

Ostronic Residence Selections Register

Every selection of record, its status, and what changed since the April bid — assembled so the re-bid can be priced without re-litigating decisions already made.

ISSUED 09 SEP 2026

REV 5 11 SEP 2026

BY Kent Rasmussen

McNeil Company

Design · Develop · Build

PROJECT	ADDRESS	AREA	BASE BID 4/20/26
Lot 8 Heartwood Est.	1672 S 150th Ave	5,579 SF	\$1,724,000
LAST KNOWN	PHASE		
\$1.84M tgt 1.8M	CD → re-bid		

1.0 How to read this

204 line items across fifteen divisions, each carrying one of four statuses. They answer a single question — *can this line be priced as real cost today, and if not, who is holding it up*. Anything not marked **Approved** should be carried as an allowance and flagged in the return.

REVISIONS 1–5 — WHAT MOVED SINCE 9 SEPTEMBER

Rev 5 — owner mark-up cleared eight items. Office printer bay, upper laundry, lower bar lighting, steel columns and the illuminated-furniture outlets all move to Approved; the laundry crown is struck entirely. The linen cabinet **relocates from the primary bath to the laundry at the washer/dryer**, and two new items land: an **extended primary vanity with a nook shelf**, and the **detached laundry chiller** serving the drop-zone bottle filler. Hidden-door hardware is now named down to the hinge.

Rev 4 — the fireplace surround is specified and double-quoted. Omega Mantels model **4127.9**, limestone open cast, 60×44×6½ with a 36×32 opening — superseding the 4112.8 noted on 8/31. Two live quotes: Fireplace Stone & Patio at \$7,567.43 turnkey, Omega direct at \$5,290.00 without install. Section 2.2. Also added: the service entry open-shelf bottle cabinet, and the full record on the polyaspartic garage floor.

Rev 3 — seven sinks have no supplier. CKF's countertop quote says "Sink by Customer" on ten lines; Ferguson's book covers four of them. Six lavatory basins and one bar sink sit in neither number. Section 2.4b. The same quote also answers two of Mandy's open questions and surfaces two grade conflicts — section 2.6a.

Rev 2 — the plumbing fixture schedule arrived. Ferguson's 8/6/26 portfolio, 17 pages across 11 rooms. Section 2.4 is now a real schedule rather than a note saying one doesn't exist, and 2.4a lists the gaps and quantity questions against it. This closes the single largest hole in the package.

The appliance package closed. Jackie, Mandy and Michelle Staats met at Ferguson the morning of 9/10 and went unit by unit. Brands, finishes and the refrigerator trim kit are all settled; Michelle is reissuing the estimate. Kent confirmed **Ferguson over NFM** — ask for Adam.

Flooring and tile schedules exist. Mandy issued a near-final flooring schedule 9/9 and revised it 9/10 along with a tile schedule, and she verified the flooring map as correct. Upper-level wood vs. LVP is now a straight price comparison rather than an open question.

Countertop grades are assigned room by room — Grade A or Grade H on every surface, which turns the countertop line from an allowance into something quotable.

Cabinet species are called out for every room, and Mandy issued a full CKF drawing review with corrections. Those changes go to CKF this week and will move the 9/3 quote again.

The golf simulator is being rebuilt, not omitted. An icemaker, gold mesh door inserts, 48" stainable paneling with a chair rail, crown, and a Grade A countertop have all been specified for a room Jackie removed from scope on 5/28. See 3.2.

135

APPROVED

Owner-selected, spec or quote in hand.
Price as real cost, not allowance. Up
from 59 at first issue.

20

PENDING

Direction is decided; the spec, quote, or
drawing has not landed yet. Carry
allowance, expect a number.

46

NEEDS CONFIRMATION

Carried forward, assumed, or flagged by
the vendor. Nobody has confirmed it
with John & Jackie. Do not price as
settled.

3

INTERIORS COURT

Still with Mandy Lassek. Down from 8
at first issue — the flooring, tile and
fixture schedules closed most of it.

READ THIS BEFORE YOU PRICE ANYTHING

The plumbing schedule has landed. Ferguson's 8/6/26 portfolio covers 11 rooms with model numbers, finishes and quantities — it supersedes the "allowances only" position that stood since the April bid book. Plumbing trim is now quantifiable.

And seven sinks are in neither number. CKF excludes them as "by Customer"; Ferguson schedules only four. See 2.4b.

Beyond that, do not price the fixture book as-is. **The steam generator is missing, the powder rough-in valve is missing, the golf simulator bar is not in the book at all, and every toilet line reads Qty 2** against one seat. Ferguson's own annotations flag the tub as a substitute and question the steam components and the bottle filler. See 2.4a.

2.0 Selection register

Grouped the way the package will be bid. Fifteen divisions, re-issued 11 September. Source column cites the document or correspondence the decision came from, so estimating can go to the record rather than back to the designer.

2.1 EXTERIOR & ENVELOPE

ITEM	SELECTION / DESIGN INTENT	SOURCE	STATUS
Window package	Pella carried in original bid. Post-bid direction was to competitively bid it — Window Innovations (Andrew Bailey) received the current plan 9/4/26 and is quoting. Marvin also named as an option.	Post-bid 5/28 Ostronik Residence 9/3–9/4/26	PENDING Quote in flight. Pella escalated twice in the bid window — do not reuse the April number.
Arched window, kitchen sink	Omitted. Replaced with a standard rectangular operable window of the same size. Deletes the custom wood casing and template.	Post-bid 5/28 delta −\$5,631	APPROVED
Doors w/ integrated shades	Omitted. Pella between-glass shades ran ~\$900–1,000 per pane across the lower door, dining door and primary bedroom door.	Post-bid 5/28 delta −\$7,200	APPROVED
Front entry door	Jackie selected the half-round / arched door on 8/18. With that much glass it reads as an iron door rather than wood; a wood SDL alternate with a different arch is being tested against the exterior elevation. No manufacturer and no spec yet.	Mandy 8/21/26 Elev. review 9/2/26 Mandy/Kent mtg	NEEDS CONFIRMATION Two routes on the table: a Midwest Iron & Doors metal door, or Therma-Tru , which McNeil uses routinely and which offers concealed hinges. ⚠️ Mandy has a client whose Midwest metal door developed condensation between the glass panes that Midwest has not been able to fix in ten years. Mandy is confirming the style with Jackie.
Exterior / interior stone	Glenveagh with white mortar — Jackie's preference from the Fireplace Stone & Patio showroom. 9/2 decision: same stone inside and out for masonry cohesiveness. Actual stone is considerably larger than the renderings show.	Mandy 8/6/26 Elev. review 9/2/26 Spelling confirmed: G-L-E-N-V-E-A-G-H	PENDING Brad Nicholson to supply Omaha install addresses for the owners to walk. The stone is not on the surround invoice — Brad sent a brochure, Mandy circled options and sent them to Jackie, and it has sat there. Chase the spec so weights can go to the framer.

ITEM	SELECTION / DESIGN INTENT	SOURCE	STATUS
Garage doors	Clopay Gallery series. Coachman collection omitted. Gallery is steel both sides, insulated, faux wood grain available.	Post-bid 5/28	APPROVED
Expanded front porch	Kept. Integral to the exterior vision — roofed, tongue-and-groove wood ceiling, sized for the porch swing.	Post-bid 5/28	APPROVED
Primary bedroom private deck	Kept, including the two stone piers, deck, handrail and the door out to it. Upper post to be eliminated — carry a larger beam instead. Lower post stays.	Prelim bid mtg 5/12/26	APPROVED Beam upsize is a framing/structural cost the April number did not carry.
Chimney shroud	Omitted — deemed an unnecessary expense.	Post-bid 5/28	APPROVED
Polyaspartic garage floor	Omitted 5/28. It was a priced upgrade option in the 4/20 bid book; Jackie removed it on the grounds that it "can easily be added by the homeowners at a later date." That one line is the entire written record — no product, no system, no square footage, and no dollar figure appears anywhere else in the correspondence or the meeting minutes. The only related discussion is about the basement slab, not the garage: concrete porch paint at roughly \$2/SF was floated as the cheap option with epoxy above it, and on 9/10 the owners confirmed they prefer unfinished concrete over epoxy in the lower level.	Post-bid 5/28 Bid book upgrade list Prelim bid mtg 5/12/26 Mandy 9/10/26	APPROVED — OUT If the number is needed for a future add-alternate, it lives in the 4/20 bid book upgrade features schedule with the other itemized deltas — it was never carried forward into any later document. Bare broom-finish slab is what is in scope today.
Front elevation stone coverage	HOA spec requires a set percentage of stone/brick on the front. Design is understood to be under it (~32% vs 40%). HOA approval has since been received.	Prelim bid mtg HOA appvl wk of 8/31	APPROVED Resolved — approval landed, dirt started 9/3.

