

**Truax Phase 2
Value Engineering**

Deduct to Switch to Flourescent Lighting	14,100	
Deduct to Go to Simonton Windows	17,000	
Deduct to Go to Smart Cabinets	10,300	
Go to LP Smart Siding with No Masonry	176,000	
Go to 100% shingle roof	16,800	
Go to Forced Air HVAC in 8 and 16 unit	54,800	
Eliminate Elevator in 8 unit building	60,000	
VCT vs. Luxury Vynal Plank in all units	14,800	
Deduct to Omit bike racks in storage unit	6,000	
Recirculating Range hood at 8 and 16 unit	6,000	
Omit Aluminum Railing	119,000	
Reduce Securty Access Control	10,784	
Reduce amount of side walk	2,000	
Use Less Expensive Lighting Package	2,000	
Delete Bed Bug Room	4,000	
Eliminate Patios and remove patio roofs and 2nd floor decks	<u>125,000</u>	
		638,584
Base GMP	7,677,816	
Less Acceptable Alternates	<u>-638,584</u>	
Contract GMP		7,039,232