

South Carolina State Housing Finance and Development Authority

Request for Reconsideration – One (1) Point Deduction, Physical Distressed/Systems Replaced – Tub/Shower

Project Name: Knollwood Apartments

Applicant Name: Knollwood Apts II, LP

We respectfully request that the Authority reconsider reinstating the one (1) point deducted from our preliminary application under the Physical Distressed/Systems Replaced from the 2026 preliminary application for Knollwood Apartments. Knollwood Apartments commits to replacing all physical distressed systems - roof, HVAC, flooring, windows, water heaters, tub/showers, kitchen cabinets and countertops, ranges, refrigerators - required by South Carolina State Housing Finance and Development Authority.

In the original preliminary application submission, the “Plumbing and Hot Water” line item totaling \$308,692.02 was intended to reflect a comprehensive rehabilitation of all plumbing-related components within the 52-unit property, including the replacement of bathtubs, toilets, sinks, and associated systems.

We acknowledge that the initial Scope of Work did not itemize bathtubs as a separate line item, which may have limited SC Housing’s ability to clearly confirm inclusion of this component during scoring. To address this, we have provided a revised and more detailed Scope of Work. The updated documentation explicitly identifies “Bathroom Fixtures (Tubs, Toilets, Showers)” in the amount of \$123,500, which includes the replacement of bathtubs in all units. This cost was always included within the originally submitted plumbing total and represents a clarification of scope rather than an expansion or modification.

The rehabilitation plan has consistently contemplated a full upgrade of bathroom fixtures, including tubs, in alignment with SC Housing’s expectations for meaningful unit improvements and long-term asset preservation. Given this clarification and supporting documentation, we respectfully request reconsideration of the scoring for this item, as the project scope does include bathtub replacement and meets the intent of the rehabilitation criteria.

An authorized Manager of the General Partner duly executed this document on the 11th day of May 2026.

OWNER ENTITY: Knollwood Apts II, LP
By: Knollwood Apartments II GP, LLC


Herbert B. Iverson, III, Manager

Knollwood Apartments

		Total Costs
Acoustical		0.00
Air Conditioning	HVAC	356,155.80
Appliances	appliances	117,302.64
Blinds, Shades, and Artwork	interior	59,241.00
Cabinets	Cabinets	194,840.10
Carpentry - Finish Carpentry	interior	659,398.74
Carpentry - Rough Carpentry	interior	1,182,128.22
Carpets	Carpets	0.00
Concrete	Structure	115,233.30
Doors	Interior Doors	140,480.34
Drywall	Walls & Cielings	323,100.96
Earth Work		48,867.00
Electrical	Electrical Systems	277,826.64
Elevators		0.00
FF&E		55,000.00
Glass		0.00
Heat and Ventilation	HVAC	0.00
Insulation	structure	51,979.20
Lawns and Planting	Lawns and Planting	123,461.52
Masonry	Exterior	119,077.14
Metals	exterior	18,263.70
Off-Site Development		
Painting and Decorating	interior	255,446.10
Plumbing and Hot Water	plumbing systems & tubs/showers/sinks	308,692.02
	Bathroom Fixtures (Tubs, Toilets, Showers) - \$123500	
	Rough Plumbing - \$61700.02	
	Water Heaters - \$46300	
	Kitchen Plumbing - \$30900	
	Valves & Controls - \$15400	
	Labor / Demo / Misc - \$21600	
	Testing / Permits - \$9300	
	TOTAL - \$308692.02	
Resilient Flooring	Flooring Carpet Units	158,039.70
Roads and Walks	Parking Lot Concrete	230,335.56
Roofing	roofs	245,836.50
Sheet Metal	exterior	33,715.50
Site Improvements	Site Improvements	127,267.14
Site Utilities	Site Utilities	167,916.84
Special Construction		0.00
Special Equipment		0.00
Specialties	Interior	91,313.04
Tile Work		0.00
Unusual On-Site Conditions		0.00
Waterproofing	exterior	0.00
Windows	Window Systems	54,081.30
		0.00
Contingency 10%	Contingency	551,500
Total Hard Costs		6,066,500
General Requirements		327,600
General Overhead		109,200
Other Fees Paid by Contractor		
Total Costs		6,503,300
Builders Profit		327,600
Total Contract		6,830,900