2.2 FIREPLACES & HEARTH

ITEM	SELECTION / DESIGN INTENT	SOURCE	STATUS
Great room fireplace	Bayport 41 — Fireplace Stone & Patio. Spec sheet and brochure in hand. Supersedes the Heat & Glo 8KX-BL 42 that was in the bid. Unit cannot sit on the floor — needs approx. 5¼" of lift , metal trim piece supplied around the box; set as low as possible.	Mandy 8/10/26 BAYPORT41-SPECS Quote OM0000698014	APPROVED Renderings show the unit taller than the real product; sections now carry true dimensions.
Fireplace surround	Omega Mantels model 4127.9 — Limestone, Open Cast finish. Supersedes the 4112.8 noted on 8/31. 60"W × 44"H × 6½"D overall. Opening 36"W × 32"H , 42" at the outer reveal. Legs 9" wide, 35" high. Shelf projects 5½"—6½" with a 1" notch. Adjustable filler panels, 1" thick: top 48"W × 7"H, and two sides at 9"W × 42"H.	Omega CAD DRU-60910CCA dtd 10 Sep 2026	APPROVED 36" opening matches the "go as wide as we can" direction. CAD requires a client signature — once signed and sent to production, no further changes.
Surround — two competing quotes	Fireplace Stone & Patio #OM0000699581, 9/2/26 — surround \$5,390.12 + turnkey install labor \$1,800.00 + tax \$377.31 = \$7,567.43 . Net 30. Marked SHOWROOM DISPLAY and special order, non-returnable . Close date 11/01/26. Omega Mantels direct #DRU-60910CCA, 9/10/26 — surround \$4,025.00 + filler panels \$440.00 + freight to Nebraska \$600 + residential delivery \$225 = \$5,290.00. No install labor. No tax shown.	Brad Nicholson, FSP Christina Clemenzi Omega · (630) 299-7784	NEEDS CONFIRMATION Material lands within ~\$100 either way once freight is in. The real difference is the \$1,800 turnkey install — FSP includes it, Omega does not. Going direct only pays if McNeil sets a 60×44 limestone cast surround itself. Also ask FSP what "SHOWROOM DISPLAY" means on that line.
Surround — fit check before signing	The surround opening is 36"W × 32"H . The Bayport 41 needs roughly 5¼" of lift off the floor with a metal trim piece supplied around the box, and the renderings drew the unit taller than the real product.	Elev. review 9/2/26	NEEDS CONFIRMATION Verify the Bayport 41 viewing area and framing dimensions against the 36×32 opening before the CAD is signed . No changes after production release.

ITEM	SELECTION / DESIGN INTENT	SOURCE	STATUS
Band above fireplace	Drawn paper-thin in the rendering. Correct dimension is 1½–2" to show off the wood.	Elev. review 9/2/26	APPROVED
Lower level fireplace	Eliminate the soffit and arch the opening rather than squaring it. Stone only inside the arch — not on the side walls; all-stone read as too dungeon-like and stone dying into drywall looked wrong. Per Tricia: an arched opening must be framed in wood .	Elev. review 9/2/26	APPROVED Net saving vs. the fuller stone treatment shown in the renderings.

2.3 APPLIANCES ALLOWANCE \$38,432

CLOSED 9/10/26 AT FERGUSON

Jackie, Mandy and **Michelle Staats** went through the package unit by unit on the morning of 9/10. Brands, finishes and the trim kit are settled and Michelle is **reissuing the estimate** — that revised quote is the number to price, not the 4/16/26 original, which carries multiple optional items.

Vendor: Ferguson. Kent's call 9/9 — McNeil has priced NFM a couple of times but never bought from them; Ferguson has the better showroom. **Ask for Adam.**

ITEM	SELECTION / DESIGN INTENT	SOURCE	STATUS
Kitchen range	Cooktop eliminated. Replaced with a 36" range in Black Ore with brass handles and knobs . 48" was ruled out. Cabinet under the old cooktop opens to 36" for the range.	Ferguson mtg 9/10/26	APPROVED
Hood vent	Keep. CKF builds the shell; the unit is a blower insert. Cabinets flanking the hood go to one door at 21"w .	Ferguson mtg 9/10/26	APPROVED CKF's hood detail shows a lot of seams — may be better built on site and finished in fine stucco . Price both ways.
Wall ovens	Double oven eliminated. Replaced with a microwave-oven set in stainless steel . Air-fry capability in the speed oven was the selling point. Stack drops so the combo isn't too high — owner is 5'-4" and needs to slide a turkey in; a useful drawer goes underneath.	Ferguson mtg 9/10/26	APPROVED Also removes the second microwave from the pantry.
Dishwasher — kitchen	Bosch, panel ready. Unchanged.	Ferguson mtg 9/10/26	APPROVED
Refrigeration — kitchen	Jenn-Air columns eliminated , along with the toekick and handle join kit. Replaced with Frigidaire FRIGIDPROTWINs .	Ferguson mtg 9/10/26	APPROVED Reverses the 9/2 direction to carry Jenn-Air columns. Meaningful cost move.
Refrigerator trim kit	75" — resolved . The Ferguson estimate currently shows 79"; Michelle is correcting it to the 75" kit to match the drawings.	Ferguson mtg 9/10/26	APPROVED Was blocking the cabinet opening. Cabinetry can release on 75".
KitchenAid placeholder question	Resolved by the 9/10 meeting. KitchenAid is now a deliberate selection in the pantry, golf bar and lower bar — not an inherited placeholder. Café was not pursued.	Ferguson mtg 9/10/26	APPROVED
Pantry refrigeration	Full-size refrigerator eliminated. Replaced with a KitchenAid stainless under-counter beverage fridge. Microwave omitted.	Ferguson mtg 9/10/26	APPROVED The bid carried a full-size pantry refrigerator as an upgrade item — delete it.
Golf bar refrigeration	Avallon beverage fridge eliminated. Replaced with a KitchenAid Black Ore beverage fridge with brass handles .	Ferguson mtg 9/10/26	NEEDS CONFIRMATION Appliance selection is settled, but this room was omitted from scope on 5/28 . See 3.2.

ITEM	SELECTION / DESIGN INTENT	SOURCE	STATUS
Golf bar icemaker	Yes — wanted. KitchenAid, Black Ore with brass handle. 15" w with a 3" filler end panel , going in where the double trash pull-out currently sits; trash moves next to the beverage fridge.	Ferguson mtg 9/10/26	NEEDS CONFIRMATION Answers the 9/2 open question — but again, omitted room. Needs plumbing supply and drain.
Lower level bar	Microwave kept — KitchenAid drawer, stainless. Dishwasher — KitchenAid in Juniper with brass handles. Full-size refrigerator in Juniper with brass handles.	Ferguson mtg 9/10/26 Mandy/Kent mtg	APPROVED The dishwasher and microwave had been dropped off the electrical plan in error — both confirmed back in, and both need outlets.
Main level laundry	LG front-load washer and dryer. No pedestals.	Ferguson mtg 9/10/26	APPROVED CKF to leave a space above the washer/dryer cabinet so pedestals can be added later by removing those cabinets.
Upper level laundry	No changes — stackable.	Ferguson mtg 9/10/26	APPROVED

2.4 PLUMBING FIXTURES

THE SCHEDULE EXISTS — FERGUSON PORTFOLIO DATED 8/6/26

17 pages covering **11 rooms**, with model numbers, finishes and quantities on every line. This supersedes the "allowances only" position: plumbing trim can now be quantified. Three items carry Ferguson's own redline annotations, and there are a handful of gaps and quantity questions listed under 2.4a.

ROOM	FIXTURES SCHEDULED	FINISH	STATUS
Kitchen	Kohler K-5871-5UA1-0 Riverby 33" undermount sink, white Brizo 62174LF-PG Rook 1.8 GPM bridge faucet w/ articulating arm Brizo 62874LF-PG Rook 4 GPM wall-mount pot filler Brizo 61374LF-C-PG Rook 1.5 GPM cold-only beverage faucet, RO compatible InSinkErator Badger 5XPWC ¾ HP disposal + CRD-00 cord kit Brizo 69072-PG extended disposal flange · Brizo 69080-PG air switch	Brizo Rook POLISHED GOLD	APPROVED Badger 5XP is builder-grade in a house at this level — worth showing an upgrade.
Hidden pantry	Delta 19730LF-CZ Finnridge 1.8 GPM single-hole pull-down Blanco 527403 Precis 26-13/16" undermount Silgranit sink, Soft White Delta 72010-CZ basket strainer flange	Delta Finnridge CHAMPAGNE BRONZE	NEEDS CONFIRMATION The pantry reads as an extension of the kitchen but the finish family is different — Champagne Bronze vs. the kitchen's Polished Gold. Confirm intentional. No disposal scheduled.
Drop zone	Elkay LBWD00BKC Liv recessed bottle filling station, hands-free with filter	MIDNIGHT	NEEDS CONFIRMATION ⚠ Ferguson's own note: "need to verify if this one is the one with the cooler. we do want it to be cold." McNeil is carrying a detached chiller in the laundry serving this filler — the wall on the other side of the bottle-filler cavity. This LBWD00BKC spec may not include an integral cooler, which may be fine given the remote chiller. Confirm with the owners whether an integral cooler is wanted on top of the detached unit, and make sure the plumber and electrician both see the chiller location.

