

Bid Meeting — Minutes, Takeaways & Action Items

1702 S 150th Avenue, Omaha, NE — Heartwood Estates, Lot 22

Meeting	Bid Book / Cost Summary Review
Date	Thursday, August 20, 2026 — McNeil Company office
Clients	Tim & Mary Crockett
McNeil Team	Kent Rasmussen (design), Kirby (bidding/estimating), Grady (project management); Pat McNeil joined briefly
Documents	Bid Book (renderings, estimate, selections) + Cost Summary — Budget Estimate
Minutes by	Kent Rasmussen — issued August 21, 2026

Purpose of the meeting. Present the completed exterior and site renderings, walk the Crocketts through the bid book line by line, and establish a shared understanding of what the market says the home costs — with a dollar value attached to each upgrade so the family can make informed value decisions rather than blind cuts.

1. Where the Numbers Landed

COST SUMMARY — BUDGET ESTIMATE	AMOUNT
New Home Base Price	\$2,377,634
Upgrade Features & Options (27 items, included in budget)	\$365,011
Sitework Allowances (incl. allowance fee)	\$503,298
Subtotal — Main Home Budget	\$3,245,942
Finished Lower Level (excludes future Golf Room)	\$252,416
TOTAL CONSTRUCTION BUDGET	\$3,498,358

Excluded from the total: design fees, window coverings, wallpaper, TVs, furnishings, hot tub, and lot cost. The golf simulator room is also excluded — it sits in the alternates.

Tim's all-in math, worked live in the meeting

Construction budget as bid		\$3,498,358
Plus: lot cost (known)	Already owned	\$350,000
Plus: design fees (known, approx.)		~\$70,000
Running total		~\$3,918,000
Tim's all-in target number	Held in his head	~\$4,200,000
Implied remainder for D3 Interiors scope	Window coverings, wallpaper, TVs, furnishings	~\$358,000

- **Tim wants the Brianne (D3) number at \$200K–\$250K, not \$358K.** Until that number is real, the all-in picture is not real.
- **Worst-case ("elevated") scenario:** Kent totaled the alternate ADDS at roughly \$175,000–\$180,000. Tim stacked that on the bid, assumed ~\$300K for D3, and concluded he could still "land the plane and be comfortable."
- **The gap, in Tim's words:** "Fantastic job, love it... I'm not surprised where you're coming in at. But it's \$300,000 too high." He walked that back within minutes — see Takeaway 2.

2. Meeting Minutes

2.1 Exterior & Site Renderings

Kent opened with the full exterior and site rendering package — approach/street perspective, front elevation day and night, drone view of the rear, pool deck, and interior vantage points. The renderings were presented as the tool that lets value conversations happen against something the family can actually see, rather than against plans.

- Reaction was unreserved. Mary: "I want to cry." Tim: "It is absolutely nailing it." Pat McNeil, dropping in: "That is absolutely stunning."
- The 14/12 pitch, the two-story massing, the tall great room and dining windows, and the linear banding were all confirmed as carrying the Modern Tudor intent.
- Palette direction reconfirmed: warm creams, browns and bronze rather than a black-and-white scheme. Bronze windows; a lighter-toned front door for warmth at the entry.
- Kent to send the full rendering set digitally; digital allows zoom, which the printed book does not.
- Front planter bed is shown clad in house stone. Kirby noted this was NOT budgeted that way (he budgeted large limestone blocks) — but it can be done.
- Entry lighting (possible chandelier or simpler fixture at the covered entry) remains open.
- Roof is presidential asphalt per Heartwood HOA requirement. A new roofer bid may be accepted by the HOA; still asphalt either way.

2.2 Exterior Stone Selection — still open

Kent presented photographs of the three Baltazar candidates as built on reference homes, alongside the rendering. The family has driven all of the reference addresses.

STONE	UNIT	POSITION IN THE ROOM
Southern Pearl 468 (Tumbled)	~\$9.00 / sf	Least expensive. Mary leans this way — reads cleaner, less rust.
Manitowoc Cottage (Tumbled)	~\$11.50 / sf	THE BUDGETED STONE. Tim's clear favorite (the Curt Hofer home). Mary is not convinced — worries the tumbled, irregular ledge reads "cottage," not Modern Tudor.
Dove White Dimensional	~\$18.00 / sf	Most expensive. Squarer, more contemporary cut; came off gray/cool in photos.

