			CF EVANS CONSTRUCTION		VE Item List	VE Item List		OCA	Date Accepted for Budget	$90,359,136 Sept 1, 2026 Budget Update
Iem	CFE HSI OCA	Div	**VE and Budget Update Tracking Log Updated: 9-16-26** **Broad Creek Apartments - Hilton Head SC WORKSHEET**		**ADD Values**	**(DEDUCT) Values**		YES NO	**Date Accepted for Budget**	**Accepted Target Items by OCA Team**
			Supplemental Sitework							**Incl in VE Budget**
1	CFE	02	Dock reconstruction : Reuse the first 34 existing piles in the first 272 feet - piling appears OK per Sub Bidder but suggest Permit Engineer Field Verify before final Appvl			**$ (48,000)**		YES	9/2/26	**$ (48,000)**
2	OCA	02	Reduce Dock Budget for upcoming pier head reduction per OCA			**$ (100,000)**		YES	9/16/26	**$ (100,000)**
3	CFE	2	Dock Pavilion: Replace shingle roof with standing seam metal roof		**$ 5,000**			NEW Item	9/11/26	
4	CFE	2	Dock Pavilion: Replace shingle roof with screw down corrigated metal roof		**$ 3,000**			NEW Item	9/11/26	
5	CFE	02	Dock Demo Only Demolish Existing Dock - No Build back New Dock ($40K Demo)			**$ (338,981)**		NO		
6	CFE	02	Primary Conduit: Make adjustments per Updated Palmetto Design - (placeholder)		**TBD**			**?**		
7	CFE	02	Site Lighting Conduits: Make adjustments per Updated Palmetto Design - (placeholder) If Any		**TBD**			**?**		
8	CFE	02	Offsite DOT Lane Widening: Adjust per approved SCDOT plan approval - this is a work in progress- item listed as placeholder		**TBD**					
9	CFE	02	Misc Sitework- Existing Conditions & Condo Protection (Placeholder, OCA approval) Change anything about our gameplan.			**OCA to add comments**				
10	CFE	02	Replace Pond Liner - (no funds included, verify is pond liner allowance is required)		**TBD**					
11			**Main Building Construction**							

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12	CFE	01	General Conditions: General Reduction made after DS & Re-review - incorporated in new Value of Lump Sum Gereral Conditions			**$ (320,000)**		YES	9/2/26	**Included in VE Budget**
13	CFE	01	**Site Security Cameras**: Add Allowance to provide Site Security Cameras if Builders Risk Policy requires or OCA requests - suggest use $80K		**$ 80,000**			NO		
14	CFE	02	Aggregate Piers: Verify with Structual EOR if we can delete piers at Amenity Buildings			TBD				
15	CFE	02	Aggregate Piers: Verify with Structual EOR if our Agg Pier approach of installing new Agg Piers between existing piles under existing building is approved		TBD					
16	CFE	02	Sitework: Verify if alternate storm water detention device (Cultec) is acceptable by EOR			**TBD**				
17	CFE	02	Sitework: Verify if regular pervious concrete can replace pervious pavers for Savings and be accaptable with ToHH			**TBD**				
18	CFE	02	Sitework: Do a study to see if pervious paver system in All Parking spaces can generate enough storm storage to off set the Aqua Box or Cultec retention systems. (savings doubtful)			**Under review**		TBD	9/16/26	
19	**HSI**	02	Eliminate wheel stops where we can (HS Mark up) Remove 29 Wheel Stops			**$ (3,799)**		YES	9/15/26	$ (3,799)
20	**OCA**	02	Sidewalks: Reduce Hardscape Allowance: Budget by ($50K) anticipating the revised plans forthcoming- Per OCA			**$ (50,000)**		YES	9/16/26	$ (50,000)
21	02	02	Landscape VE Items: See itemized List Austin will send over - OCA and W+P to comment on acceptable items and what ToHH might approve. This value provided by OCA to use			**$ (57,921)**		YES	9/16/26	**$ (57,921)**
22	02	02	Landscape VE Item: Use Pine Straw INO hardwood mulch in planter beds - this per OCA 9-16-26			**$ (54,420)**		YES	9/16/26	**$ (54,420)**
23	CFE	02	Hardscape VE Items: See itemized List Austin will send over - OCA and W+P to comment on acceptable items and what ToHH might approve			**OCA to Provide a Target Value**				?

