground conduit, a signature will be required. Any damage to the conduit post signature will require a change order and sufficient time for repair.
- Billing Notes:

At the acceptance of the estimate and/or initiated contract, Cornerstone will be ordering and billing for equipment/material.

At 50% Completion, Cornerstone will invoice for 50% of Retainage.
- General Notes:

This includes all equipment necessary for a complete installation by Cornerstone.

All materials and workmanship will be warranted for a period of (1) years.

Plans Dated:  
July 3, 2026

Valid Through Addendum:  
0

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Presented By:

Madison Mathis

Accepted By:

Estimated By:

Steven Long

Date:

August 3, 2026

Date:

Valid Until:

September 3, 2026



When Seconds Count...

Corporate Office: 5600 Oakbrook Parkway - Suite 240 - Norcross, GA 30093 - (770) 448-9042 - Fax (770) 448-5436  
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125 Regional Pkwy, Suite 200  
Orangeburg, SC 29116  
Project Name: Broad Creek - Hilton Head, SC

Phone: (803) 585-0713  
Fax: (803) 536-9287

August 3, 2026  
Rev 1  
Carl Byars

Audio & Visually Impaired Units Visual Telephone Notification Appliance

| Qty | Make | Model         | Description               |
|-----|------|---------------|---------------------------|
| 6   | ATW  | ALA-RETRIEVER | Analog Phone Strobe Light |

\$3,042.00 Installed Total

- Notes:
- Telephone Notification Appliance - In Hearing and Visual Impaired Units Only.
  - Notification Appliance in Living area as per ADA Code.

Audio & Visually Impaired Units Doorbells

| Qty | Make    | Model                   | Description                   |
|-----|---------|-------------------------|-------------------------------|
| 6   | Edwards | 7005-G5                 | ADA Door Bell Annunciator Kit |
| 18  | Edwards | 6536-G5 -(not) Included | Horn/Strobe                   |
| 6   | Edwards | 620 - Included          | Push Button                   |
| 6   | Edwards | 147-10 - Included       | SS Mounting Plate             |
| 6   | Edwards | 592 - Included          | Transformer                   |

\$10,548.00 Installed Total

- Notes:
- Doorbell with Visual Notification - In Hearing and Visual Impaired Units Only.
  - Notification Appliance in each living area, bedroom, & bathroom. As per ADA & UFAS Code.

911 Emergency Phone

| Qty | Make   | Model      | Description                        |
|-----|--------|------------|------------------------------------|
| 1   | Viking | E-1600AEWP | Weatherproof Emergency Phone - Red |

\$906.00 Installed Total

- Notes:
- Phone Line Provided by Others - Unless Cornerstone is Installing the Voice-Data-Video for this Project.

- Billing Notes:
- At the acceptance of the estimate and/or initiated contract, Cornerstone will be ordering and billing for equipment/material.
  - At 50% Completion, Cornerstone will invoice for 50% of Retainage.

- General Notes:
- This includes all equipment necessary for a complete installation by Cornerstone.
  - All materials and workmanship will be warranted for a period of (1) years.
  - Does not include conduit above and/or underground.
  - No man lifts or scaffolding are included. It is assumed that should any lifts be necessary, one will be provided on site.

Plans Dated: July 3, 2026 Valid Through Addendum: 0

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This quote must be signed, scan/email, & returned to your Cornerstone Representative in order to get this scheduled for install. Cornerstone is not responsible for underground utilities, protection services may be needed in some cases. Changes made to the equipment installed will void all warranties.

Terms & Conditions of Service:

The price does not include any parts and/or material needed for proper operation due to unseen site conditions, parts that could not be field tested or system failures from original evaluation. Evaluation charges and supplementary parts and/or material may be needed and will be replaced and charged accordingly. Payments are due on receipt. 1.5% monthly interest charge may apply

Presented By: Madison Mathis Accepted By:

Date: August 3, 2026 Date:

Valid Until: September 3, 2026

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Project Name: Broad Creek - Hilton Head, SC

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August 3, 2026  
Rev 1  
Carl Byars

