

100 Dalton Avenue Charlotte (NoDa), North Carolina

DESIGN & CONSULTANTS	Firm / Company	Contact / Lead	Email	Phone
Client	Summit Square-EB5	Venu Vedre	venu@summitsquareeb5.com	(860) 595-6439
Civil Engineering	Kimley-Horn (K-H)	Matt Story	matt_story@kimley-horn.com	(803) 728-4756
Architecture	Greenberg Farrow (GF)	Jason Loucks	jloucks@greenbergfarrow.com	(704) 287-7448
Structural	EM Structural (EM)	Mike Gardina	mgardina@emstructural.com	(704) 806-1075
Mechanical	Charlotte Mechanical (CME)	Greg Andrews	greg.andrews@cmepllc.com	(704) 688-9320
Electrical	Charlotte Mechanical (CME)	Coty Hamby	coty.hamby@cmepllc.com	(704) 688-9320
Plumbing	Charlotte Mechanical (CME)	Greg Andrews	greg.andrews@cmepllc.com	(704) 688-9320
Interior Design	Dement Design	Ashley Newman	ashley@dementdesigns.com	(678) 227-8574
Waterproofing Consultant	MIS Salas O'Brien	Michael Calabrese	michael.calabrese@salasobrien.com	(443) 615-8241
Accessibility Consultant	United Spinal Association	Kleo King	kking@accessibility-services.com	(718) 803-3782
Precast Parking Deck Design	Metromont	Steven Mortensen	smortensen@metromont.com	(704) 921-2407
Fitness Consultant	Ready Fitness	Celia Smart	celia@readyfitness.com	(704) 789-3440

285,000 GSF (Approx.)
270.00 Units

DESCRIPTION	Subtotal	\$/GSF	\$/Unit	
SITWORK				
01G - Surveying	\$ -	\$ -	\$ -	Surveying in Site Scope
02A - Building Demolition	EXCL	EXCL	EXCL	Excluded. Site Demo in Sitework Scope.
13A - Swimming Pools	\$ 199,000.00	\$ 0.70	\$ 737.04	
31A - Complete Sitework	\$ 2,840,413.00	\$ 9.97	\$ 10,520.05	
31B - Shoring	EXCL	EXCL	EXCL	
31C - Deep Foundations	\$ 950,000.00	\$ 3.33	\$ 3,518.52	
32A - Paving / Sidewalks Curbs and Gutters	Incl in Site	Incl in Site	Incl in Site	
32B - Pavement Markings	Incl in Site	Incl in Site	Incl in Site	
32C - Hardscape & Furnishings	\$ 1,370,082.00	\$ 4.81	\$ 5,074.38	Includes Upper Level Amenity Spaces(Rooftop)
32D - Landscape & Irrigation	\$ 279,811.00	\$ 0.98	\$ 1,036.34	
32E - Traffic Signalization	EXCL	EXCL	EXCL	
32F - Fencing	\$ 81,377.00	\$ 0.29	\$ 301.40	
32G - Gate Operators	\$ 53,612.00	\$ 0.19	\$ 198.56	
32H - Bike Racks and Bollards	\$ 42,000.00	\$ 0.15	\$ 155.56	(Consider bollards and goal posts at parking deck entry)
33A - Sanitary Sewer	Incl in Site	Incl in Site	Incl in Site	
33B - Storm Sewer	Incl in Site	Incl in Site	Incl in Site	
33C - Water	Incl in Site	Incl in Site	Incl in Site	
33D - Site Electrical	Incl in Electrical	Incl	Incl in Electrical	Conduits Only to Building
Other		\$ -	\$ -	
SITWORK SUBTOTAL:	\$ 5,816,295	\$ 20.41	\$ 21,542	
BUILDING				
01A - Hoisting & Crane	\$ 560,000.00	\$ 1.96	\$ 2,074.07	
01B - Allowances				Entire Budget to be Considered Allowance at This Stage of Design.
01C - General Works	\$ -	\$ -	\$ -	
01D - Final Cleaning	\$ 116,875.00	\$ 0.41	\$ 432.87	
02A - Demolition	EXCL	EXCL	EXCL	
03A - Concrete (Cast in Place)	\$ 7,302,256.00	\$ 25.62	\$ 27,045.39	(Include consideration on grade vapor retarder) (Consideration for Conc Specialties such as Stairs, Sills, Copings, Trims, Site wall caps)
03B - Precast Concrete Structures	\$ 2,839,105.00	\$ 9.96	\$ 10,515.20	
03C - Light Weight Conc (Stairs and Balconies)	\$ 124,040.00	\$ 0.44	\$ 459.41	See Notes on Balconies.
03D - Gypcrete	\$ 543,838.00	\$ 1.91	\$ 2,014.21	(Include consideration for sound mat)
04A - Masonry CMU	\$ 918,950.00	\$ 3.22	\$ 3,403.52	
04B - Masonry Face Brick	\$ 1,314,332.00	\$ 4.61	\$ 4,867.90	
05A - Structural and Miscellaneous Steel	\$ 901,981.00	\$ 3.16	\$ 3,340.67	
05B - Architecturally Exposed Steel	\$ 703,934.00	\$ 2.47	\$ 2,607.16	
05C - Steel Stairs	\$ 499,613.00	\$ 1.75	\$ 1,850.42	
05D - Stairwell Railing Only	\$ 86,688.00	\$ 0.30	\$ 321.07	
05E - Balcony Railing Only	\$ 246,960.00	\$ 0.87	\$ 914.67	Includes Railings of Amenities, Garages, Etc.
06A - Wood Framing and Rough Carpentry	\$ 6,632,530.00	\$ 23.27	\$ 24,564.93	(Include consideration for wood treatment)