- Agreed by all: the cottage/old-world character is the wrong vocabulary for this house. Mary: "I don't want to put something on there that looks like a big cottage and I've got a modern home."
- White grout is the preference. Mary is firm that the hard golds / rusty tones (seen on the Haskell Street home in Sanctuary) are out.
- Grady and Kirby both noted these stones are blends and can be re-cut, re-split or re-blended — "we like this, but not the hard golds" is a legitimate instruction to give the supplier. Gary at Baltazar was singled out as knowledgeable and helpful.
- Design Ideas was pulled up and previous stones discussed — Apache Hampton Stone carried some interesting qualities.
- **STATUS: TBD.** Mock-ups and a visual review are the agreed next step. The stone is now on the critical path because it drives the foundation detail (see 2.3). But not necessarily the selection
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2.3 Site & Retaining Walls — a direction change, and a good one

Kirby brought forward an alternative to the large limestone block walls that had been the working assumption since early design: cast-in-place concrete walls with a stucco finish on the exposed face and precast caps at the lower tiers, with house stone on the upper wall.

- Kirby's reasoning: limestone blocks are irregular, their whites clash against the home's whites, they read rustic against a modern vocabulary, and once landscaping matures in front of them you barely experience them anyway.
- Tim: "If you would have told me this without seeing it, I would have said no." Having seen it: "This is more crisp and cleaner, and it kind of makes it look larger." Mary: "I like the clean lines." Both are on board.
- Kent supported it — the stucco walls integrate with the home's materials and let the landscape do the talking rather than the wall.
- **Cost impact is NOT yet known.** The Cost Summary carries a \$153,250 retaining wall allowance based on the limestone blocks. Kirby expects the new approach to be "comparable" but flagged the offsets: footings and stem walls, stucco trade, precast caps, and waterproofing to the back face. Alternate #8 is listed as "pending."
- Engineering has not been done for these walls — the team was still "riding the horse" of limestone. Structural engineer of record is Lamont Epps.

2.4 Landscape Design & Landscaper Selection

- Three landscapers were approached: Lanoha, Indigenous, and Chad Freesen (independent, ~20–25 years at Mulhall's before going out on his own; two-man shop; did the neighbor's house).
- Lanoha did not deliver promised information despite two meetings and a follow-up call. Both Mary and the team are disappointed. Kirby's separate concern with Lanoha: a \$70,000 planting need tends to come back as a \$480,000 bid.
- **Chad Freesen produced the landscape plan, and his numbers are what the budget is built on.** Kirby: "caring, smart, talented." Landscape is typically not critical path, especially if he is not doing the walls.
- Plan refinements discussed: minimize planting below the lower wall (Chad: "you don't experience it"), enlarge the lawn instead; add two small flowering trees (under ~20 ft) to screen the hot tub from the street; anchor tree at the corner — Tim prefers Kent's closer-to-street placement over Chad's.
- Kirby's advice, which Mary endorsed: do not overplant. Establish the beds and let material mature into them.
- Mary wants to meet Chad directly — but explicitly "not now, this is a far away." A McNeil/Freesen project near OCC finishes this fall and can be visited.
- Pavers: Chad recommends spending on the front (porch and approach) rather than the rear. Both paver items sit in the alternates.

2.5 Bid Book Walkthrough — how the estimate was built

Kirby explained his method before walking the line items: the raw estimate out of the McNeil system does not communicate value, so he isolated every item that separates this home from a baseline build and attached a dollar figure to it — often benchmarked against neighboring homes and adjusted for inflation.

- Example given: the Pella window bid is \$100,832. In isolation that number means nothing; what matters is that the Reserve series is \$17,111 more than the alternative series the family also saw.
- Kirby was direct that the total came in above his own expectation: "It is more than I thought it was going to be. It's really a reflection of what the market told us it's worth." He also stressed he was not blind to the budget and is respectful of it.
- His framing of how the gap gets closed — which Tim independently used the same phrase for — is "death by a thousand paper cuts." Not one large deletion; many small right-sizings.