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24	HSI OCA	03	Concrete: Delete Elevator Pit in Club - see Aqua Terrace Recap		See Aqua Terrace Recap				
25	CFE	03	Gypcrete: Upgrade Sound Mat from 1/4" to 3/8" Increase Gypcrete to 1 3/8" - OCA to verify with sound consultant the need to upgrade to 3/8"	$ 46,289			YES	9/4/26	$ 46,289
26	HSI OCA	04	Masonry: BRICK: Base Bid assumes Modular Brick carried at $400/M - Adjust value with Final Brick selections -		TBD		YES		
27	CFE	04	Masonry: Upgrade mortar from standard to colored mortar at $22/ Bag allowance	$ 84,916			NO		
28	HSI OCA	05	Metals and Rails: Delete glass railing at Clubhouse, Bridge and Aqua Terrace		See Aqua Terrace Recap				
29	HSI OCA	05	Metals and Rails: Delete free standing exterior stairway to second floor Aqua Terrace		See Aqua Terrace Recap				
30	HSI OCA	05	Metals and Rails: Delete other Aluminum railing to Clubhouse		See Aqua Terrace Recap		YES		
31	HSI OCA	05	Metals and Rails: Delete structural steel to support second floor Aqua Terrace		See Aqua Terrace Recap		YES		
32	HSI OCA	05	Aqua Terrace - Delete Open Trellis on second level		See Aqua Terrace Recap		YES		
33	CFE	05	Balcony Screens: Delete Balcony Screens on 184 Units (31,888 SF) No, keep all screening		$ (414,505)		NO		
34	CFE	05	**VE Balcony Screen Reduction: Along with balcony reduction take a generic 5% cost reduction**		$ (20,725)		NO		$ (20,725)
35	CFE	06	Rough Carpentry: Re-Review wood framing budget for VE savings Provided as LS Turnkey based on 60% incomplete drawings		$ (754,088)		NO	**9/14/26**	N/A

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36	CFE	06	Rough Carpentry: Re-Review wood framing budget for VE savings Provided as Lumber Allowance based on 60% incomplete drawings			**$ (931,245)**		OCA Instructions	**9/15/26**	**$ (931,245)**
37	**HSI**	06	Move balconies in 1'-0'' where we can. See Housing Studio markup 5,100 sf reduction per mark up out of 64,000 sf or 7%			$ (61,200)		YES	**9/14/26**	**$ (61,200)**
38	**HSI**	09	Building 2: Reduce 2nd & 3rd Levels to 9ft Ceilings ILO 10ft Impacts Drywall, Siding, Paint, Insulation, (Not Framing) - Use $7,500/ Flr			$ (15,000)		Yes	**9/16/26**	**$ (15,000)**
39	**OCA**	06	Interior Trim: OCA to review Unit Entry Door detail and Trim In corridors for VE Ideas			**awaiting instructions**				
40	CFE	06	Cabinetry: Cosmo: Delete Undercabinet Lighting and Electrical			**$ (146,925)**		NO		
41	CFE	06	Cabinetry: Cosmo: Delete Full Extention soft close drawer glides and soft close doors			**$ (45,295)**		NO		
42	CFE	06	Cabinetry Cosmo: Use Delta Flat Panel Doors in lieu of Skinny Shaker door style			**$ (42,000)**		NO		
43	CFE	06	Use Granite Level 1 countertops In Lieu of Quartz Level 1			**$ (101,920)**		NO		
44	**HSI**	06	Housing Studio: Limit countertop overhangs to 10'' max -			No Change				
45	**HSI**	06	Housing Studio: Study reducing cabinetry - Await Markup Drawings to price specifics - meanwhile add an Allowance Placeholder to Reduce Cabinetry by 5% - ALLOWANCE			$ (70,000)		OCA Allowance		**$ (70,000)**
46	**HSI**	06	Eliminate Shower/ Tub benches quartz tops			**$ (19,255)**				**$ (19,255)**
47	**HSI**	06	Move microwave to below countertop - Adjust Cabinetry		**No Added Cost**					**No Added Cost**
48	CFE	07	Insulation: UNITS: Add Interior sound insulation in Units		$ 61,950			NO		
49	CFE	07	Insulation: Attic Insulation under flat roof areas - Delete Dry System Sprinklers under flat roofs			**TBD**				