ROOM	FIXTURES SCHEDULED	FINISH	STATUS
Laundry	Delta 19730LF-CZ Finnridge pull-down faucet Sterling 995-0 Latitude 25" single-basin acrylic laundry sink, white Delta 72010-CZ basket strainer flange	Delta Finnridge CHAMPAGNE BRONZE	APPROVED Matches the design board's soft champagne brass. Kent's plan carries a 33" sink base to take it.
Powder bath	Brizo T65875LF-GLLHP-ECO Odin 1.2 GPM wall-mount widespread — less handles and rough-in Brizo HX5875-GL cross handles, qty 2 Kohler K-5310-0 Cimarron toilet · K-4636-RL-0 Cachet seat	Brizo Odin LUXE GOLD	NEEDS CONFIRMATION ⚠️ The rough-in valve body is not in the book. The faucet is explicitly supplied without it. A wall-mount lav cannot be installed without one — add it before pricing.
Primary bath — vanity & shower	Signature Hardware SHWSCGF807BG Greyfield 1.2 GPM widespread, qty 2 Signature Hardware SIG487930 Greyfield pressure-balanced shower system — rainfall head, hand shower, hose, valve trim, diverter, Accufit rough-in included Kohler K-5310-0 toilet · K-4636-RL-0 seat	Sig. Hdwe Greyfield BRUSHED GOLD	APPROVED Undermount basins confirmed by the widespread + pop-up drain assembly spec.
Primary bath — tub	Wyndham WCOBT100367BNTRIM Mermaid 67" freestanding acrylic soaker, center drain, pop-up and overflow — tub filler not included Signature Hardware SIG485522 Greyfield floor-mounted tub filler w/ hand shower and valve	Tub: WHITE / BR. NICKEL TRIM Filler: BRUSHED GOLD	NEEDS CONFIRMATION ⚠️ Ferguson's note: "client selected jacuzzi amalia 67" on floor but it is not shown on website." The Wyndham is a substitute placeholder, not Jackie's selection. Also: tub trim reads Brushed Nickel against a Brushed Gold filler — confirm.
Primary bath — steam	Kohler K-5558-BV Invigoration tandem steam control kit — fast response, power clean, digital clock, two steam heads with aromatherapy reservoirs Kohler K-32311-2MB Invigoration digital steam adapter	VIBRANT BRUSHED BRONZE VIBRANT BR. MODERNE BRASS	NEEDS CONFIRMATION ⚠️ Ferguson's note: "I am unsure if this is the correct item for the steam shower." And no steam generator appears anywhere in the book — only the control kit and the adapter. The generator is the expensive piece. Three metal finishes in one room.
Bath 2 — Rowan	Signature Hardware SHWSCBW807BG Berwyn 1.2 GPM widespread Signature Hardware SIG488282 Berwyn pressure-balanced tub & shower package — rainfall head and tub spout, Accufit rough-in included Sterling 71370120-0 Ensemble 60" Vikrell alcove bath/shower module, right drain, 3 walls, 4 shelves Kohler K-5310-0 toilet · K-4636-RL-0 seat	Sig. Hdwe Berwyn BRUSHED GOLD	APPROVED Confirms the fiberglass surround and the tub-with-curtain decision — no shower door in the schedule, consistent with the ~\$1,600/location saving.
Bath 3 — Roz	Identical package to Bath 2: SHWSCBW807BG · SIG488282 · Sterling 71370120-0 · K-5310-0 · K-4636-RL-0	Sig. Hdwe Berwyn BRUSHED GOLD	APPROVED
Bath 4 — Hank	Signature Hardware SHWSCBW807MB Berwyn widespread Signature Hardware SIG482793 Berwyn tub & shower package Sterling 71370120-0 Ensemble 60" module · K-5310-0 toilet · K-4636-RL-0 seat	Sig. Hdwe Berwyn MATTE BLACK	APPROVED Matte black matches the design board's dark bronze direction for Hank's suite.
Lower level bar	Delta 19730LF-BL Finnridge pull-down faucet Blanco 522259 Precis 26-13/16" undermount Silgranit sink, Anthracite Blanco 221206 stainless basin rack	Delta Finnridge MATTE BLACK	NEEDS CONFIRMATION No disposal scheduled. The bar carries a dishwasher and a microwave drawer per 9/10 — confirm whether a disposal belongs here too.

ROOM	FIXTURES SCHEDULED	FINISH	STATUS
Lower level bath	Signature Hardware SHWSCGF807MB Greyfield widespread Signature Hardware SIG487911 Greyfield shower-only package, rainfall head, Accufit rough-in included PROFLO PFSBA6036WH Hammond 60×36 rectangular shower base, single threshold, center drain Kohler K-5310-0 toilet · K-4636-RL-0 seat	Sig. Hdwe Greyfield MATTE BLACK	APPROVED The PROFLO base confirms the 5/28 decision — fiberglass pan with tile walls, not a custom tile pan.

2.4A GAPS, QUANTITY QUESTIONS & FINISH COORDINATION

What the schedule does *not* cover, and what needs a second look before it is priced. None of this is a reason to hold the package — it is a punch list against an otherwise complete document.

ISSUE	DETAIL	ACTION
Toilet quantities	K-5310-0 shows Qty 2 at every one of the six bathrooms , against Qty 1 for the seat in each. That reads either as a tank-plus-bowl line count or as double the toilets the house needs.	VERIFY WITH FERGUSON Six extra toilets is not a rounding error. Settle it before the number goes out.
Powder rough-in valve	The Brizo Odin wall-mount is specified "less handles and rough in." Handles are scheduled separately; the rough-in valve body is not scheduled at all.	MISSING LINE
Steam generator	The control kit and digital adapter are scheduled. The generator itself is not. Jackie has called the steam shower a strict must-have.	MISSING LINE Largest single missing item in the book.
Golf simulator bar	Not in the book at all. The 9/10 direction adds a 15" icemaker needing supply and drain, and 5/28 added a rough-in for a future bar sink in that area.	ROOM NOT SCHEDULED
Kitchen RO system	The beverage faucet is specified as RO compatible , but no reverse-osmosis unit appears in the schedule.	CONFIRM INTENT
Disposals	One disposal scheduled, in the kitchen. None at the pantry sink and none at the lower level bar.	CONFIRM INTENT
Mechanical & exterior	No water heater, softener, whole-house filtration, sump, or hose bibbs in the book — this is a fixture portfolio, not a full plumbing scope.	CARRY SEPARATELY Expected, but make sure the plumbing sub prices it.
Finish families	Five distinct warm-metal finishes across the house: Polished Gold (kitchen), Champagne Bronze (pantry, laundry), Luxe Gold (powder), Brushed Gold (primary, baths 2/3), plus Matte Black in Hank's bath, the LL bar and LL bath.	CONFIRM INTENTIONAL Mixing is a legitimate design choice, but the design boards call for aged brass on the main level and the pantry reads as an extension of the kitchen.
Primary bath — three finishes in one room	Brushed Gold trim, a Brushed Nickel tub trim, and steam controls in Vibrant Brushed Bronze and Vibrant Brushed Moderne Brass .	NEEDS CONFIRMATION Likely related to the "unselected faucet" Mandy flagged on the steam quote 9/2.
Address on the document	The portfolio is titled "16725 s 150th ave" while the body and the project address read 1672 South 150th Ave .	COSMETIC Worth correcting before it circulates to subs.

2.4B SINK BASINS — UNASSIGNED SCOPE

NOBODY IS CARRYING THESE

CKF's countertop quote says **"Sink by Customer"** and **"Sink Provided by Other Brand and Model Number / need model #"** on ten of its line items. Ferguson's fixture book supplies a sink in four of those rooms. That leaves **six lavatory basins and one bar sink with no supplier and no price** — they are in neither number.

LOCATION	CKF COUNTERTOP QUOTE	FERGUSON 8/6 BOOK	STATUS
Primary bath	"Sink by Customer" · "need model #"	Not scheduled 2 faucets, no bowls	GAP — 2 BASINS Double vanity. Mandy's standing spec is undermount.
Bath 2 — Rowan	"Sink by Customer" · "need model #"	Not scheduled	GAP — 1 BASIN
Bath 3 — Roz	"Sink by Customer" · "need model #"	Not scheduled	GAP — 1 BASIN
Bath 4 — Hank	"Sink by Customer" · "need model #"	Not scheduled	GAP — 1 BASIN Matte black room — basin finish/trim to suit.
Basement bath	"Sink by Customer" · "need model #"	Not scheduled	GAP — 1 BASIN
Golf simulator bar	"Sink by Customer" · " TBD " — CKF doesn't even have a placeholder model	Room not in the book	GAP — 1 BAR SINK Plus faucet, plus the 15" icemaker supply and drain. Whole room is unscheduled.
Basement bar	"Sink by Customer" · "need model #"	Blanco 522259 Precis 26-13/16" undermount Silgranit, Anthracite + 221206 basin rack	COVERED This one is in the Ferguson book — CKF just needs the model number. Don't double-buy it.
Kitchen	"Sink by Customer" · "need model #"	Kohler K-5871-5UA1-0 Riverby 33" undermount, white	COVERED
Hidden pantry	"Sink by Customer" · "need model #"	Blanco 527403 Precis 26-13/16" undermount Silgranit, Soft White	COVERED
Laundry	"Sink by Customer" · "need model #"	Sterling 995-0 Latitude 25" acrylic, white	COVERED
Powder bath	Custom apron front sink fabricated in stone by CKF — its own line at \$3,254 , flat polish and mitered edge	n/a — stone, not a fixture	COVERED The one sink CKF does supply. Matches Mandy's 9/10 direction to use this pricing. Faucet and drain specs still marked TBD by CKF.

WHAT TO DO WITH IT

Seven sinks need a supplier decision: six undermount lavatory basins (two in the primary, one each in Baths 2/3/4 and the basement bath) and one bar sink for the golf simulator. The cleanest path is to add them to Ferguson's book so they sit with the rest of the fixture package and CKF gets model numbers for template — CKF cannot cut a hole without one.

Send CKF the model numbers for the four that **are** already scheduled at the same time. Every one of those lines currently reads "need model #," which is a template delay waiting to happen.

WHERE THE CABINETS NUMBER STANDS

Approved basis is **\$151,918** — the 4/20/26 base bid of **\$130,459** plus the 5/28 approved bedroom-desk alternate of **\$21,459**. CKF's 8/19/26 quote came in at **\$175,089**, a variance of **+\$23,171 (+15.3%)**. A revised CKF quote and drawing set dated 9/3/26 arrived 9/4 and has not yet been reconciled against the approved basis.

Of 19 line items, 14 were actively being reworked as of 8/25. **\$175,089 is a high-water mark, not a number to budget.** The 8/12 quote expires 9/11/2026.

