Weddington Road Apartments

Charlotte, NC

CF EVANS CONSTRUCTION

Budget Summary

July 17, 2026

	Construction Set RFP					
	Budgeted Costs		Units		Gross Sqft	
Description				85		107,823
General Conditions	$	1,953,459	$	22,982/unit	$	18.12/gsft
Vandalism Damage Repair Allowance	$	40,000	$	471/unit	$	0.37/gsft
Sitework	$	2,689,024	$	31,636/unit	$	24.94/gsft
Off Site DOT Work	$	331,973	$	3,906/unit	$	3.08/gsft
Site Lighting Conduits Allowance	$	30,000	$	353/unit	$	0.28/gsft
Traffic Control/Signage Allowance	$	30,000	$	353/unit	$	0.28/gsft
Landscape/Irrigation	$	280,896	$	3,305/unit	$	2.61/gsft
Monument Sign Structure Allowance	$	35,000	$	412/unit	$	0.32/gsft
Perimeter Fence Allowance	$	115,000	$	1,353/unit	$	1.07/gsft
Playground Allowance	$	40,000	$	471/unit	$	0.37/gsft
Picnic Shelter Allowance	$	25,000	$	294/unit	$	0.23/gsft
Concrete - Slab on Grade	$	532,998	$	6,271/unit	$	4.94/gsft
Lightweight/Gypcrete	$	243,600	$	2,866/unit	$	2.26/gsft
Masonry	$	374,137	$	4,402/unit	$	3.47/gsft
Stairs	$	61,546	$	724/unit	$	0.57/gsft
Balcony Railing and Misc Steel	$	139,083	$	1,636/unit	$	1.29/gsft
Wood Framing Allowance	$	2,712,386	$	31,910/unit	$	25.16/gsft
Interior Trim	$	126,263	$	1,485/unit	$	1.17/gsft
Cabinetry and Tops	$	378,225	$	4,450/unit	$	3.51/gsft
Insulation	$	140,000	$	1,647/unit	$	1.30/gsft
Mold Treatment Allowance	$	50,000	$	588/unit	$	0.46/gsft
Shingles	$	179,479	$	2,112/unit	$	1.66/gsft
Siding	$	473,957	$	5,576/unit	$	4.40/gsft
Waterproofing & Sealants	$	125,000	$	1,471/unit	$	1.16/gsft
Doors	$	489,500	$	5,759/unit	$	4.54/gsft
Windows	$	143,370	$	1,687/unit	$	1.33/gsft
Storefront	$	70,000	$	824/unit	$	0.65/gsft
Hardware	$	141,250	$	1,662/unit	$	1.31/gsft
Clubhouse - Amenity - Leasing Upfit	$	167,072	$	1,966/unit	$	1.55/gsft
Leasing Office Finish Upgrades Allowance	$	100,000	$	1,176/unit	$	0.93/gsft
Drywall	$	1,071,703	$	12,608/unit	$	9.94/gsft
Flooring Units	$	157,924	$	1,858/unit	$	1.46/gsft
Painting	$	382,500	$	4,500/unit	$	3.55/gsft
Additional Signage Int/Ext Allowance	$	3,000	$	35/unit	$	0.03/gsft
Specialties	$	144,033	$	1,695/unit	$	1.34/gsft
Appliances	$	210,289	$	2,474/unit	$	1.95/gsft
Trash Chute - Compactor - Containers - Excluded		NIC		NIC		NIC
Blinds	$	42,500	$	500/unit	$	0.39/gsft
Swimming Pool and Deck		NIC		NIC		NIC
Fire Sprinkler	$	222,000	$	2,612/unit	$	2.06/gsft
Plumbing	$	942,835	$	11,092/unit	$	8.74/gsft
Radon Piping System - Allowance	$	35,000	$	412/unit	$	0.32/gsft
Water Sub Meters	$	14,875	$	175/unit	$	0.14/gsft
HVAC	$	825,789	$	9,715/unit	$	7.66/gsft
Electrical	$	1,146,563	$	13,489/unit	$	10.63/gsft
Low Voltage Systems - Allowance	$	100,000	$	1,176/unit	$	0.93/gsft
Light Fixture Allowance	$	194,000	$	2,282/unit	$	1.80/gsft
Site Lighting		NIC		NIC		NIC
Car Charger Allowance		NIC		NIC		NIC
BDA System Conduit allowance		NIC		NIC		NIC
Subtotal	**$**	**17,711,229**	**$**	**208,367/unit**	**$**	**164.26/gsft**

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Budget Summary

July 17, 2026

	Construction Set RFP		
	Budgeted Costs	Units	Gross Sqft
Description		85	107,823
Business License	Included	Included	Included
Insurance	$ 115,123	$ 1,354/unit	$ 1.07/gsft
NAHB Certification	Excluded	Excluded	Excluded
Special Inspections	By Owner	By Owner	By Owner
Builder's Risk	By Owner	By Owner	By Owner
Bond On Subs	Excluded	Excluded	Excluded
GC Bond	$ 120,543	$ 1,418/unit	$ 1.12/gsft
Subtotal	**$ 17,946,895**	**$ 211,140/unit**	**$ 166.45/gsft**
Contingency	NIC	NIC	NIC
Overhead & Fee	$ 897,345	$ 10,557/unit	$ 8.32/gsft
Project Total	**$ 18,844,240**	**$ 221,697/unit**	**$ 174.77/gsft**

Notes:

-This Budget is based on (16)Month Uninterrupted Construction Schedule.

-Budget Based on "Building Permit Set", dated April 21, 2026.