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50	**HSI**	07	Roofing: Delete limited areas of Standing Seam Metal Roofs, Replace with Shingle Roofs - This is middle section of Building 1, See suplemental Sketch for replaced Arch Metal Roof area		$ (17,000)		YES	**9/10/26**	$ (17,000)
51	**HSI**	07	Roofing: Replace standing seam with shingles at Maintenance Building		$ (7,000)		YES	**9/10/26**	$ (7,000)
52	CFE	07	Upgrade to 5" Round Downspouts from 4" provided	$ 160,000			NO		
53	CFE	07	Siding : Balcony ceilings are provided as Hardie material - replace with exterior drywall material Keep hardie trim replace flat ceilings only		$ (150,000)		YES	**9/5/26**	$ (150,000)
54	CFE	07	Eliminate Brackets at top level of Apartment Buildings		$ (96,960)		NO		
55	CFE	07	Siding Eliminate Brackets at at First Level apartments		$ (28,880)		NO		
56	CFE	07	Siding Eliminate Brackets at Clubhouse and Fitness buildings		$ (35,720)		NO		
57	CFE	07	Siding Eliminate Decorative Rafter Tails		$ (55,440)		NO		
58	**HSI**	07	Remove Bahama Shu,500tters from North Elevations - assume Building 1 only, looks like 4 shutters @ $1,500		$ (6,000)		YES	**9/10/26**	$ (6,000)
59	**HSI**	08	Reduce Storefront in positions that do not have doors - keep storefront and 8ft doors in all those positions. (A1 Glass) Note: these doors are costly - could be a sourse of further VE		**Under Review**				
60	**HSI**	08	Replace Storefront in Leasing, Club, Fitness with Sierra Pacfici AL Clad Windows: Either Operable Full Screens in Non-door window positions only - Use Storefront where doors are called out		$ (15,315)				$ (15,315)
61	**HSI**	08	Replace Storefront with Kobe Vista Luxe Collection Fixed windows to the floor- This window cannot be provided to meet Wind rating plus wouild not be less than storefront.		**N/A**				
62	OCA	08	OCA to send images of impact glazing covers, possibility to reduce amount impact glazing required. Note: The Storefront Area has been reduced and replaced by Windows - Less storefront will mae this less of a differene.		**Not Priced Yet**				

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63	**HSI**	08	Change Floors 2 -5 unit int doors from 7'-0'' to 6'-8'' - leave Unit Entry door at 7ft,Balc at 8ft			**In Progress**				
64	**HSI**	08	Windows: Base Bid Verification: Use DP 70 at Zone 5, Use DP50 at Zone 4 (Per SCG Components and cladding table - take 60% reduction from Ultimate to Factored pressures) VERIFY ARCH			**Incl n Base**		OK		
65	CFE	08	Windows: Delete Transoms over doors			**$ (51,000)**		NO		
66	CFE	08	Windows: Delete Transoms over windows			**$ (47,500)**		NO		
67	CFE	08	Windows in Doors: Delete 90min rated vision light in Stairway doors			**$ (25,000)**		NO		
68	CFE	08	ADD Blinds between the Glass on Balcony Doors - No Grids		**$ 93,916**			NO		
69	OCA	08	Hardware: Add Unit Bluetooth deadbolts as part of Hardware Package (Haskell - stand alone - not part of building access control low voltage		**$ 150,751**			NO		
70	**HSI**	09	Remove 50% of tub/shower combos - Placeholder Only 86 total Tub/Shower conditions, 1/2 = delete 43 each X say $ 750 TBD			**$ (32,250)**		Allowance		$ (32,250)
71	CFE	09	Use RC Deluxe Ceiling Channel in lieu of RC-1 Check with Sound Consultant .		**$ 101,600**	**OCA to advise**				
72	CFE	09	Use Flat paint on unit walls in lieu of Matte/Eggshell			**$ (88,900)**		YES	9/5/26	$ (88,900)
73	CFE	09	Flooring Units: LVT Use Kantanga 2MM 12Mil ILO Kings Tide		**$ 31,000**					
74	CFE	09	Flooring Units: : LVT Use Kings Tide 2MM 12Mil with Acoustical Backing		**$ 417,926**					
75	CFE	09	Flooring Penthouse: Use Kings Tide 4MM 12mil acoustical Plank ILO Kings Tide 2MM 12 mil		**$ 9,100**					
76	CFE	09	Flooring Penthouse Large Bath Floors - USE UT-5 Herringbone Tile Mosaic Add		**$ 12,300**					