ITEM	SELECTION / DESIGN INTENT	SOURCE	STATUS
Kitchen — hood wall	Narrower single-door surround option selected. Gains roughly 6" of countertop each side; drawers flanking the range step from 24" to 18" . Emphasizes the arch. Dimensional wiggle is essentially zero once trim and the pocket door are accounted for.	Elev. review 9/2/26	APPROVED
Kitchen — arch shelving	Small shelves inside the arch piece on both sides, ~4½" usable depth after ¾" material. Oils, sprays, spices.	Elev. review 9/2/26	APPROVED
Kitchen — sink wall bump-out	Always in the design but never interpreted onto the plan . Adds counter for soap and the disposal button. Three ceiling lights confirmed in front of the pop-out throwing light into the basin.	Elev. review 9/2/26	APPROVED New to the plan — framing, cabinetry and countertop all pick up scope.
Kitchen — island	Revised. Quartz counter runs continuous off the refrigerator side with the wood top beyond, instead of the snack bar reading as a separate rectangle. Seating stays 2 + 1 , custom-sized for a family of five and inset to clear the refrigerator zone. Wood top as warm contrast.	Elev. review 9/2/26	APPROVED
Wood counter tops	A new butcher-block / walnut vendor has been identified as an alternative to the current Lincoln source.	Elev. review 9/2/26	PENDING Vendor not yet named in writing — chase for a quote.
Hidden pantry — layout	U-shape counter and sink kept (useful for coffee/smoothies) rather than switching to floor-to-ceiling shelving. L-shaped countertop retained per Jackie — she is worried about kitchen counter space.	Post-bid 5/28 Mandy 7/31/26	APPROVED Mandy has since asked about adding east-wall shelving — confirm that is not re-adding what Jackie decided against.
Hidden pantry — shelving	Floating shelves out, adjustable melamine on paint-grade in. Floating shelves are expensive and lock the layout permanently; with fluted glass on the door the shelves are never seen. Both parties agreed strongly.	Elev. review 9/2/26	APPROVED Real saving. Gap between cabinets left intentionally to store a step ladder.
Hidden pantry — cabinet depth & door	CKF increasing cabinet depth so the drywall reveal from trim to cabinet is even both sides, driven by window placement. Door hinges on the left — approach is from the kitchen.	Elev. review 9/2/26	APPROVED
Hidden pantry — upper orientation	Open question whether uppers should face the window wall (~18" run) instead of the current orientation (~15"). Counterpoint raised: a pantry is utilitarian and the window/prep counter is good as-is.	Elev. review 9/2/26	INTERIORS COURT Mandy thinking it through.
Arched pantry pocket door	Kept , but the \$5,500 tag is being challenged. As bid it is a white oak slab (not painted) with a custom arched glass panel that Madisyn priced separately. The design boards call it the "beautiful arched pocket door entry point" and the 9/2 review assumed fluted glass — which is what drives the number. Current direction: Mandy and Jackie are hunting a salvage yard for an arched slab , then applying film to plain glass in place of the expensive fluted glass. Both moves were named at the 5/28 meeting — painted vs. stained, frosted film on standard glass, or an antique slab from Lincoln — and this is the two of them being pursued together.	Post-bid 5/28 Prelim bid mtg 5/12/26 Design boards 9/1/26 Kent 9/11/26	PENDING Not a CKF line — confirm which trade carries it. Note the 9/2 logic that the pantry shelves are hidden behind fluted glass; film on clear glass is less opaque, so confirm the adjustable melamine shelving still reads acceptably. A salvage slab also needs to be verified for pocket-door thickness, squareness and arch radius against the rough opening.

ITEM	SELECTION / DESIGN INTENT	SOURCE	STATUS
Office built-ins	Kept for file storage; Richelieu file drawer system in the quote. Corrections issued: too much space at the back, and finish panels specified where they will never be seen (including beneath the countertop) — paint instead . Door widths at 48–52" to even the run. Two file drawers is plenty; add small drawers for pens/scissors.	Post-bid 5/28 Elev. review 9/2/26	APPROVED Panel deletion is a saving CKF's current number may not reflect.
Office — printer bay	Resolved — the printer bay is in the architectural drawings . Bay converted to a door with a pull-out rollout tray so the printer slides out for feeding and copying.	Elev. review 9/2/26 Arch. drawings confirmed 9/11/26	APPROVED Verify CKF's cabinet drawing matches the architectural set — this was open on their last issue.
Dining banquette	Modified: seating kept, storage drawers underneath omitted, backrests added at ~32–33" height.	Post-bid 5/28 executed –\$1,325	APPROVED Cushions are a separate cost through Mandy, not in the cabinetry number.
Bedroom built-in desks — 2/3/4	Approved alternate . Quoted within \$195 of the approved amount.	Post-bid 5/28 \$21,459 approved \$21,654 quoted	NEEDS CONFIRMATION The 5/28 minutes record the desk add as " approx. \$7,000 " — that does not tie to \$21,459. Reconcile against the post-bid backup.
Primary bath vanity	Top drawer shortened to ~3" with a hidden secondary door behind the drawer front for combs and toothbrushes, recovering storage lost to plumbing. Lower openings become doors for plumbing access, with a faux drawer front hinged to the door so it reads as a drawer.	Elev. review 9/2/26	APPROVED Cost saving accepted over the true-drawer detail.
Linen cabinet — relocated to laundry	Corrected 9/11: this is a Laundry Room item, not Primary Bath . It sits at the washer and dryer locations . Revised from the renderings, which placed it in the primary bath. Detail as before: pull the tall cabinet forward, shorten the doors, and add an open niche on top, ~12" deep with a back panel so items don't disappear behind. Avoids very tall doors that fight their own rigidity.	Elev. review 9/2/26 Relocated 9/11/26	APPROVED Make sure CKF moves it — their drawings and the renderings both have it in the wrong room. Coordinates with the 9/10 direction to leave space above the washer/dryer cabinet for future pedestals.
Primary bath — extended vanity & nook shelf	Extend the vanity and add a shelf in a nook .	Kent 9/11/26	NEEDS CONFIRMATION Almost certainly in no quote . Not in CKF's cabinet drawings and not in the countertop quote, whose Primary Bath line covers only the vanity top, a 6" splash and the tub ledge. A longer vanity changes the countertop take-off and may change the basin count. Needs a length and a nook dimension before anyone prices it.
Laundry cabinetry	Step the run — hamper cabinet pushes back (hampers run 17–18", not a full 24"), adjacent cabinet pulls forward.	Elev. review 9/2/26	APPROVED Kent's and Mandy's sets disagree on laundry room dimensions; Kent relaying his.
Upper level laundry	Confirmed and a go . Walk-in room changed to a laundry closet — eliminates a window and complex cabinetry, opens ~15 SF for the bonus room, removes a stairs-traffic hazard. Stackable units, no changes to the appliance direction. The closet team installs a melamine shelf at this location.	Post-bid 5/28 Confirmed 9/11/26	APPROVED Answers Mandy's 9/10 question — the shelving by the stackable laundry is closet vendor scope, not CKF . Make sure it lands in the closet contract, since it appears in no cabinetry drawing today.
Three upstairs bathrooms	Kept as three separate baths rather than a Jack-and-Jill, driven by the kids' ages and genders. Baths 2/3/4 all priced.	Post-bid 5/28	APPROVED
Basement island	Kept — decided against switching to a standard table.	Post-bid 5/28	APPROVED

ITEM	SELECTION / DESIGN INTENT	SOURCE	STATUS
Golf simulator cabinetry	The room was omitted on 5/28. Jackie kept the step-down and left it as open storage/playroom in white-box drywall. CKF nonetheless drew and priced a bar run there (24"W bev fridge space, 12"D base, double trash base).	Post-bid 5/28 CKF 8/19 dwg p36 +\$3,644 in error	NEEDS CONFIRMATION No longer a carryover error — it is being actively designed. As of 9/10 the room has an icemaker, a beverage fridge, gold mesh door inserts, 48" paneling, crown and a Grade A countertop. Somebody has to tell Jackie this room came back.
Golf sim banquette	Drawn but never in scope. The whole bar area was carried as future. Tricia has not been consulted. Direction: draw it, price it as a discrete number, then decide.	Elev. review 9/2/26	NEEDS CONFIRMATION Owners decide now-or-future once priced. Do not fold into the base.
Service entry — open shelf bottle cabinet	Open-shelf cabinet for water bottles in the service entry, sitting with the locker run and the Elkay bottle filling station. Surrounding conditions already set: soffit down to 8'-0" over the lockers, a framed border set back about 1" from the drywall, a 14" band with puck lights, hooks at 72" , and pin lights in the cabinetry.	Kent, 9/11/26	NEEDS CONFIRMATION Not in the CKF quote and not on the cabinet maps. Needs a width, a depth, a shelf count and a finish before anyone can price it. Note the countertop quote carries the drop zone only and calls the benchtop wood.
Hidden door feature wall	Kept rather than switching to standard glass doors. Paneled wall between foyer and office. Hardware: the EZ Concept system, sourced through Millard Lumber . EZ Concept offers the RocYork Concealed Hinges — heavy-duty invisible hardware built to give a seamless, flush finish on modern door systems.	Post-bid 5/28 Mandy 8/21/26	PENDING Not identifiable in the CKF quote — confirm whether CKF or carpentry carries it, and price the hardware.
Hidden folding chair storage	Kept. Basement staircase wall stays closed to allow the piano nook and hidden chair storage.	Post-bid 5/28	PENDING Not quoted anywhere.
Heavy-duty basement shelving	Kept. Adjustable shelving for basement storage.	Post-bid 5/28	PENDING Not quoted anywhere.
Primary bedroom desk	Relocated in the master layout change. No desk millwork appears in the CKF quote.	Post-bid 5/28	NEEDS CONFIRMATION Furniture or built-in? Determines whether anyone prices it.
Primary closet	Re-rendered: shelves centered, single hang under the window (double hang would run into it), double hang elsewhere, panels and drawers at the sides.	Elev. review 9/2/26	PENDING Whether Tricia prices it was left open — she is likely getting the job regardless.
Cabinet hardware	Not supplied or installed by CKF. Soft champagne brass called out for laundry; aged brass through the main level per the design boards.	CKF quote 8/19/26 Design boards 9/1/26	NEEDS CONFIRMATION Confirm it is carried somewhere. Easy line to lose between two vendors.
Wood beams	Kept as a major design statement, ~\$18,000 , tracked as separate carpentry. Species must be specified, not described — white oak is real money; poplar or similar with a skilled painter's finish is convincing at a fraction.	Post-bid 5/28 Elev. review 9/2/26	NEEDS CONFIRMATION Blocking an honest number. Also: Kent's and Mandy's sets disagree on beam count and placement in the dining/hearth.

