

			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
1	01	Site Security Cameras: Add Allowance to provide Site Security Cameras if Builders Risk Policy requires or OCA requests - suggest use \$80K	\$ 80,000		
2		02Special Sitework			
3	02	Dock reconstruction : Reuse the first 34 existing piles in the first 272 feet - appear OK		\$ (48,000)	
4	02	Dock Demo Only Demolish Existing Dock - No Build back New Dock (\$40K Demo)		\$ (338,981)	
8		Sitework :			
9	02	Delete AGG Piers for Buildings F and G - use 2000 PSF		TBD	
10	02	Landscape / Hardscapes:			
11	02	This scope requires an itemized review to decide on VE Items		TBD	
12	03	Gypcrete			
13	03	Upgrade Sound Mat from 1/4" tp 3/4"	Upon Request		
14	04	Masonry			
15	04	BRICK: Base Bid assumes Modular Brick carried at \$400/M - Adjust from Final Brick selection		TBD	
16	04	Upgrade mortar from standard to colored mortar at \$22/ Bag allowance	\$ 84,916		
17	05	Metals and Rails			
18	05	Balcony Screens: Delete Balcony Screens on 184 Units (31,888 SF)		\$ (414,505)	
19	06	Cabinetry			
20		Delete Undercabinet Lighting and Electrical		\$ (146,925)	
21		Delete Full Extension Drawer Glides and Soft Close Doors		\$ (45,295)	
22		Use Delta Flat Panel Doors in lieu of Skinny Shaker door style		\$ (42,000)	
23		Use Granite Level 1 countertops In Lieu of Quartz Level 1		\$ (101,920)	
24	07	Insulation			
25		UNITS: Add Interior sound insulation in Units	\$ 61,950		
26	07	Attic Insulation on flat roofs ILO Dry System Sprinklers		TBD	
27	07	Roofs			
28	07	Delete Standing Seam Metal Roofs, Replace with Shingle Roofs		\$ (325,000)	
29	07	Deduct Fully Adhered TPO Roof systems, replace with Mechanically attached TPO roofs		\$ (45,000)	
30	07	Upgrade to 5" Round Downspouts from 4" provided	\$ 160,000		
31	07	Siding			
32	07	Balcony ceilings are provided as Hardie material - replace with exterior drywall material		\$ (150,000)	
33	07	Eliminate Brackets at top level apartments		\$ (96,960)	
34	07	Eliminate Brackets at at First Level apartments		\$ (28,880)	
35	07	Eliminate Brackets at Clubhouse and Fitness buildings		\$ (35,720)	
36	07	Eliminate Decorative Rafter Tails		\$ (55,440)	
37	08	Doors and Windows			
38	08	Delete Elevator Smoke Curtains if Arch can design them out - Added by CFE - Not Shown		\$ (126,000)	
39	08	ADD Blinds between the Glass on Balcony Doors - No Grids	\$ 93,916		
40	08	Delete Transoms over doors		\$ (51,000)	
41	08	Delete Transoms over windows		\$ (47,500)	

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42	09	Finishes: :			
43	09	Use RC Deluxe Ceiling Channel in lieu of RC-1	\$ 101,600		
44	09	Use Flat paint on unit walls in lieu of Matte/Eggshell		\$ (88,900)	
45	09	Flooring Units: LVT Use Kantanga 2MM 12Mil ILO Kings Tide	\$ 31,000		
46	09	Flooring Units: : LVT Use Kings Tide 2MM 12Mil with Acoustical Backing	\$ 417,926		
47	09	Flooring Penthouse: Use Kings Tide 4MM 12mil acoustical Plank ILO Kings Tide 2MM 12 mil	\$ 9,100		
48	09	Flooring Penthouse Large Bath Floors - USE UT-5 Herringbone Tile Mosaic Add	\$ 12,300		
49	09	Flooring Penthouse Large Bath Floors - USE Kings Tide 4MM 12mil acoustic Plank	\$ 1,000		
50	09	Tub Surround : Use Kings Tide Moultrie 3x10 ILO GST 3x12 Deduct		\$ (75,000)	
51	09	Penthouse Tub Surrounds: Change UT-4 to similar from Kings Tide		\$ (7,680)	
52	09	Kitchen Backsplash: To Change UT -3 to similar Tile from Kings Tide Deduct		\$ (12,000)	
53	09	Corridor Carpet : Use a Carpet at \$35/ SY Installed ILO Bently Corridor Carpet Deduct		\$ (43,380)	
54	10	Specialties			
55	10	Lighted Mirrors: Replace Lighted vanity mirrors with regular framed mirrors		\$ (56,500)	
56	11	Appliances			
57	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)	
58	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 - cabinetry to be modified	\$ 156,220		
59	10	Window Treatment - Units			
60	12	Roller Shades: Replace 2" Faux wood blinds on windows and balcony doors with 1% Openness Roller Shades	\$ 319,935		
61		POOL:			
62	13	The Base Bid Pool is 4,155 SF : Downsize The Pool at OCA discretion and Instructions		TBD	
63	13	The Spa is 147 SF with HC Lift Chair - DELETE the Spa		\$ (125,000)	
64	14	ELEVATORS			
65	14	Replace the Schlindler 2100 Lb. Clubhouse Elev with LULA Elevator by Savaria Orion - ADD	\$ 70,477		
66	14	Deduct for 7 ft hall doors (ILO 8ft) and 7ft 9" Cab heights (ILO 9ft) Schlindler Elevator 4 Elevators		\$ (250,000)	
67	15	FIRE SPRINKLER:			
68	15	Replace Dry Sprinklers under flat roof wells with Dense Pack insulation in attic truss cavity		TBD	
69		Electric			
70	16	Electric Breakers: Delete the GFI requirement for stove and dryers - allowed by Code		\$ (38,100)	
71	16	If required by Local AHJ to upgrade to 520 Hz smoke detectors in units -	\$ 165,400		
72		TOTAL Worksheet			