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77	CFE	09	Flooring Penthouse Large Bath Floors - USE Kings Tide 4MM 12mil acoustic Plank		**$ 1,000**					
78	CFE	09	Tub Surround : Use Kings Tide Moultrie 3x10 ILO GST 3x12 Deduct			**$ (75,000)**		YES	9/5/26	$ (75,000)
79	CFE	09	Penthouse Tub Surrounds: Change UT-4 to similar from Kings Tide			**$ (7,680)**		YES	9/5/26	$ (7,680)
80	CFE	09	Kitchen Backsplash: To Change UT-3 to similar Tile from Kings Tide Deduct			**$ (12,000)**		YES	9/5/26	$ (12,000)
81	CFE	09	Corridor Carpet : Use a Carpet at $35/ SY Installed ILO Bently Corridor Carpet Deduct			**$ (43,380)**		YES		$ (43,380)
82	CFE	10	Lighted Mirrors: Replace Lighted vanity mirrors with regular framed mirrors			**$ (56,500)**		**NO**		
83	CFE	11	Deduct 242 ea. Countertop Microwaves shown installed in Pantry Cabinets + Over Range Hoods and ADD Over Range Microwaves instead (Note: this offer due to concern of heat build up from counter Microwaves in cabinetry) - See Electrolux Caution, Fire Risk			**$ (43,864)**		**NO**		
84	CFE	11	Move the countertop microwaves out of the pantry cabinet and install under the countertop in a base cabinet - Add Trim Kit to simiuate built in microwaves. The Added Cost is for the trim kit.		**$ 19,239**			**YES**	**9/4/26**	**$ 19,239**
85	CFE	11	Delete the Wine Cooler allowance we carried for PH Units			**$ (15,000)**		**YES**	**9/4/26**	**$ (15,000)**
86	CFE	11	Deduct 242 ea. Countertop Microwaves shown installed in Pantry Cabinets + Over Range Hoods and ADD 2.2 CF 1000 watt drawer style Microwaves instead ADD		**$ 156,220**			**NO**		
87	CFE	12	Roller Shades: Replace 2" Faux wood blinds on windows and balcony doors with 1% Openness Roller Shades		**$ 319,935**			NO		

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88	CFE	13	The Base Bid Pool is 4,155 SF : Downsize The Pool at OCA discretion and await Instructions or New Drawings. Meanwhile: Placeholder Allowance for Pool Cost Reduction until further defined: 1,500 SF reduction at $115/ SF = ($172,500) VERIFY			**$ (172,500)**		Allowance	9/5/26	**$ (172,500)**
89	CFE	13	Delete the Spa - 147 SF heated Spa with automatic chemical controller			**$ (125,000)**		YES	9/5/26	$ (125,000)
90	CFE	14	Delete the HC Lift Chair for the Spa			**$ (7,400)**		YES	9/5/26	**$ (7,400)**
91	CFE	14	Elevators: Deduct to Use Standard Elevators ILO "Move In" Elevators-Use 7 ft hall doors (ILO 8ft) and 7ft 6" Cab heights (ILO 9ft) Schlindler Elevator 3			**$ (187,500)**		No, Keep Move in	9/10/26	
92	CFE	14	Elevators: Leasing Office reduce to 7ft doors, 7'9" Clg: All other elevators are "move in" elevators 8ft doors & 9ft Cabs and pass along better number from Schlindler 9-11-26			**$ (171,000)**		YES NEW	9/5/26	**$ (171,000)**
93	CFE	14	Delete Elevator in Clubhouse - see Delete Aqua terrace below			**"See Recap"**				
94	CFE	15	Fire Sprinklers Replace Dry Sprinklers under flat roof wells with Dense Pack insulation in attic truss cavity			**TBD**				
95	CFE	16	Electric Breakers: Delete the GFI requirement for stove and dryers - allowed by Code			**$ (38,100)**		YES	9/5/26	**$ (38,100)**
96	CFE	16	If required by Local AHJ to upgrade to 520 Hz smoke detectors in units -		**$ 165,400**			NO		
97	OCA	16	Landscape Lighting: Reduction Allowance for deleting pole lights and reducing bollard lighting - Use 25% for allowance			**$ (66,640)**		Yes	9/16/26	$ (66,640)
98	CFE		Eliminate cable outlets everywhere except living rooms			Under Review				
99	CFE	7	Remove vanity lights at bathrooms			**Lighting Allowance**				
100	CFE	11	Compactors in Trash Room: Delete Compactors, BUT Review Trash Study first !! Incl is 2 ea 2 CY containers per trash room included in base bid.			**$ (66,200)**		YES	9/10/26	$ (66,200)