2.6 Upgrade Features — items flagged for revisiting

ITEM (in budget)	VALUE	DISCUSSION
Dog wash in garage	\$7,962	"We may have stepped on the gas." Grady proposed a simpler build: concrete curb, garage epoxy floor carried up and over, sloped to a drain, leash hook. Tim: "Perfect — that's all I need."
Upgraded plumbing fixture allowance	\$7,950	Kids' bath faucets are ~\$1,400 each. A \$500 equivalent in the same finish saves ~\$3,600 across four. Mary: "I'm good at that."
Upgraded AV system (wiring, speakers)	\$40,250	Speakers in many rooms; neighbors have none. Lower-level sound alone was budgeted ~\$12,000, which Mary thinks is well beyond need. Crocketts already own Sonos. Main level only is the likely landing spot.
Upgraded melamine closet system	\$19,979	Storage Concepts, upper-middle version. Mary never had a real working meeting with the vendor. Direction: simple/bare-bones upstairs; keep the fingerprint-lock drawer. Re-meet with the bid in hand.
SDL grilles — side and rear elevations	\$10,000	Live editing done in the meeting: KEEP the full front elevation, the great room, dining, and the kitchen-table window. CANDIDATES TO DELETE: sitting room, master bedroom, toilet room, above the kitchen sink, garage. Must be decided early — windows are ordered early and framing follows.
Tile shower floors, upper & lower	\$4,737	\$1,579 per location × 3 vs. shower bases. Mary dislikes fiberglass bases ("we have one in our basement and I've regretted it") and would rather use inexpensive subway or larger slate tile.
Appliance package (upgrade from Thermador)	\$10,350	True delta may be ~\$13K–\$14K once Thermador's free dishwasher is counted. Tim is immovable on the Wolf range and Sub-Zero refrigeration. A mixed package is realistic. Kirby: go touch the Thermador before deciding.
Wolf steam convection oven (vs. microwave)	\$7,417	"You've got to really want the steam oven." Not resolved.
AirMADA jet drying system, master shower	\$6,881	Mary is keeping it under consideration — the appeal is less shower cleaning. McNeil has never installed one; Mary to research further.

Full-depth stone at portions of the elevation	\$23,133	The single largest value-engineering opportunity on the exterior. See 2.8.
Lutron lighting control — main level	\$38,525	Main level only is CONFIRMED as the right scope by both Mary and Kirby. Whole-house expansion (alternate #22) is effectively dead.
Garage electric unit heaters (qty 3)	\$5,175	Electric chosen to avoid roof flues in the L-shaped garage. Gas costs about the same to install and less to run, but adds a flue at the back corner. Either way — client's call.
Upper level laundry room — full finish	\$9,372	Rough-in only is the usual McNeil approach. Mary wants it finished — guests do their own laundry, and sheets do not travel up and down stairs. Leaning KEEP.

Also walked without objection: patio grill space \$35,864 (excludes the Big Green Egg — the Crocketts own one); patio fireplace feature \$23,159, which Kirby values for the privacy it buys from the neighbor; Infratech radiant heater \$2,375 over the dining table (a second unit is a realistic ask); motorized sun-shade at the covered patio \$9,365, which Kirby called "a home run"; garage epoxy \$8,454; master bath stone walls \$5,762; finished lower-level storage walls \$8,442; clothes steamer relocated to the master closet \$2,098; arched dining window \$6,293; fitness room mirror \$1,265 (added by Kirby, not on the plan — may not be wanted); patterned semi-translucent glass at the contemplation room pocket doors \$2,185; water filtration with softener and RO \$6,977; and the mid-level patio lot surcharge \$43,931, which is an invoiced cost, not an estimate.

2.7 Sitework Allowances — \$503,298

DIRECT COST ALLOWANCE	AMOUNT	NOTE
Retaining Walls	\$153,250	Priced as limestone blocks — being redesigned
Swimming Pool (and utility)	\$128,950	Vinyl pool as discussed
Landscaping (beds and trees)	\$70,000	Chad Freesen's numbers
Irrigation / Fine Grade / Sod	\$27,000	Includes black dirt and topsoil
Paver Allowance	\$15,000	Front porch and approach
Landscape Lighting	\$15,000	Below what Kent's rendering shows
Buried Drainage	\$15,000	Carries downspout water away properly
Fence	\$13,450	

2.8 Alternates — where the "right-sizing" will actually come from

None of the alternate ADDS are in the \$3,498,358. A DEDUCT means the item IS in the base bid and can be pulled out.