06B - Prefabricated Wood Trusses	Incl in Wood	Incl	Incl in Wood	
06C - Millwork & Trim	\$ 759,232.00	\$ 2.66	\$ 2,811.97	
07A - Waterproofing and Sealants	\$ 514,118.00	\$ 1.80	\$ 1,904.14	
07B - Metal Panels Cladding	Incl 07G	Incl	Incl 07G	
07C - Insulation	\$ 1,397,867.00	\$ 4.90	\$ 5,177.29	
07D - EIFS	Incl in Siding	Incl	Incl in Siding	See Notes on EIFS
07E - Boxing & Siding	\$ 2,338,572.00	\$ 8.21	\$ 8,661.38	
07F - TPO Roofing and Accessories	\$ 703,600.00	\$ 2.47	\$ 2,605.93	(Include consideration for roof insulation and related flashings)
07G - Metal Panels Cladding	\$ 617,935.00	\$ 2.17	\$ 2,288.65	
07H - Firestopping	Incl w/Trades	Incl	Incl w/Trades	
07J - Joint Sealants	Incl in Wat Proof	Incl	Incl in Wat Proof	
08A - Common Areas / Amenity Doors	\$ 302,049.00	\$ 1.06	\$ 1,118.70	(Include consideration for Hollow Metal Doors for BOH doors)
08B - Unit Entry / Interior Doors with Trim	\$ 977,500.00	\$ 3.43	\$ 3,620.37	
08C - Windows & Balcony Doors	\$ 1,262,292.00	\$ 4.43	\$ 4,675.16	
08D - Overhead Coiling Doors	Incl In Access	Incl	Incl In Access	(Consider Parking deck is often coiling grille)
08E - Glass Assemblies (Storefronts)	\$ 542,525.00	\$ 1.90	\$ 2,009.35	
08F - Door Hardware	\$ 318,484.00	\$ 1.12	\$ 1,179.57	
08G - Exterior Louvers	Décor. Metals		Décor. Metals	
09A - Drywall Assemblies	\$ 5,579,132.00	\$ 19.58	\$ 20,663.45	Includes Metal Stud Framing under Podiums
09B - Acoustical Assemblies	See 09E	See 09E	See 09E	Standard Assemblies included in Trade Spec.
09C - Hard Tile Floor (Leasing/Club)	See 09E	See 09E	See 09E	
09D - Hard Tile Floor (Unit Bathrooms)	\$ 521,150.00	\$ 1.83	\$ 1,930.19	Includes Tub Surrounds/Kitchen Backsplash, No Floor Tile
09E - Wall Tile (Leasing/Club)	\$ 720,000.00	\$ 2.53	\$ 2,666.67	Entire Amenity Upfit Incl @ \$160/sqft
09F - Floor Coverings - Resilient & Carpeting	\$ 858,822.00	\$ 3.01	\$ 3,180.82	LVT in Units, Corridor Carpeting.
09G - Painting	\$ 1,266,787.00	\$ 4.44	\$ 4,691.80	
10A - Signage	EXCL	EXCL	EXCL	
10B - Bathroom Accessories	\$ 142,702.00	\$ 0.50	\$ 528.53	
10C - Tub and Shower Enclosures	Incl in Plumb	Incl in Plumb	Incl in Plumb	Standard Bases w/file Surrounds.
10D - Shower Doors	\$ 349,951.00	\$ 1.23	\$ 1,296.11	
10E - Fire protection cabinets	\$ 95,812.00	\$ 0.34	\$ 354.86	
10F - Mailboxes	\$ 60,776.00	\$ 0.21	\$ 225.10	
10G - Unit Shelving	\$ 151,092.00	\$ 0.53	\$ 559.60	Wire Shelving throughout.
10H - Canopies	Incl Arch Steel	Incl	Incl Arch Steel	
10J - Smoke Curtain	\$ 180,200.00	\$ 0.63	\$ 667.41	
11A - Parking Control Equipment	Incl	Incl	Incl	Gates in Steel. Operators Listed Above.
11B - Loading Dock Equipment	EXCL	EXCL	EXCL	
11C - Residential Appliances	\$ 1,221,149.00	\$ 4.28	\$ 4,522.77	
11D - Amenity Equip (list inclusions)	See 09E	See 09E	See 09E	
12A - Window Treatments	\$ 119,392.00	\$ 0.42	\$ 442.19	Standard 2" Faux. No Roller Shades incl.
12B - Unit Cabinets Only (No Countertops)	\$ 1,362,153.00	\$ 4.78	\$ 5,045.01	
12B - Leasing/Club Cabinets (No Countertops)	See 09E	See 09E	See 09E	
12D - Stone Countertops	\$ 723,454.00	\$ 2.54	\$ 2,679.46	
14A - Elevators	\$ 862,632.00	\$ 3.03	\$ 3,194.93	
14C - Trash Compactor	\$ 280,000.00	\$ 0.98	\$ 1,037.04	
14D - Trash Chutes	Incl in Comp	Incl	Incl in Comp	
21A - Fire Protection	\$ 1,481,644.00	\$ 5.20	\$ 5,487.57	Includes Garage.
22A - Plumbing	\$ 3,990,689.00	\$ 14.00	\$ 14,780.33	Includes Garage and Roof Drains
22B - Sump Pumps	Incl in Plumb	Incl	Incl in Plumb	
22C - Water Heaters	Incl in Plumb	Incl	Incl in Plumb	
22D - Plumbing Fixtures	Incl in Plumb	Incl	Incl in Plumb	
23A - HVAC	\$ 3,331,012.00	\$ 11.69	\$ 12,337.08	Includes CO Monitoring and Ventilation in Garage
26A - Electrical	\$ 5,402,712.00	\$ 18.96	\$ 20,010.04	
26C - Light Fixtures	\$ 670,407.00	\$ 2.35	\$ 2,482.99	
27A - Low Voltage	\$ 49,757.00	\$ 0.17	\$ 184.29	
28A - Security	\$ 240,057.00	\$ 0.84	\$ 889.10	
31D - Termite Treatment	\$ 35,582.00	\$ 0.12	\$ 131.79	
BUILDING SUBTOTAL:	\$ 62,222,340	\$ 218.32	\$ 230,453	