2.5A CABINET SPECIES & FINISH — ISSUED 9/10/26

Called out room by room on the cabinet maps. Several of these **correct what CKF currently has in their estimate**, which in three rooms says laminate.

ROOM	SPECIES / FINISH	AGAINST CKF	STATUS
Kitchen	Color-drenched cabinet and walls; prefinished/painted, two paint colors matched at base.	—	APPROVED

ROOM	SPECIES / FINISH	AGAINST CKF	STATUS
Hidden pantry	Stained maple.	CKF says laminate	APPROVED Correction going to CKF.
Dining	Stained maple. Paneling — no storage behind it.	—	APPROVED
Laundry	Painted finish. Floating shelves switch from white oak to stained maple — Mandy offered this specifically to help the budget.	CKF says laminate	APPROVED Shelf swap is a saving. Take it.
Office	Prefinished painted. No quartz top and no finished back — walls painted the same color as the cabinet instead, to save money.	Per CKF drawing note	APPROVED
Bedroom 3	Entire desk and window seat area in painted wood. Window seat built a little over 6' wide so a twin-length nap fits.	—	APPROVED Mandy is scanning this one directly to Tricia — she doesn't expect CKF to have the uppers right.
Bedroom 4	Desk area in stained maple , with a wood top.	—	APPROVED
Lower level bar	Stained maple.	CKF species change	APPROVED
Upper laundry shelving	Melamine shelves beside the stackable laundry do not appear anywhere in CKF's estimate or drawings.	Missing scope	NEEDS CONFIRMATION Open question from Mandy: CKF or a closet organization company? Nobody is carrying it today.

2.5B CKF DRAWING CORRECTIONS — ISSUED 9/10/26

Mandy's review of the 9/3 CKF drawings. These go to CKF this week and **will move the quote again** — a revised number should be expected before the re-bid closes.

LOCATION	CORRECTION	COST DIRECTION
Kitchen hood	Drawing shows a lot of seams. May be better built on site and finished with a fine stucco to achieve the intended look.	SCOPE SHIFTS TRADES Moves value out of CKF and into carpentry/plaster. Price both.
Kitchen range wall	Cabinet under the old cooktop opens to 36" wide for the range. Cabinets flanking the hood become one door at 21"w . Hood surround shifts over ~6" (3" borrowed from each side) so the pocket door gets casing.	APPROVED
Laundry	Add a space above the washer/dryer cabinet so pedestals can be added later by removing those cabinets.	APPROVED
Service entry	Lots of seams. Proposal: builder puts backing behind the walls where the hooks land and paints the drywall rather than paneling it.	Saving Sheen will differ from adjacent millwork unless everything is sprayed together in ProClassic.
Great room fireplace sides	CKF's line drawing shows a broken arch, not a half round . Mandy is working with CKF to smooth the arch.	PENDING
Bedrooms 2 and 3	Desk areas are drawn at countertop height — change to desk height .	APPROVED
Lower level bar	Center the sink. Go with the arched option . Species to maple. Turn the island back panel so there is no seam.	APPROVED

LOCATION	CORRECTION	COST DIRECTION
Lower level bath	Sink base to 27"w . Tall linen cabinet to 18"w . Eliminate the filler between the three-drawer cabinet and the linen cabinet. Also still to correct: the door entered as 3'-2" instead of 32", and 24" vs 21" cabinet depth.	APPROVED
Golf simulator	Add a 15"w icemaker with 3" filler end panel where the trash currently is; move trash beside the beverage fridge; eliminate the three drawers; gold mesh inserts on the wall cabinet doors.	FUTURE / ADD-ALT Designed at Jackie's instruction. Price separately — see 3.2.
Hidden pantry corner	Blind corner filled so the floating shelves die into the side of the cabinet. Countertop and cabinet stop ~20" from the wall; shelves run to ~30". Gap left to slot a step ladder. 10' ceiling kept for storage reach.	APPROVED
Drop zone frame	Vertical frame legs beefed from 1½" to 2" so the border reads as a frame rather than a thin drop panel.	APPROVED
Laundry hanging rod	Shelf at 18½" deep to carry the rod with clothes hanging clear of the wall, with a 12" floating shelf above pulled to the front.	APPROVED

2.6 COUNTERTOPS & SURFACES

GRADES ASSIGNED 9/10/26 Mandy has set a price grade on every surface in the house. That turns the countertop line from an allowance into a quotable scope. Grade H (top tier) is spent only where it shows — the kitchen and the primary bath. Grade A (starting) everywhere else, deliberately, to hold the budget.

LOCATION	SELECTION / DESIGN INTENT	SOURCE	STATUS
Kitchen	Grade H (top tier). Quartz runs continuous off the refrigerator side with the wood top beyond.	Mandy 9/10/26	APPROVED
Kitchen island wood top	Butcher block. Vendor identified: Wood Fashions, 55th & Center — an alternative to the current Lincoln source. Mandy has offered to pull an estimate.	Mandy 9/10/26	PENDING Say the word and she'll get the quote. Not in the CKF countertop bid.
Kitchen backsplash w/ ledge	Tile ~19–20" high with a 1½" cap (2" if needed). Mandy does not see the backsplash with the ledge in CKF's countertop bid and is checking with them.	Mandy 9/10/26	NEEDS CONFIRMATION Possible gap between CKF and tile scope. Confirm who carries it.
Primary bath	Grade H (top tier).	Mandy 9/10/26	APPROVED
Primary bath shower stone	Open question to CKF: are the shower bench top, bench face, curb top, curb face, jamb and casing quoted by Tricia inside the countertop bid , or do they sit with tile?	Mandy 9/10/26	NEEDS CONFIRMATION Six pieces of fabricated stone that could fall between two trades.
Primary bath bench surface	Quartz top with matched tile. Concern still open on the gray soapstone-look surface — whether it is porous enough to catch water.	Elev. review 9/2/26	NEEDS CONFIRMATION Check the product spec before committing.
Powder bath	Use the current CKF bid pricing — it already carries the sink out of stone with a tall backsplash, which is what's wanted.	Mandy 9/10/26	APPROVED
Baths 2, 3 and 4	Grade A (starting price point), all three.	Mandy 9/10/26	APPROVED
Bedroom 4 desk	Wood top on the desk area.	Mandy 9/10/26	APPROVED
Service entry	Grade A .	Mandy 9/10/26	APPROVED

LOCATION	SELECTION / DESIGN INTENT	SOURCE	STATUS
Laundry	Grade A. Wants a backsplash by the sink . Tall cabinet at 26" minimum depth so the countertop dies into its side rather than projecting past.	Mandy 9/10/26 Mandy/Kent mtg	APPROVED
Pantry	Grade A. Countertop dies short of the corner (~20" from wall) so the floating shelves can run past it into the blind cabinet.	Mandy 9/10/26 Mandy/Kent mtg	APPROVED
Lower level bar	Grade A — Mandy's call, explicitly to save money here.	Mandy 9/10/26	APPROVED
Lower level bath	Grade A — to save money.	Mandy 9/10/26	APPROVED
Golf simulator	Grade A — to save money.	Mandy 9/10/26	NEEDS CONFIRMATION Designed at Jackie's instruction, but read as future . Price as an add-alternate. See 3.2.
Primary bath window ledge	Rather than boxing the ledge down to the floor, extend the sill as a deeper quartz shelf at 6" deep , roughly 23" above finish floor, clearing the tub rim at ~22".	Mandy/Kent mtg	APPROVED

CKF QUOTE #236172-5 — THE COUNTERTOP NUMBER

Dated 08/12/2026, printed 9/3/26, job name "Ostronic Countertops (Rev 9/1/26)." Total **\$46,469.00**, Net 30. **Expiry date: September 11, 2026 — today.**

Lead time is 3.5–4 weeks from template to installation, and 4–5 weeks for custom tops with mitered edges or natural stone. The powder apron sink is mitered, so it runs on the long lead.

LINE	SCOPE & NOTES	TIER QUOTED	SUBTOTAL
Kitchen perimeter & lower island	Eased edge. 6" 2cm milled-down splash on the sink wall.	H F = -\$1,362.40	\$11,707
Kitchen raised island PHASE 2	15"D seating overhang on three sides of the raised island top.	H F = -\$495.30	\$4,735
Kitchen cooktop wall splash & ledge PHASE 2	18"H 3cm splash with a 3"D ledge above.	H F = -\$124.80	\$1,213 ✔ Answers Mandy's 9/10 question — the backsplash with the ledge is in the bid. It sits in Phase 2.
Pantry	2cm, 4" high set-on splash.	H F = -\$371.80	\$3,145 ⚠ Quoted at Tier H. Mandy assigned the pantry Grade A on 9/10. The quote offers no Tier A here — ask CKF to reprice, the credit should be far more than \$371.80.
Pantry full height splash PHASE 2	2cm splash to bottom of window, upper cabinets, and to the top panel above the floating shelves. Durock by builder on the back wall between floating shelves to ceiling for CKF to attach stone. Floating shelves installed after the full height splash.	H F = -\$417.30	\$3,941 Two build-team obligations buried in one line: Durock substrate, and a sequencing constraint.
Laundry	2cm milled down, 4" high set-on splash, back walls only.	A B +\$292 · C +\$486 · D +\$595	\$1,495 Mandy also wants a backsplash by the sink — confirm "back walls only" covers it.
Service entry / drop zone	Splash at drop zone, back only. Includes drop zone only — benchtop is wood. Cabinets provided by others.	A B +\$94 · C +\$156 · D +\$191	\$435