Notable ADDS

- **Golf simulator room** — ~\$96,125 (technology alone ~\$69,000). Grady has an alternate system \$10K–\$15K less. McNeil has delivered simulators from \$26K to \$150K; software/course packages add ~\$10K. The room can also simply be built and walled off with a door as a future space or grandkid playroom.
- Pavers at the upper covered patio \$21,965 and a portion of the pool patio \$16,330. Mary likes pavers but dislikes their unevenness; Kirby notes outdoor rugs and furniture end up covering what you paid for.
- Hot tub ~\$14,500 — deliberately excluded from the base; can be owner-purchased.
- Chimney thin stone veneer in lieu of EIFS +\$3,500; master closet expanded island version +\$2,700; air tub in lieu of soaker tub +\$2,757 (Mary: soaker is already in, air tub is pure extra — leaning no); master suite sound insulation upgrade +\$2,875; golf room ceiling sound insulation +\$1,983; polyaspartic floor in unfinished storage +\$7,505 or solid-color concrete paint +\$3,233; sloped sidewalk from paver walkway to pool deck +\$1,719 (accessibility).

Notable DEDUCTS

- Delete the pool package –\$167,477 — listed for completeness; not under consideration.
- Delete the textured family room TV/media wall –\$11,500; delete sauna, rough-in only –\$11,683 (budgeted unit is ~\$8K–\$9K plus a few thousand install; Tim only needs a one- or two-seater and may buy his own — but the team needs the model early to set the correct 110V/220V outlet).
- Alternate roofing/gutter subcontractor –\$7,316 — Kirby wants this bid scrubbed; the sub is "notorious for 'I didn't have that included.'"
- Front door alternate –\$4,000 to –\$6,000 (the Pella version is ~\$5,000 less than what is budgeted, which is the most expensive of the options priced).
- Upper-level cabinets from CKF 360 Classic to CKF 360 Origins –\$2,353 — still soft-close, still nice.
- Kitchen sink alternate to Kohler in lieu of The Galley –\$2,875 (yours is a 45"; the alternates are 33"). Mary wants to see them in person before deciding.
- Level 4 drywall finish in lieu of level 5 at the upper level –\$1,955 (main level would be another ~\$2,500–\$3,000, lower level ~\$2,000); light knockdown ceiling texture upstairs in lieu of level 5 smooth –\$863. Mary suggested keeping level 5 on the main level only.
- Fiberglass shower base at the garage dog wash in lieu of tile –\$962.

Still PENDING a price

- Rear retaining walls as cast-in-place concrete with stucco finish and precast caps (the new direction).
- Remove the barrel ceiling at the upper level sitting area; HVAC alternates; wood flooring alternate; alternate garage door types; upper-level bathroom plumbing fixture changes; expand Lutron beyond the main level.

2.9 Building Permit — approved

- **The approved building permit came in the day of the meeting.** Submitted roughly a week and a half ago against a normal three-week turnaround. Mary: "Tomorrow!"
- **The brake on starting is the foundation.** If full-depth stone changes to thin stone anywhere, the foundation changes with it — the wall thickness carries a ledge for full-bed stone that thin stone does not need, and side walls may need to be poured concrete for the new wall design. Both must be resolved and engineered before earthwork begins.

2.10 Schedule, Cash Flow & Contract

- **Completion is now being discussed as early spring 2028 — "March-ish," possibly April.** NOTE: the Project Brief carries a target of August 2027. This needs to be reconciled and confirmed with Tim and Mary in writing.
- Kirby's stated goal is to get out of the ground as fast as possible because of winter weather. Kirby: "It would say a lot if we can get moving before winter hits."
- Mary raised a possible family wedding in spring 2028 — date not set, may move to September.
- **Tim requested a monthly cash flow projection.** Kirby committed to early the following week. It will be built off the current bid dollars and benchmarked against a comparable completed project. Tim: "That would be huge."
- Tim confirmed the owner agreement will be cost-plus; subcontractor agreements are hard bids.
- Mary asked for selection sheets showing the allowance carried per item ("Mary, go to the tile store, here's your budget"). Kirby confirmed McNeil provides this and reports budget vs. actual as bills come in.
- THE CONTRACT WAS NOT ISSUED AT THIS MEETING. It remains outstanding.