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101	CFE	11	Trash Bins: Do Trash Study first, but this item to purchase 3ea 2cy containers at $4,800 each if no compactors are included, say 1 more per building or 3 @ $4,800		$ 14,400			Offered Only	9/11/26	
102	CFE	**ALL**	**Delete 2nd Level of Aqua Lounge - convert to 1 level Pool Pavillon ROM as Placeholder until new design comes out - Deductive Allowance See Recap**			$ (400,000)		**Allowance**		$ (400,000)
103	OCA	**17**	**Delete Cornerstone Low Voltage Package in Budget, Keep Pool 911 Phone**			$ (653,390)		**Yes**	**9/14/26**	$ (653,390)
104	OCA	**17**	**Carry Wired Instructions LLC 9-14-26 Proposal per Joel Heuring email 9-14-26, Including adding Golf Simulator**		$ 387,355			**Yes**	**9/14/26**	$ 387,355
105	OCA	**17**	**BDA System: Downgrade Budget from Full System to rough in conduit only allowance - still need a design Cut full design by 50% for this Budget**			$ (66,250)		**Yes**	**9/5/26**	$ (66,250)
106	**OCA**	**ALL**	Remodel penthouse units to Regular Units, possibly remove SF to add storage/guest suite.			awaiting instructions				
107	**OCA**	**ALL**	Remove Design and Construction Contingency from the 60% Budget - TBD for next Budget			$ (1,000,000)		YES	9/4/26	$ (1,000,000)
108			**SUBTOTAL Vol Alt and Reductions Worksheet**							$ (4,214,687)
109			**Revised Licenses, Insurance, Fee Reduction**							$ (172,024)
110			**9-15-26 REVISED WORKING BUDGET**							$ 85,972,425
111			**Cost Per Unit**							$ 338,474

		CF EVANS CONSTRUCTION	VE Item List	VE Item List	Accepted
Item	Div	Schedule of Voluntary Alternates to 60% Working Budget 8-31-26 Broad Creek Apartments - Hilton Head SC WORKSHEET	ADD Values	(DEDUCT) Values	Accepted Target Items by OCA Team
		ROM Delete second Floor of Aqua Lounge		Included in VE Budget	
1	14	Delete Schlindler 2100 Elevator		$ (99,973)	
	03	Delete Elevator Pit		$ (50,000)	
2	04	Delete CMU Elevator shaft		$ (10,000)	
3	16	Delete Elec service for elevator		$ (2,500)	
4	5	Delete pit waterproofing		$ (22,000)	
	15	Delete Sump Pump for elevator		$ (1,800)	
5	5	Delete Glass Handrail at aqua terrace		$ (59,500)	
6	5	Delet aluminum trellis at aqua terrace		$ (31,500)	
	05	Delete misc Aluminum railing at stairs and club		$ (4,500)	
7	6	Delete Pedestal Pavers on second floor with drainage		$ (66,850)	
8	5	Delete Pro Rated structural steel for 2nd floor (?) -Verify with Drawinsg		$ (20,000)	Allowance
9	4	Eliminate Chimney		$ (19,300)	
	09	Delete Fireplace Eqpt - This is in Amenity Allowance Budget			
10	5	Delete exterior stairs at Aqua lounge		$ (12,000)	
11	**Misc**	**Misc Concrete Placeholder**		**$ (5,000)**	
				$ (404,923)	