LINE	SCOPE & NOTES	TIER QUOTED	SUBTOTAL
Office	No backsplash included.	H F = -\$266.50	\$2,111  Mandy's 9/10 review says "Office — no quartz top." The original bid described a wood countertop here. If that holds, this line is a \$2,111 deduct.
Powder bath — arched backsplash	2cm milled down, 15"H back side only. Backsplash design TBD.	H F = -\$62.40	\$566
Powder bath — custom apron front sink	Flat polish and mitered edge. Countertop fabrication additional charges. Faucet and drain specs TBD.	H F = -\$247.00	\$3,254 The single most expensive countertop line per square foot in the house. Long lead.
Primary bath	2cm milled down 6" splash. Includes tub ledge below window. Cabinets provided by others.	H F = -\$448.51	\$4,017  The 6" window ledge is carried.  Answers Mandy's other 9/10 question: the shower bench top, bench face, curb top, curb face, jamb and casing are NOT in this line. Six pieces of fabricated stone with no home.
Primary closets	No backsplash included. Cabinets provided by others.	H F = -\$182.00	\$1,442
Bath 2	2cm milled down, 4" high set-on splash.	A B +\$151 · C +\$252 · D +\$309	\$874
Bath 3	2cm milled down, 4" high set-on splash.	A B +\$151 · C +\$252 · D +\$309	\$874
Bath 4	2cm milled down, 4" high set-on splash.	A B +\$146 · C +\$244 · D +\$299	\$854
Basement bar perimeter & island	2cm milled down, 4" high set-on splash, back and sides of bar perimeter. 16" overhang on island back and side nearest the fridge.	A B +\$626 · C +\$1,044 · D +\$1,279	\$3,354
Golf simulator	No backsplash included. Faucet and sink both marked TBD.	A B +\$191 · C +\$318 · D +\$390	\$995  Countertop for the room Jackie omitted on 5/28.
Basement bath	2cm milled down, 4" high set-on splash.	A B +\$110 · C +\$184 · D +\$225	\$704
Dining bench top ledge	3–4"D bench top ledge. Seams determined at time of template.	H F = -\$79.31	\$753

A LEAD WORTH CHASING ON THE RECONCILIATION PROBLEM

The three Phase 2 lines — raised island **\$4,735**, cooktop wall splash and ledge **\$1,213**, pantry full height splash **\$3,941** — total **\$9,889**. That is the **exact figure** Mandy reported as the Great Room delta in her 8/24 recap, the one number in that recap nobody could tie back to the 4/20 bid. It may be coincidence. It may also be that a block of Phase 2 countertop scope got mapped to the wrong room somewhere between the two documents. Worth putting in front of Tricia alongside the standing question about which estimate her comparison was run against.

2.6A GRADE ASSIGNMENTS VS. THE QUOTE

Mandy assigned a grade to every surface on 9/10. Quote #236172-5 predates that by a month. They agree almost everywhere — two do not.

LOCATION	MANDY 9/10	QUOTE BASE TIER	RESULT
Kitchen	Grade H	H	AGREE
Primary bath	Grade H	H	AGREE
Powder bath	Use CKF pricing	H + custom apron	AGREE
Baths 2 / 3 / 4	Grade A	A	AGREE
Service entry	Grade A	A	AGREE
Laundry	Grade A	A	AGREE
Basement bar	Grade A	A	AGREE
Golf simulator	Grade A	A	AGREE
Basement bath	Grade A	A	AGREE
Pantry	Grade A	H — no Tier A offered	CONFLICT Reprice. The only credit shown is Tier F at −\$371.80.
Office	No quartz top	H — \$2,111 carried	CONFLICT Likely a full deduct.

2.7 FLOORING

SCHEDULES ISSUED

Mandy issued a near-final **flooring schedule 9/9/26**, revised it **9/10**, and issued a **tile schedule 9/9** updated **9/10** after presenting selections to Jackie in person. She has also **verified the flooring map as correct**. Flooring is no longer an open design question — it is a pricing exercise with one live alternate.

ITEM	SELECTION / DESIGN INTENT	SOURCE	STATUS
Upper level — wood vs. LVP	Price both. The owners prefer wood in the upper level spaces and will take it if the number lands close to LVP. Wood: Portercraft — Astoria LVP: Coretec — Parchment Oak	Mandy 9/10/26	PENDING Return both numbers side by side. The decision is the delta, nothing else. This also resolves the old LVP-in-lieu-of-tile question at the kids' baths.
Main level	White oak / natural oak throughout, per the schedule and map. No changes at the 9/10 review. Herringbone inlays at the called-out locations.	Mandy 9/10/26	APPROVED
Lower level floor finish	Owners prefer unfinished concrete over an epoxy floor.	Mandy 9/10/26	APPROVED Straight deduct against any epoxy or sealed-floor line carried in the bid.
Lower level finished areas	Wood is out — concrete prep too expensive. Carpet vs. LVP vs. a zoned combination still live: carpet the game area only, or LVP at the bar with carpet elsewhere. LVP basements run cold; carpet is better for sound transfer and cheaper than LVP plus rugs.	Elev. review 9/2/26	INTERIORS COURT Order extra material for hallway and adjacent call-outs.
Lower level exercise room	Kinetics Strata by J&J Flooring — durable rubber/carpet hybrid without the harsh rubber smell.	Post-bid 5/28	APPROVED

ITEM	SELECTION / DESIGN INTENT	SOURCE	STATUS
Tile schedule	Issued 9/9, updated 9/10 after the owner meeting. Pantry takes a diamond-pattern floor; laundry a deep charcoal floor tile; lower level bath a patterned tile on the shower walls. One area previously drawn as wood switched to tile on 9/2.	Mandy 9/9 & 9/10/26 Ostronic Tile Schedule 9-10-26.pdf	APPROVED Schedule in hand — quantify against the flooring map.
Loft / sitting area	Owners could not decide between carpet and wood, so both are mapped . Bid both and let the numbers decide.	Mandy/Kent mtg	PENDING

2.8 TRIM, DOORS & INTERIOR CARPENTRY

ITEM	SELECTION / DESIGN INTENT	SOURCE	STATUS
Casing	3" throughout , per the bid document. Mandy's base preset of 3"/5" is being adjusted to match.	Bid doc · Kent 8/28/26	APPROVED
Trim profiles	SE Smith 2022 catalog is the reference set; CAD blocks issued to Mandy 7/31/26.	Kent 7/31/26	APPROVED
Applied molding	Applied straight onto drywall — no board behind it. Painters spray it semi-gloss.	Elev. review 9/2/26	APPROVED
Arched openings	Drywall return, not a cased opening . Changed from the earlier set. Same condition repeats at the service area.	Elev. review 9/2/26	APPROVED The framer needs to know this. Confirm it reached them.
Entry portal detail	The cased opening at the entry is a custom McNeil detail , considerably deeper than shown — likely 12–18" , vertical wood paneling wrapping to the head, drywall returning to a ½"–¾" reveal.	Elev. review 9/2/26	APPROVED Deeper and more involved than any bid line contemplated.
Office crown	Added . Straight, squared-off profile — more masculine. Dark accent trim per the design board.	Elev. review 9/2/26	APPROVED Above the bid.
Bedroom 4 molding	Applied molding running around at approximately 16" down , plus crown. Light and slightly traditional.	Elev. review 9/2/26	APPROVED Above the bid.
Exterior deck door height	Priced as an 8'-0" door so header heights line up with surrounding windows. A 7'-0" door saves easily \$1,000+ but breaks the alignment.	Prelim bid mtg 5/12/26	APPROVED 8'-0" retained for the architectural intent.
Cabinetry paint	Cabinetry arrives prefinished/painted . Two paint colors — wall color and a cabinet color matched at base. Office soffit is drywall with prefinished cabinetry below, so a slight sheen difference is expected and accepted.	Elev. review 9/2/26	APPROVED
Trim & crown maps	Issued 9/10/26 with Mandy's redlines. Maps carry base and casing sizes per room highlight plus crown profile call-outs (e.g. SE Smith SE007), so the built team can pull quantities straight off the line work in Bluebeam.	Mandy 9/10/26 Crown maps + Trim maps	APPROVED This is the document to quantify trim from — not the renderings.
Office crown — profile set	Not a cove crown . A squared-off 4" band, painted dark , running the room — deliberately more masculine. Cabinet crown is a straight band scribed to the underside of the soffit at 8'-8".	Mandy/Kent mtg	APPROVED
Bedroom 4 & Bath 4	Add cove crown and applied molding to both. Applied molding sits below the crown.	Mandy 9/10/26	APPROVED New scope — above the bid.
Primary bedroom	Applied molding on the headboard wall .	Mandy 9/10/26	APPROVED New scope.

ITEM	SELECTION / DESIGN INTENT	SOURCE	STATUS
Primary bathroom	Applied molding on all walls. Cove crown around the room.	Mandy 9/10/26 Design boards 9/1/26	APPROVED New scope, and it is every wall in the room.
Entry	Chair rail with applied molding beneath it , plus a cased-out header . Thin stone to 10'.	Mandy 9/10/26	APPROVED New scope. This is the entry stone wall Mandy flagged as a candidate to forego if \$5–7k is needed back.
Golf simulator paneling	Stainable 48" tall paneling with a chair rail above to cap the panel. Open question whether crown runs the whole room or only where the chair-rail panel is.	Mandy 9/10/26	NEEDS CONFIRMATION Omitted room. A possible workaround if cost is a problem: applied molding on drywall with a bendable corner bead rather than true paneling — a vastly different number, and Kent has done it successfully on a theater room.
Hidden door swing	Swings into the foyer, not into the office. With applied molding on the door face the mullions will not clear the opening swinging inward. Needs concealed hinges — Therma-Tru offers them.	Mandy/Kent mtg	APPROVED Framing and hardware implication, not just a door choice.
Service entry bench top	Wood top over the bench. Could be drywall, painted, to save money — sheen will differ from the adjacent millwork unless the painter sprays everything in ProClassic at the same time, which has worked on a recent McNeil job.	Mandy/Kent mtg	PENDING Price both. Kirby will want the drywall version.
Service entry ledge	Eliminated. The small 6" display ledge above the hooks would catch a full-length adult coat hung at the 72" hook height.	Mandy/Kent mtg	APPROVED
Service entry band	Soffit band depth reduced from ~18¾" to 14" so the puck lights cast past the shelf edge rather than only lighting what sits on top.	Mandy/Kent mtg	APPROVED
Laundry door	Widened to 36" × 84" so the washer and dryer can physically get into the room. A 32" leaf would mean pulling the door off to deliver.	Mandy/Kent mtg	APPROVED
Interior door heights	8'-0" (96") leaves through the public areas; 7'-0" (84") at the service entry, laundry and bedrooms where they are less visible, to save money.	Mandy/Kent mtg	APPROVED Mandy's set had everything at 96" — use Kent's door schedule , not the renderings.