2.11 How the Crocketts want to work through the list

This was the most important process point of the meeting, and it should shape everything the team sends next.

- **Tim does not want to be handed the ball.** "My worst-case scenario is if you hand the ball to us and we do something so freaking stupid... and we do it because I'm saying I need to cut \$300,000, and in all reality, I don't need to cut anything."
- **He is explicitly asking for expert recommendations, item by item.** "I don't know what your personal preference is, but for me, no, it absolutely doesn't make sense. Here's what I would do." The dog wash exchange was the model: a specific alternative proposed, Mary reacts, decision made in thirty seconds.
- **Mary's single non-negotiable:** do not damage the architecture. "I don't want to mess it up architecturally by taking out something that is very, very important... 'Oh, they ran out of money.' That's what I don't want to do." Kirby and Kent both committed: "We're not going to let you do that."
- Mary will work the categories she knows — plumbing fixtures, lighting, appliances, tile, hardware — and asked for the vendor books to do it.
- Kirby's framing, which both clients accepted: this is not about cuts or sacrifice. It is about right-sizing — investing the money where the family will actually interact with it and feel it.

3. Key Takeaways

1. The design cleared the bar completely. Cost is the only open issue.

There was no design pushback of any kind. The renderings converted the eight-month process into something the family could feel, and the emotional reaction was as strong as it gets. Everything that follows is a money conversation, not a design conversation.

2. The real gap is far smaller than the headline number.

Tim opened with "\$300,000 too high," then corrected himself twice inside ten minutes: "Is it that dire? No." "I don't need to cut anything, but I want to get happy." He named \$100,000 as a number that would get him there, and said even \$70,000 would move him. Treat \$70K–\$150K as the working target — not \$300K.

3. The Brianne Wilhelm / D3 number is the largest unknown in the project.

Tim's entire all-in model hinges on it and he is carrying ~\$358K against a wanted number of \$200K–\$250K. A credible D3 budget could close most of the perceived gap without touching a single line of the bid. This is the highest-leverage item on the list.

4. Stone is now on the critical path, twice over.

The stone selection is unresolved between Tim (Manitowoc) and Mary (concerned it reads cottage). Separately, the thin-vs-full-bed decision drives foundation geometry — and the permit is already in hand. Resolving stone unlocks the start.

5. The retaining wall change is a design win with an unpriced tail.

Moving from limestone blocks to stucco-faced concrete with precast caps was accepted enthusiastically by both clients. But it was never bid, never engineered, and the \$153,250 allowance behind it is based on the abandoned approach. Kirby expects comparable; that needs to be proven, not assumed.

6. The bid book method worked exactly as intended.

Attaching a value to every upgrade let Tim do his own math in real time and Mary begin triaging categories she can control. Kirby's hours on the breakouts were the reason the meeting ended constructively rather than defensively. Keep using this format.

7. Savings come from volume of small items, not one big cut.

Both sides independently landed on "death by a thousand paper cuts." The identified pool so far: stone (thin vs. full-bed), SDL grilles, dog wash, upper-bath fixtures and faucets, shower floors, drywall level, front door, upper cabinets, kitchen sink, AV scope, closet system, and the rear fireplace back wall.

8. The clients want the team to lead, not to be handed a list.

Tim will not arbitrate against Mary on selections and said so plainly. He wants McNeil and Kent to come back with specific, expert recommendations. Sending the alternates list back without recommendations attached would be the wrong deliverable.

9. Schedule has quietly moved and needs to be confirmed.

Early spring 2028 was discussed in the room. The Project Brief still says August 2027. That discrepancy should be surfaced deliberately rather than discovered later.

10. The contract is still outstanding.

Permit approved, bid delivered, clients engaged — and nothing signed. With foundation work potentially starting within weeks, this needs to move.

