



SHELLEY & BILL GRAY
MEETING MINUTES – SELECTIONS MEETING
James, Heather, Shelley, Bill

March 11, 2022

Action items are in bold underline

1. Still waiting for final financing approval and deposit from Grays' bank: **obtain financing approval from bank and forward to FFH, and forward 10% deposit to FFH.**
2. Optional extras:
 - a. Pricing to add sink in garage with hot and cold faucets (no drain): \$487. Will move laundry sink to basement instead of garage, **FFH will get plumber to reprice that extra.**
 - b. Pricing to add bar sink in pantry: \$883. **FFH will double-check pricing with plumber.**
 - c. Grays will go ahead with adding rough framing in basement. **FFH will prepare change order.**
 - d. Ensuite heated floor is extra \$975; Grays will not proceed with that extra.
 - e. **FFH will get pricing on adding bidet-style toilet seat, either heated or unheated.**
3. Kitchen quote from Sunvalley Cabinets was modified to reflect changes discussed at last meeting. Total is now \$21,953.79. Quote from Western Marble & Tile for countertops is \$7675.45. Both quotes are approved by Grays. Brushed nickel handles for bathroom vanities are good.
4. Flooring: Grays visited Vern's Carpets and have quotes in progress.
 - a. Carpet for bonus room: Coronet A4481 Calm Retreat in Downtown Brown 86837.
 - b. LVP for rest of house: Torlys Cobble Beach EW 23003 (5/16" x 4 7/8" x 48 3/8").
5. Powersmart: **FFH will apply for Powersmart certification for the house.** Will try for Performance Path, which has potential for greater rebates, depending on energy modelled power savings. Rebate should pay for the several insulation upgrades required for the program as well as for the energy modelling, which means house is more energy efficient at no extra cost.
6. Plumbing
 - a. Lavatory faucets: Moen Zarina in chrome.

- b. Standard height toilets.
- 7. Lighting: Discussed the types of lighting needed. Heather prepared a lighting details sheet to assist in noting any special requirements for the different types of lights. For bedrooms/laundry/office, could be Allen & Roth flush mount 2-pack in brushed nickel (the type we looked at in the office). Grays will be light shopping on the weekend.
- 8. Interior doors:
 - a. Change the barn door between the master bedroom and master closet to a regular door.
 - b. Interior door style: Carrara. Likely painted white but will consider options.
- 9. Door hardware:
 - a. Door hinges to be black.
 - b. Door levers to be Weiser Halifax in black, with square back mount. Deadbolts to be Weiser Downtown deadbolt in black (square deadbolt).
- 10. Interior millwork:
 - a. Baseboards should be larger width (6"?) in mdf, similar to Alexandria CR680, L0209; FFH to look into availability.
 - b. Casings to coordinate with some detail, not necessarily matching just coordinating; like the casings in our office.
 - c. Like the idea of architrave above windows/doors in main area: **FFH will price out architrave option**, perhaps using a small flat piece plus baseboard on top to make architrave? Will look into options.
 - d. **FFH will also look into architrave options for exterior of front door.**
- 11. Paint colours:
 - a. Walls in Revere Pewter HC-172.
 - b. Ceilings, closets, trim in Oxford White CC-30.
 - c. Office and bonus room in Stonington Gray HC-170.
- 12. Front concrete stamp in cobblestone.

Prices for possible additions to the contract: (as requested by Grays)

- Change front door to double door with Alys specialty glass: add \$990 plus GST (limited time due to early booking bonus)
- Add mud/tape finish in garage – 840sf @ \$1.10/sf: add \$924 plus GST
- Add paint in garage – 840sf @ \$1.60/sf: add \$1,344 plus GST
- Add whole house surge protector and wiring for security system, 2 camera locations (Grays to purchase security system): add \$471 plus GST
- Add sink in garage with hot and cold faucets (no drain): \$487 (revising pricing for basement laundry sink option)
- Add bar sink in pantry: \$883 (includes \$150 allowance for faucet, single-bowl stainless-steel sink)