2.9 LIGHTING & ELECTRICAL

FIXTURE ALLOWANCE \$20,000

ALLOWANCE ESCALATION RISK

On an 18–24 month build, light fixtures move — a \$200 fixture becomes \$350. The \$20,000 allowance was set by the designer during the April bid and has not been revisited. **Purchase timing matters**; anything genuinely selected and approved should be plugged in as real cost rather than left in the allowance.

ITEM	SELECTION / DESIGN INTENT	SOURCE	STATUS
Recessed can trim	Baffled / regressed trim , not flat flush. Flat trims glare; a baffle bounces the LED and softens it. Low-profile discs are also available. Cost expected to be comparable.	Elev. review 9/2/26	APPROVED Kent to spec; confirm cost parity in the return.
Office lighting & power	Currently on plan: 4 cans, modern chandelier, three sconces, TV/computer power at John's wall. Adding: undercabinet lighting (appeared in Mandy's rendering but was never on the electrical plan), a floor outlet at John's desk , and an outlet at the side piece.	Elev. review 9/2/26	APPROVED All three additions are new to the electrical plan.

ITEM	SELECTION / DESIGN INTENT	SOURCE	STATUS
Kitchen outlets at range	Code requires a receptacle within 24". Two approaches were shown: trimless Prato-type outlets (available in black if the backsplash goes dark) or pop-up outlets capped with the counter material. Decision: the concealed approach.	Elev. review 9/2/26	APPROVED Concealed/pop-up devices carry a premium over standard receptacles.
Pantry lighting	Two sconces, a can centered at the refrigerator, undercabinet lighting on the upper shelf. The previously discussed pendant becomes a can.	Elev. review 9/2/26	APPROVED
Dining / hearth lighting	Chandelier centered on the room, not on the table — deliberate, and both sets agree. Four sloped cans in the sloped ceiling plus the chandelier.	Elev. review 9/2/26	APPROVED
Primary suite ceiling cove	Drywall lip with rope light — confirmed and wanted. Jackie uses the equivalent in her current home more than the overhead. Small step-up creates the shelf for the lighting.	Mandy 8/6/26 Elev. review 9/2/26	APPROVED Added to plans 8/7; section still to be cut.
Bedroom fans	Fan/light combos in all bedrooms.	Elev. review 9/2/26	APPROVED
Bedroom 3 high outlet	Drywall walls with cabinet and adjustable shelving, ~12–13" of space and an outlet placed high for string lights and iPad charging.	Elev. review 9/2/26	PENDING To be confirmed at the electrical walkthrough.
Golf sim lighting	Six lights were drawn assuming a higher ceiling. The ceiling plane is now uniform at ~10'-2", so the layout needs revisiting.	Elev. review 9/2/26	PENDING
Outlets for lit furniture	Two outlets — approved. Furniture pieces in the renderings that light up get dedicated outlets; hardwiring after the fact would be difficult.	Elev. review 9/2/26 Approved 9/11/26	APPROVED Final locations follow Mandy's furniture layout so they land under the sectional and tables rather than in open floor.
Laundry switch location	The beverage/water bottle filler on the opposite side of the wall likely occupies the same stud cavity . Switch location and height need checking against it.	Elev. review 9/2/26	NEEDS CONFIRMATION
Decorative fixtures	Design boards call for a statement chandelier with layered glass in the foyer, opal-glass/aged-brass sconces, statement sconces in the powder and lower level baths, billiard and game lighting in the lower level, semi-flush mounts with small accent cans at the drop zone. No products specified.	Design boards 9/1/26	INTERIORS COURT Everything sits inside the \$20,000 allowance until Mandy issues a fixture schedule.
Golf simulator technology	Estimated at \$50,000–60,000 in the bid book based on recently priced brands, and deliberately kept separate from the room finish so it did not muddy the number.	Prelim bid mtg 5/12/26	NEEDS CONFIRMATION Room was omitted 5/28 — confirm this is out entirely.
Who supplies the fixtures	Open commercial decision. McNeil normally builds its own lighting budget and does its own takeoff. Mandy has direct accounts with the fixture manufacturers and can sell at Ferguson's pro pricing, which she says is often better. She is sending her fixture list.	Mandy/Kent mtg	NEEDS CONFIRMATION Decide before the schedule is built: each fixture gets marked "supplied by interior designer" or carried by McNeil. Changes who holds the \$20,000.
Fixture schedule	Mandy has options built for Rowan (fans), Roz (vanity light), Hank (vanity light), and two lower-level bar options — a billiard fixture and a game table fixture. Foyer takes two wall fixtures plus a decorative chandelier; the fourth position is a plain can.	Mandy/Kent mtg	PENDING List coming to Kent to build into a schedule.
Service entry lighting	Three decorative fixtures centered on the opening (the third was added deliberately to stretch the rhythm into the space), plus pin lights in the cabinetry and puck lights in the soffit band.	Mandy/Kent mtg	APPROVED

ITEM	SELECTION / DESIGN INTENT	SOURCE	STATUS
Pantry sconces	Two sconces centered over each window, wall-mounted not ceiling-mounted , plus groove/undercabinet lighting at the floating shelves and one can.	Mandy/Kent mtg	APPROVED
Primary bath tape light	Tape light run in the applied molding throughout, two sconces per vanity, a controller kit on the wall, and a decorative fixture above the tub.	Mandy/Kent mtg	APPROVED
Lower level bar lighting	Drawn. Sconces flanking the wine display with puck lights in the casing piece . The stone encapsulates the casing detail that becomes the wine racks; racks mount to that wood.	Mandy/Kent mtg Drawn 9/11/26	APPROVED
Lower level bar power	Outlets required for the dishwasher and the microwave drawer. Both were dropped off the electrical plan in error and are confirmed back in.	Mandy/Kent mtg	APPROVED Easy miss — make sure it reaches the electrician.
Lower level floor outlets	None currently drawn. To be added once Mandy sets a preliminary furniture layout, so outlets land under the sectional and tables rather than in open floor.	Mandy/Kent mtg	PENDING

2.10 STRUCTURE & FRAMING THAT MOVED

Not selections, but they change quantities. Anything here that was not in the April bid needs to be picked up by framing, foundation and drywall.

ITEM	CHANGE	SOURCE	STATUS
Lower level floor system	Change to 11½" I-joists and eliminate the step. Gains roughly 6", putting the level on one plane at about 10'-2" ceiling — clears club rotation. Both parties preferred no step: awkward in a small space and a trip hazard in a room where people will be drinking.	Elev. review 9/2/26	APPROVED Major change. The 5/28 decision explicitly kept the step-down.
Ceiling heights, main level	Foyer revised to 10'-0" . All main level ceilings at 10'-0" . Great room steps up to 11'-0" . 18" floor trusses over the main level; 11½" I-joists for the second floor system.	Kent 7/16/26	APPROVED
Primary suite ceiling	Originally called out at 10'-0"; will land at approximately 9'-6" with a bump to 10'-0" in the center , driven by how the trusses birdsmouth in and how the slope detail resolves.	Elev. review 9/2/26	APPROVED
Sloped upper bedroom ceiling	Rather than sloping from 6'-8" up to 9'-0", box it out at 6'-8" and then up to 9'-0". Cleaner, better for lighting and better for the TV wall.	Elev. review 9/2/26	PENDING Kent studying.
Steel columns	Approved. 3×3×3/16" HSS columns in lieu of the originally specified 3½×3½×¼". Structural redlines issued by Performance SE 8/12/26.	Ryan Pelster, PE 8/12 & 8/20/26 Approved 9/11/26	APPROVED Structural information is still being verified, but nothing is outstanding — this is not holding anything up.
Master bedroom layout	Modified: bed flipped to face the window, desk relocated, one window removed to improve flow and save money.	Post-bid 5/28	APPROVED
Upper loft vestibule	Adding a small 45° clipped corner to soften the traffic pattern and prevent tripping.	Post-bid 5/28	APPROVED
Lower level exercise window	Omitted for cost savings.	Post-bid 5/28	APPROVED
Open basement staircase wall	Omitted — wall kept closed to allow the piano nook and hidden folding chair storage.	Post-bid 5/28	APPROVED

ITEM	CHANGE	SOURCE	STATUS
Site work	\$100,000 allowance carried for John's site work. Lot closed, HOA approval received, excavator started dumping dirt 9/3/26 ; low areas filled and left to surcharge ~2 weeks . Cornerstone Surveying set stakes; benchmark held at 1194.75'.	Post-bid 5/28 Elev. review 9/2/26 Cornerstone 9/3/26	APPROVED Retaining wall design being worked directly by John with Pat.
Ceiling heights — resolved	Foyer 10'-0" with thin stone to full height. Powder vestibule and stair landing drop to 9'-0" and that plane now carries through — it reduces the paneling run and keeps the space from feeling cavernous. Great room steps to 11'-0" . Service entry 9'-0" with a soffit to 8'-0" over the lockers. Laundry 9'-0" with a 14" soffit. Office soffit 8'-8" . Pantry held at 10'-0" for storage reach.	Mandy/Kent mtg Supersedes 7/16 note of 10' -0" throughout	APPROVED Drywall and framing quantities change from the earlier all-10' assumption.
Wall movements	Several walls have shifted during coordination — the kitchen dimension went from 15'-2" to 14'-8" interior, a wall near the benches moved to 2'-6½", and the laundry was redrawn with a 2x8 wall to take the bottle filler. Kent's plan is the dimensional authority ; the renderings are design intent only.	Mandy/Kent mtg	APPROVED Expect more movement — structural is placing point loads and headers, and walls move to suit.