4. Action Items

Owners as assigned or implied in the meeting. Priority: A = blocks the start of construction; B = needed to close the cost gap; C = downstream.

4.1 Blocks the start of construction

#	ACTION	OWNER	WHEN	PRI
1	Internal working session: mark up the elevations to establish exactly where stone is full-bed vs. thin stone. Kent to highlight; keep full-bed only at the three major elements (two front, one rear) and at the contemplation room base where the thickness is felt.	Kent + Kirby	This week	A
2	Get real unit prices from Gary at Baltazar and re-do the stone / EIFS take-off. The Baltazar bid arrived at the eleventh hour and the thin-stone / full-bed / EIFS split inside it is not clear.	Grady	This week	A
3	Price and confirm the precast or cut-limestone plinth detail that thin stone sits on, including whether it is cheaper to simply leave low areas as full-bed.	Kirby + Kent	This week	A
4	Resolve the exterior stone selection with Tim and Mary — arrange mock-ups or a Baltazar visit, and ask Gary about a blend or cut that keeps the color without the hard golds.	Kent	Next 2 weeks	A
5	Draw the rear and side site walls, then engage Lamont Epps with better drawings — footing sizes, stem walls, and the modified house foundation.	Kent → Lamont Epps	Next week	A
6	Confirm which side walls must be poured concrete for the new wall design, and modify the foundation drawings accordingly before earthwork.	Kirby + Kent	Next week	A
7	Determine the correct stucco/EIFS application over poured concrete walls (direct-apply stucco as used at the Don Scott residence vs. EIFS over foam), and the detail where concrete meets soil. Contact Rich at Check Specialties.	Kirby	Next week	A
8	Lock the SDL grille schedule — which windows get grilles and which do not. Windows are ordered early and framing follows the window.	Kent + Crocketts	Next 2 weeks	A

4.2 Closing the cost gap

#	ACTION	OWNER	WHEN	PRI
1	Price the new retaining wall design (cast-in-place concrete, stucco face, precast caps, waterproofing to the back face) and compare against the \$153,250 allowance. Alternate #8 currently reads "pending."	Kirby	ASAP	B
2	Come back to the Crocketts with a SPECIFIC, RECOMMENDED right-sizing list — not a menu. Tim asked for expert opinions item by item, in the format of the dog wash exchange.	Kirby + Kent + Grady	Next meeting	B

3	Re-render the exterior with SDL grilles removed from the candidate windows so the Crocketts can react visually before committing.	Kent	This week	B
4	Re-scope the rear patio fireplace back wall (~100–150 sf of stone with no daily interaction) to stucco, siding, or board-and-batten, and quantify.	Kent	This week	B
5	Re-detail and re-price the dog wash as a concrete curb with the garage epoxy floor carried up and over, sloped to a drain, with a leash hook. Client-approved concept.	Kirby	Next 2 weeks	B
6	Scrub the alternate roofing/gutter subcontractor bid (–\$7,316) for exclusions before it is relied on.	Kirby	Next 2 weeks	B
7	Set up a working meeting between Mary and Storage Concepts with the bid in hand — direction is simple/bare-bones upstairs, keep the fingerprint drawer. Optionally chase a second closet vendor on an apples-to-apples scope.	Grady + Mary	Next 3 weeks	B
8	Offer Mary meetings with the AV vendors (Sound Horse, Simplify) and share copies of their bids; also evaluate the sound company Brianne recommended. Scope target: main level, leveraging existing Sonos.	Kirby	Next 3 weeks	B
9	Quantify the stone areas already deleted in the 3D model (the triangular pieces at the corners that did not work in three dimensions) so the savings are captured in the estimate.	Kent + Grady	This week	B