Data-Video - Units

| Qty   | Make           | Model         | Description                                                                                                                                                                                                                                            |
|-------|----------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 254   | OnQ            | ENP3050NA     | <b>Multi Media Enclosures &amp; Equipment:</b><br>On-Q ENP30605NA 30" Trim and Cover Kit for Enclosure<br>1x6, 2GHz, 5-2300 MHz Frequency Range, Coax Splitter Module<br>8 Port Passive CAT6 Patch Panel                                               |
| 254   | DataComm       | 70-0036       |                                                                                                                                                                                                                                                        |
| 254   | DataComm       | 80-0040       |                                                                                                                                                                                                                                                        |
| 3,340 | CAT6RJ45J      | CAT6RJ45J     | <b>In-Wall Equipment:</b><br>Male CAT6 RJ45 Connectors (Pack of 100 Priced Individually)<br>FacePlate 3 Port, Single Gang White<br>CAT6, RJ45-Keystone Jack, White<br>F-Conn, Keystone Jack, White<br>F-Conn, SealSmart Coaxial Compression Connectors |
| 835   | DataComm       | 20-3013-WH    |                                                                                                                                                                                                                                                        |
| 1670  | DataComm       | 20-3426-WH    |                                                                                                                                                                                                                                                        |
| 835   | DataComm       | 20-3102-WH    |                                                                                                                                                                                                                                                        |
| 1,670 | Platinum Tools | 18001         |                                                                                                                                                                                                                                                        |
| 1Lot  | Wavenet        | 6E04URSPLSBL4 | <b>Wire:</b><br>CAT6E 550MHz UTP PVC<br>RG6 Quad Shield 18AWG Solid CCS CMR PVC                                                                                                                                                                        |
| 1Lot  | Wavenet        | RG6QRBK4      |                                                                                                                                                                                                                                                        |
| 1Lot  | Hilti          | 3436084       | <b>Miscellaneous Material:</b><br>Fire Caulk - Fire Stop - Tube<br>18cu, Single Gang, Captive Nail, Plastic Boxes, 2 7/8"D x 2 1/4"W x 3 3/4"L<br>Label & Testing<br>Misc Material<br>Submittals                                                       |
| 835   | Carlson        | B118A         |                                                                                                                                                                                                                                                        |
| 2505  | Cornerstone    | Cornerstone   |                                                                                                                                                                                                                                                        |
| 254   | Cornerstone    | Cornerstone   |                                                                                                                                                                                                                                                        |
| 1     | Cornerstone    | Cornerstone   |                                                                                                                                                                                                                                                        |

\$350,734.00

Grand Total

- Notes:
- Data - Terminated in wall, wired in a star configuration, coiled/terminated on hub in the unit's multi-media box.
  - CATV - Terminated in wall, wired in a star configuration, coiled/terminated on splitter in the unit's multi-media box.

Data-Video Home Runs - Units to IDF or DMARK

| Qty  | Make           | Model         | Description                                                                                                                                                                                                                                          |
|------|----------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 254  | Platinum Tools | 18001         | <b>Termination Equipment:</b><br>F-Conn, SealSmart Coaxial Compression Connectors<br>CAT6E 550MHz UTP PVC<br>RG6 Quad Shield 18AWG Solid CCS CMR PVC<br>Male CAT6 RJ45 Connectors (Pack of 100 Priced Individually)<br>48-Port, 2U, CAT6 Patch Panel |
| 1Lot | Wavenet        | 6E04URSPLSBL4 |                                                                                                                                                                                                                                                      |
| 1Lot | Wavenet        | RG6QRBK4      |                                                                                                                                                                                                                                                      |
| 254  | ADI PRO        | CAT6RJ45J     |                                                                                                                                                                                                                                                      |
| 9    | ICC            | ICMPP04860    |                                                                                                                                                                                                                                                      |
| 254  | Cornerstone    | Cornerstone   | <b>Miscellaneous Material:</b><br>Label & Testing<br>Misc Material                                                                                                                                                                                   |
| 1Lot | Cornerstone    | Cornerstone   |                                                                                                                                                                                                                                                      |

\$37,098.00

Additional for (1) micro-duct per unit to IDF - Provided by others, installed by Cornerstone.

\$72,082.00

Additional for (1) micro-duct per unit to IDF - Provided & installed by Cornerstone.

- Exclusions:
- MDF to IDF backbone is by others.
  - All conduit is by others.

- Notes:
- Data - From unit's hub in multi-media box to designated IDF or DMARK, terminated, tested, & labeled.
  - CATV - From splitter in the unit's multi-media box to designated IDF or DMARK, tested, labeled, & coiled.
    - a. CATV wire to be RG6-Quad for runs of 150' and less, RG11 for runs over 150'.