GENERAL CONDITIONS/REQUIREMENTS

General Conditions / General Requirements	\$ 3,978,289.00	\$ 13.96	\$ 14,734.40	
Builders Risk	By Owner	By Owner	By Owner	Provide Owner Req. if we need to Price.
Builders Risk - Site Security Cameras	By Owner	By Owner	By Owner	
General Liability Insurance	\$ 468,110.00	\$ 1.64	\$ 1,733.74	
SDI	EXCL	EXCL	EXCL	
Building Permit	EXCL	EXCL	EXCL	
Traffic Control		\$ -	\$ -	Included in Site and Precast.
Construction Fee	\$ 3,262,277.00	\$ 11.45	\$ 12,082.51	
Business License	\$ 10,000.00	\$ 0.04	\$ 37.04	Req. for CF Evans Local Municipality.
Contingency	\$ 1,449,901.00	\$ 5.09	\$ 5,370.00	
Warranty / IT		\$ -	\$ -	
SOFT COSTS SUBTOTAL:	\$ 9,168,577	\$ 32.17	\$ 33,958	
TOTAL	77,207,212	270.90	285,953	

General Notes:

- 1) This Budget is based on Internal Historic Pricing, and should be considered Design Allowances at this Point. This is not an Offer to Contract.
- 2) Pricing is Based on RFP Documents, dated March 2, 2026. Exception: Did not See Document Listed as "3) REV-1 Lee's Truck Stop Brownfield Assessment Report, by SM&E". We did not include any Brownsfield Requirements.
- 3) General Conditions Based on (30)Months of Uninterrupted Construction Duration.
- 4) Based on Narration and Floor Plans indicating (275) Apartment Units located in (1)7-Story Building. There were documents provided for 2-Story Building located next to Target Property. Not clear how those documents were to be incorporated. We did not include any value for that Structure or Site Improvements associated with

Excel Sheet:



Scope Notes:

- 1) GeoPiers Included under all Garage and Podium Foundations. Excludes Rigid Inclusions, Piles, etc.
- 2) Balconies were not shown on Building Footprints provided, but did appear on Renderings & Elevations. Essentially we picked up Balconies at Units that showed Inset at Living Room Spaces. Essentially A1, A2, D2, and Inside Corner Units in Internal Courtyard.
- 3) Veneer Based on Rough Percentages shown on Elevations/Renderings. Note: RFP States Stucco/EIFS as one Material. Unable to determine where this is located on the Building. CF Evans will not install Stucco/EIFS on any Wood Framed Component of the Building. If Stucco to be used must be on Lower Concrete/Metal Stud Sections of Building. Primary Upper Levels considered to be Cementitious Panel w/Metal Panel Accents.