4.3 McNeil deliverables to the Crocketts

#	ACTION	OWNER	WHEN	PRI
1	Monthly cash flow projection, built off the current bid dollars and benchmarked to a comparable completed project. Explicitly requested by Tim.	Kirby	Early next week	A
2	Send the full rendering set digitally so the Crocketts can zoom and study it.	Kent	This week	B
3	Print and deliver the Briggs plumbing selections book (use the REVISED 7/30/2026 version — the earlier copy is missing the utility sink faucet and the laundry item) and the Ferguson appliance and lighting books.	Kent	Immediately	A
4	Provide a copy of Chad Freesen's landscape plan to Tim and Mary.	Kent	This week	C
5	Provide the selection sheet format showing the allowance carried per item, so Mary can shop against a number.	Kirby	Next 2 weeks	B
6	Reconcile and confirm the schedule in writing — early spring 2028 as discussed vs. August 2027 in the Project Brief.	Kirby + Kent	Next 2 weeks	A
7	Issue the construction agreement.	Kirby	ASAP	A
8	Get examples in front of Mary for level 4 vs. level 5 drywall and light knockdown vs. smooth ceilings.	Grady	Next 3 weeks	C

4.4 Tim & Mary

#	ACTION	OWNER	WHEN	PRI
1	Get a real budget number from Brianne Wilhelm / D3 Interiors for window coverings, wallpaper, TVs and furnishings. This is the single biggest unknown in the all-in picture.	Mary (with Tim)	ASAP	A
2	Review the Briggs plumbing book and reconsider the upper-level bathroom fixtures — particularly the ~\$1,400 kids' bath faucets.	Mary	Next 3 weeks	B
3	Visit Ferguson and physically compare the Thermador package against Wolf/Sub-Zero. Wolf range and Sub-Zero refrigeration are Tim's hold-outs; a mixed package is acceptable.	Mary	Next 3 weeks	B
4	Review the Ferguson lighting book against the allowances carried (example: \$1,000 for the primary wardrobe fixture).	Mary	Next 3 weeks	B
5	Decide on the AirMADA jet drying system in the master shower after further research.	Mary	Next 3 weeks	C
6	Decide on the sauna: keep as budgeted, or select a specific unit to buy directly. Either way McNeil needs the model early to set the correct 110V/220V outlet.	Tim	Next 3 weeks	B
7	Decide on the golf simulator: build the room now as a future/flex space, or fund the technology package. The range is real — \$26K to \$150K depending on system and software.	Tim	Next 4 weeks	B
8	Individually mark up the upgrade and alternate lists, then compare — anything both want goes in without debate; the remainder gets discussed with the team.	Tim & Mary	Before next mtg	B

4.5 Open decisions carried forward

#	ACTION	OWNER	WHEN	PRI
1	Exterior stone: Southern Pearl 468 vs. Manitowoc Cottage Tumbled vs. Dove White Dimensional. White grout preferred; no hard goods or rust.	Tim & Mary	Open	A
2	Front planter bed: house stone as rendered (not budgeted) vs. the budgeted limestone blocks.	Tim & Mary	Open	B
3	Front entry light fixture — chandelier vs. simpler fixture.	Mary + Kent	Open	C
4	Garage unit heaters: electric as budgeted, or gas (same install cost, cheaper to run, adds a rear flue).	Tim & Mary	Open	C
5	Upper-level shower floors: tile as budgeted vs. shower bases. Mary strongly prefers tile; inexpensive subway or slate is the compromise.	Mary	Open	B
6	Kitchen sink: The Galley 45" as budgeted vs. a Kohler 33" alternate. Mary wants to see them in person.	Mary	Open	B

7	Level 5 drywall scope — main level only was Mary's suggestion.	Tim & Mary	Open	B
8	Front door — current selection is the most expensive priced; the Pella version is ~\$5,000 less.	Tim & Mary	Open	B
9	Pavers at the upper covered patio and pool patio (both alternates), and whether front steps get pavers or stay concrete.	Tim & Mary	Open	C
10	Barrel ceiling at the upper-level sitting area — deduct value still pending.	Pending price	Open	C
11	HVAC alternates, wood flooring alternate, garage door types, motorized interior shades (by owner or through McNeil).	Pending price	Open	C

Note on sourcing: dollar figures are taken from the Cost Summary — Budget Estimate. Discussion, direction and commitments are taken from the bid meeting transcript. Speaker labels in the transcript are inconsistent in places; attributions above follow the roles established in the Project Brief and Decisions Log (Kent Rasmussen — design; Kirby — bidding and estimating; Grady — project management).