Data-Video Backbone - MDF to IDFs

| Qty | Make | Model      | Description                                                                                        |
|-----|------|------------|----------------------------------------------------------------------------------------------------|
| 9   | ICC  | ICCMSR4P84 | <b>MDF/IDF Equipment:</b><br>4 Post Floor Mount Rack - Standard 19"W x7'H<br>10' x 12" Ladder Rack |
| 9   | ICC  | ICCMSLST10 |                                                                                                    |



|      |             |             |                                                                                 |
|------|-------------|-------------|---------------------------------------------------------------------------------|
| 18   | ICC         | ICCMSLOR90  | 12" Runway Radius Bend - Outside                                                |
| 18   | ICC         | ICCMSLAWSK  | Wall Angle Bracket                                                              |
| 5    | ICC         | ICCMSLEBSK  | Butt Splice Kit                                                                 |
| 2    | ICC         | ICCMSLTJSK  | Corner Splice Kit                                                               |
| 18   | ICC         | ICCMSLTWSK  | Wall Triangle Support                                                           |
| 9    | ICC         | ICCMSCMPK2  | 2U - Horizontal Wire Manager - 5 Dring                                          |
| 9    | ICC         | ICCMSCC6BK  | Vertical Wire Manager                                                           |
| 9    | ICC         | ICMPP04860  | 48-Port, 2U, CAT6 Patch Panel                                                   |
| 9    | ICC         | ICFORE31RM  | 6 to 18 Port, Fiber Enclosure, 1U Rack Mount, Empty                             |
| 18   | ICC         | ICFOPC26BK  | SC, SM, 12-Pack Fiber Insert                                                    |
| 108  | Corning     | 95-200-44   | SC, SM, 0S2, Pre-Polished, UniCam Fiber Connectors                              |
|      |             |             | <b>Fiber Cable:</b>                                                             |
| 1Lot | PureNet     | DES2P12BK   | 12 Strand Singlemode Indoor/Outdoor Plenum Fiber Optic Cable - Black (Per Foot) |
|      |             |             | <b>Miscellaneous Material:</b>                                                  |
| 9    | Cornerstone | Cornerstone | Misc Material                                                                   |

\$51,143.00

Grand Total

- Exclusions:
- All conduit is by others.
  - Backboards are provided and installed by others.

- Billing Notes:
- At the acceptance of the estimate and/or initiated contract, Cornerstone will be ordering and billing for equipment/material.
  - At 50% Completion, Cornerstone will invoice for 50% of Retainage.

- General Notes:
- This includes all equipment necessary for a complete installation by Cornerstone.
  - All materials and workmanship will be warranted for a period of (1) years.

Plans Dated: July 3, 2026Valid Through Addendum: 0

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Presented By:

Madison Mathis

Estimated By:

Steven Long

Date:

August 3, 2026

Valid Until:

September 3, 2026

Accepted By:

Date:



When Seconds Count...

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August 3, 2026  
Rev 1  
Carl Byars

Data-Video - Clubhouse/Leasing Office/Amenities/Pool Area

| Qty         | Make           | Model         | Description                                                                 |
|-------------|----------------|---------------|-----------------------------------------------------------------------------|
|             |                |               | In-Wall/In-Floor Equipment:                                                 |
| 16          | DataComm       | 20-3012-WH    | FacePlate 2 Port, Single Gang White                                         |
| 4           | DataComm       | 20-3013-WH    | FacePlate 3 Port, Single Gang White                                         |
| 40          | DataComm       | 20-3426-WH    | CAT6, RJ45-Keystone Jack, White                                             |
| 4           | DataComm       | 20-3102-WH    | F-Conn, Keystone Jack, White                                                |
| 8           | Platinum Tools | 18001         | F-Conn, SealSmart Coaxial Compression Connectors                            |
| 56          | 0              | 0             | MDF/IDF Equipment:                                                          |
| 2           | ICC            | ICCMSR4P84    | 4 Post Floor Mount Rack - Standard 19"W x7'H                                |
| 2           | ICC            | ICCMSLST10    | 10' x 12" Ladder Rack                                                       |
| 4           | ICC            | ICCMSLOR90    | 12" Runway Radius Bend - Outside                                            |
| 4           | ICC            | ICCMSLAWSK    | Wall Angle Bracket                                                          |
| 4           | ICC            | ICCMSLEBSK    | Butt Splice Kit                                                             |
| 4           | ICC            | ICCMSLTJSK    | Corner Splice Kit                                                           |
| 4           | ICC            | ICCMSLTWSK    | Wall Triangle Support                                                       |
| 2           | ICC            | ICCMSCMPK2    | 2U - Horizontal Wire Manager - 5 Dring                                      |
| 2           | ICC            | ICMPP04860    | 48-Port, 2U, CAT6 Patch Panel                                               |
| 2           | ICC            | ICFORE31RM    | 6 to 18 Port, Fiber Enclosure, 1U Rack Mount, Empty                         |
| 2           | ICC            | ICFOPC26BK    | SC, SM, 12-Pack Fiber Insert                                                |
| 24          | Corning        | 95-200-44     | SC, SM, 0S2, Pre-Polished, UniCam Fiber Connectors                          |
| 9           | 0              | 0             | Wire:                                                                       |
| 1Lot        | Wavenet        | 6E04URSPLSBL4 | CAT6E 550MHz UTP PVC                                                        |
| 1Lot        | Wavenet        | RG6QRBK4      | RG6 Quad Shield 18AWG Solid CCS CMR PVC                                     |
| 67          | 0              | 0             | Miscellaneous Material:                                                     |
| 1Lot        | Hilti          | 3436084       | Fire Caulk - Fire Stop - Tube                                               |
| 20          | Carlson        | B118A         | 18cu, Single Gang, Captive Nail, Plastic Boxes, 2 7/8"D x 2 1/4"W x 3 3/4"L |
| 44          | Cornerstone    | Cornerstone   | Label & Testing                                                             |
| 1           | Cornerstone    | Cornerstone   | Misc Material                                                               |
| 1           | Cornerstone    | Cornerstone   | Submittals                                                                  |
| \$24,640.00 |                |               | Grand Total                                                                 |

- Exclusions:
- Underground conduit is by others.
  - All floor boxes and/or conduit for them, is provided and installed by others.
- Notes:
- CATV - Terminated in wall, wired in a star configuration, coiled in designated IDF.
  - Data - Terminated in wall, wired in a star configuration, terminated in designated IDF.
- Billing Notes:
- At the acceptance of the estimate and/or initiated contract, Cornerstone will be ordering and billing for equipment/material.
  - At 50% Completion, Cornerstone will invoice for 50% of Retainage.
- General Notes:
- This includes all equipment necessary for a complete installation by Cornerstone.
  - All materials and workmanship will be warranted for a period of (1) years.
  - Does not include conduit above and/or underground.
  - No man lifts or scaffolding are included. It is assumed that should any lifts be necessary, one will be provided on site.

Plans Dated: July 3, 2026 Valid Through Addendum: 0

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Presented By: Madison Mathis Accepted By: \_\_\_\_\_

Estimated By: Steven Long

Date: August 3, 2026 Date: \_\_\_\_\_

Valid Until: September 3, 2026



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August 3, 2026  
Rev 1  
Carl Byars

Call For Assistance - Unmonitored/Stand Alone per ADA Unit

| Qty         | Make        | Model       | Description                                                    |
|-------------|-------------|-------------|----------------------------------------------------------------|
| 13          | AlphaComm   | EK117B      | Unmonitored Stand Alone:                                       |
| 35          | AlphaComm   | SF1172A     | CFA Kit - Pull Cord /Non-Back lit - Transformer - Light/Buzzer |
|             |             |             | Pull Cord /Non-Back lit                                        |
|             |             |             | Miscellaneous Material:                                        |
| 13          | Cornerstone | Cornerstone | Miscellaneous Material                                         |
| 1Lot        | Cornerstone | Cornerstone | Wire                                                           |
| 1           | Cornerstone | Cornerstone | Submittals                                                     |
| 1           | Cornerstone | Cornerstone | Training for Management                                        |
| \$11,635.00 |             | Grand Total |                                                                |

Billing Notes:

- At the acceptance of the estimate and/or initiated contract, Cornerstone will be ordering and billing for equipment/material.
- At 50% Completion, Cornerstone will invoice for 50% of Retainage.

General Notes:

- This includes all equipment necessary for a complete installation by Cornerstone.
- All materials and workmanship will be warranted for a period of (1) years.
- Does not include conduit above and/or underground.
- No man lifts or scaffolding are included. It is assumed that should any lifts be necessary, one will be provided on site.

Plans Dated: July 3, 2026 Valid Through Addendum: 0

This quote is in accordance with applicable plans, specifications, & addendum (as listed above) for the project. Any deviations or Value Engineering shall be specifically noted. Any addenda that is released and is not clearly noted that effects this quote, shall render this quote invalid. However, should a subsequent addendum be issued that does not effect this quote, it shall remain valid.

Presented By: Madison Mathis Accepted By:

Estimated By: Steven Long

Date: August 3, 2026 Date:

Valid Until: September 3, 2026



# Broad Creek Apartments

## Low Voltage Data System Estimate

### Project Location:

10 Verbena Lane

Hilton Head Island, SC 29926

Quote #: 16158

Dated: 8/3/2026

Dear Estimating Department,

We are pleased to submit this proposal for furnishing and installing a Low voltage Data system per Electrical plans dated 5/15/2026. The details regarding my proposal are listed below.

### Included in Our Proposal:

- Rough in for (266) Unit Data Home Runs and Coaxial Home Runs per plans
- Rough in for (266) 21" Unit Media Boxes. This includes rough in for Video and Data splitters in each unit box. This also includes all cabling for the Data and Coaxial runs in each unit.
- Trim out for (266) Unit Data Home Runs and Coaxial Home Runs per plans.
- Trim out for (266) 21" Unit Media Boxes. This includes Video and Data splitters in each unit box. This also includes all cabling for the Data and Coaxial runs in each unit.
- Rough in for (28) Data runs for the facility.
- Trim out for (28) Data runs for the facility.
- Rack and patch panel for terminations.
- All close out documents require to be provided by us.
- Wire Verification with print out of every individual wire run to guarantee continuity in each run.
- A one-year warranty on the system.
- Proposal is based on timely receipt of Auto-Cad contract/EOR drawings by e-mail or CD at no additional cost to Diamond Electronics. Please allow 8-12 weeks for shop drawings upon receipt of CAD files for this project.
- Includes all necessary permits.
- Includes Shop drawings.

### **Excluded From Our Proposal**

- Our price does not include providing, installing, or connecting 120VAC circuits.
- End user networking issues
- Our price does not include any conduit, underground conduit, raceways, or common electrical boxes necessary for this installation.
- Conduit Material and Installation. This will be by others. This includes Micro-duct Conduit from Units to IDF location.





# Broad Creek Apartments

- Fiber Optic Network Backbone. This will be by others.
- Network equipment. This will be by customer's IT Department.
- Network issues on hardware that is not provided from Diamond Electronics
- Our standard work hours will consist of Monday through Friday 8:00am to 5:00pm EST. If work needs to be conducted outside these hours, additional cost will apply.
- Does not include paint or drywall repair.
- Does not include clean up created by other trades.

## Please Note:

- This proposal is based on Electrical plans dated 5/15/2026. Anything outside of this scope or extra will be a change order to the original price.
- This proposal does not include a bonding fee or P.E. Stamps. If Bonding or P.E. Stamps are required, then these fees will be in addition to the original cost.
- Please note that payment for these services is due forty-five days following the receipt of each invoice.
- The customer consents to the owner failing to provide payment for amounts owed to the customer, which may include the value of the services rendered by Diamond Electronics. As the customer's subcontractor, Diamond Electronics is in no way liable for the owner's payment to the customer. As such, this circumstance would not impact any amount owed to Diamond Electronics.
- Please note that this proposal is valid for 30 days from the date on this proposal.
- Please be advised that material prices for this project are good for 30 days from the date of the completed contract or P.O. If there are material increases after this date and all material has not been authorized to be purchased and billed, then the customer will be responsible for the increases.





# Broad Creek Apartments

**Our price to complete this work will be:**

Total Cost of Low Voltage Data System - Labor: \$ 284, 686.00

Total Cost of Low Voltage Data System - Labor: \$ 149, 577.00

Total cost of Data-Coax system: \$ 434, 263.00

Signature of Acceptance: \_\_\_\_\_ Date: \_\_\_\_\_

Add./Alt

Cost to Certify all Cable runs with Fluke Tester: + \$ 119, 192.00

Signature of Acceptance: \_\_\_\_\_ Date: \_\_\_\_\_

If you have any questions or would like some additional information, please do not hesitate to contact me:

**Diamond Electronics Inc.**  
**Carlos Loveras – Estimator**  
**211 Town Center Drive**  
**Locust, NC 28097**  
**704-888-0223 (Office) 704-888-8491 (Fax)**





**We build it like it's ours.**