3.0 Original bid vs. re-bid

The April bid book priced a **\$1,724,000** base home at 5,579 SF, plus a schedule of upgrade options priced as individual deltas. The 5/28 value-engineering meeting cut against a ~\$200,000 overage. Since then the design has kept moving. These three tables sort the scope by how it should be handled in the return.

3.1 UNCHANGED SINCE THE BID — CARRY FORWARD

SCOPE	NOTES	BID TREATMENT
Base home shell	5,579 SF story-and-a-half, master on main, kids' rooms up. Benchmarked against the last two Heartwood homes.	\$1,724,000 Framing lumber was never separately bid — insufficient structural information at the time. Now available.
Finished lower level	Bar, games, exercise room and bath. Excludes golf room finishes.	~\$195,000 Kept 5/28.
White box at unfinished storage	Framed walls, insulation and drywall in the unfinished lower level areas, open above, concrete floor.	\$29,346
Expanded front porch	Roof, tongue-and-groove wood ceiling, sized for the swing.	KEPT
Primary deck, steam shower, bottle filler, three upstairs baths, hidden door, basement island, heavy-duty shelving	All confirmed kept at the 5/28 meeting.	KEPT
Site work allowance	Carried for John's site work.	\$100,000
Appliance allowance	Package composition has changed but the allowance figure has not.	\$38,432
Light fixture allowance	Set by the designer during the bid.	\$20,000 Escalation risk — see 2.9.

3.2 CHANGED SINCE THE BID — RE-PRICE THESE

SCOPE	WHAT CHANGED	DIRECTION
Windows	Pella carried in the bid, with two price increases inside the bid window. Package now out to Window Innovations; Marvin also named.	COMPETITIVE RE-BID
Arched kitchen window	Deleted in favor of a square operable window of the same size, removing the custom casing and template.	–\$5,631
Doors with integrated shades	Between-glass shades deleted at three doors.	–\$7,200
Garage doors	Coachman collection down to Gallery series.	Reduction
Great room fireplace	Heat & Glo 8KX-BL 42 replaced by the Bayport 41 . New unit needs ~5¼" of lift with a supplied metal trim piece.	SUBSTITUTION
Appliance package	Cooktop + double ovens replaced by 36" range + advantium combo + 30" oven. Pantry microwave and pantry full-size refrigerator both deleted; under-counter beverage fridge added.	RECONFIGURED
Hidden pantry	Bid carried an upgraded cabinetry package equivalent to the kitchen. Floating shelves swapped for adjustable melamine; cabinet depth increased; refrigerator removed.	Net reduction
Dining banquette	Storage drawers deleted, backrests added.	–\$1,325
Upper laundry	Walk-in room reduced to a laundry closet; a window eliminated and ~15 SF returned to the bonus room.	Reduction
Basement shower	Custom tile pan replaced by a fiberglass pan; tile walls retained.	Reduction
Golf simulator room	Omitted 5/28 — kept as open white-box storage/playroom in drywall. It has since been fully re-specified: icemaker, beverage fridge, gold mesh cabinet door inserts, 48" stainable paneling with chair rail, crown, Grade A countertop, banquette and six light fixtures.	DESIGN INSTRUCTED, SCOPE UNCONFIRMED Jackie told Mandy to design it; Kent reads it as still future . Carry the whole room as a discrete add-alternate , not in the base, until she says otherwise.
Lower level step	5/28 explicitly kept the step-down. 9/2 eliminates it via an 11⅞" I-joist floor system.	REVERSAL
Kids' bath enclosures	Bid carried shower doors. Client has since chosen a shower curtain.	~~\$1,600 ea.
Master bedroom / loft	Bed flipped, desk relocated, one window removed, 45° clipped corner added at the loft vestibule.	Net reduction
Chimney shroud, polyaspartic floor, LL exercise window, open stair wall	All omitted at the 5/28 meeting.	Reductions
Kitchen refrigeration	Jenn-Air columns, toekick and handle join kit eliminated 9/10 in favor of Frigidaire FRIGIDPROTWINS with a 75" trim kit.	Reduction
Lower level floor finish	Epoxy floor out; owners prefer unfinished concrete in the unfinished areas.	Deduct
Countertop grades	Grade A assigned to eight locations that the bid may have carried at a higher tier; Grade H held only at the kitchen and primary bath.	Likely reduction
Laundry floating shelves	White oak down to stained maple , offered by Mandy specifically to help the budget.	Reduction

SCOPE	WHAT CHANGED	DIRECTION
Cabinet species corrections	CKF's estimate carries laminat e in the pantry, laundry and elsewhere; the specified finishes are stained maple and painted wood.	Increase
Upper level flooring	Wood (Portercraft Astoria) vs. LVP (Coretec Parchment Oak) — owners prefer wood if the numbers are close.	PRICE BOTH
Cabinetry — overall	Approved basis \$151,918; CKF 8/19 quote \$175,089. A revised 9/3 quote has arrived and is unreconciled.	+\$23,171 Includes \$3,644 of golf-sim cabinetry that should not be there.

3.3 NEW SINCE THE BID — NO LINE EXISTS FOR THESE

This is the section that matters most. Every item below emerged after the April bid, most of them at the 9/2 interior elevation review when Mandy's renderings and Kent's construction set were laid side by side. **Nothing here has a price.**

NEW SCOPE	WHY IT'S NEW	TRADE	NOTE
Kitchen sink-wall bump-out	Always in the design intent but never interpreted onto the plan. Adds counter, cabinetry and framing, plus three ceiling lights.	Framing · Cabinetry · Countertop · Electrical	APPROVED
Office undercabinet lighting	Appeared in the rendering; was never on the electrical plan.	Electrical	APPROVED
Office floor outlet + side outlet	Neither was drawn.	Electrical	APPROVED
Office crown molding	Added at the 9/2 review. Straight squared profile.	Carpentry	APPROVED
Bedroom 4 applied molding + crown	Added at the 9/2 review.	Carpentry	APPROVED
Entry portal detail	Custom 12–18" deep paneled portal with drywall reveal. Far beyond a standard cased opening.	Carpentry · Drywall	APPROVED
Primary bath open niche	New detail above the linen cabinet, ~12" deep with a back panel.	Cabinetry	APPROVED
Primary suite ceiling cove + rope light	Requested 8/6, added to plans 8/7. Drywall lip with a lighting shelf.	Framing · Drywall · Electrical	APPROVED
Concealed range receptacles	Trimless or counter-capped pop-up devices instead of standard receptacles.	Electrical	APPROVED
Interior stone at great room	9/2 direction is the same stone inside and out. Stone wall was in the original price, but the interior/exterior match is a new constraint on the quantity and the product.	Masonry	PENDING
Lower level l-joint floor system	Reverses the 5/28 decision to keep the step. Changes the floor system, the ceiling height and the drywall.	Framing · Foundation	APPROVED
Upper deck beam upsize	Eliminating the upper deck post requires a larger beam.	Framing · Structural	APPROVED
Golf sim banquette	Drawn by Mandy but never in scope; the whole bar area was carried as future.	Cabinetry	PRICE DISCRETELY

NEW SCOPE	WHY IT'S NEW	TRADE	NOTE
Hidden door hardware system	The hidden door was in the bid as a concept; the EZ Concept hardware system is new information and is not identifiable in any quote.	Cabinetry or carpentry	PENDING
Outlets for illuminated furniture	Two outlets for furniture pieces that light up. Approved 9/11.	Electrical	APPROVED
Primary bathroom applied molding	Applied molding on all walls plus cove crown around the room. Not in any bid line.	Carpentry	APPROVED
Primary bedroom headboard wall	Applied molding on the headboard wall.	Carpentry	APPROVED
Entry chair rail & cased header	Chair rail with applied molding beneath, plus a cased-out header at the entry.	Carpentry	APPROVED
Bedroom 4 & Bath 4 crown	Cove crown and applied molding added to both rooms 9/10.	Carpentry	APPROVED
Golf sim paneling & icemaker	48" stainable paneling with chair rail, crown, gold mesh door inserts, and a 15"w icemaker needing supply and drain — all in the room that was removed from scope.	Carpentry · Cabinetry · Plumbing	FUTURE / ADD-ALT
Upper laundry melamine shelving	Shelves beside the stackable laundry appear in no estimate and no drawing set.	Cabinetry or closet vendor	UNASSIGNED
Kitchen hood built on site	If the hood is site-built and stucco-finished rather than fabricated by CKF, the value moves trades entirely.	Carpentry · Plaster	PRICE BOTH WAYS
Full 3D coordination model	Kent's team is modeling foundation, concrete and every timber, with truss and framing shop drawings placed in to verify fit.	Design	IN PROGRESS Should improve foundation and framing pricing — the thinking is already done.

4.0 What is blocking a real number

Ranked by how much of the estimate each one holds up. Three items cleared on 9/10 — appliance brands, the refrigerator trim kit, and the golf bar icemaker question — and are struck from this list. What remains is what still stops an honest number.

01 Plumbing schedule is complete but has four holes Resolved as a document — Ferguson's 8/6 portfolio covers 11 rooms with models, finishes and quantities. What still blocks a clean number: six lavatory basins and one bar sink that neither CKF nor Ferguson carries, no steam generator, no powder rough-in valve, no golf simulator bar fixtures, and Qty 2 on every toilet against one seat each. Fix those five and the trade is priceable.	Mandy / Ferguson Megan for plumbing Michelle for steam
02 Primary tub is still discontinued Ferguson has substituted a Wyndham Mermaid 67" into the schedule as a placeholder, annotated "client selected jacuzzi amalia 67" on floor but it is not shown on website." The Amalia is roughly \$2,267, one piece, and unavailable. Jackie is specific on size, rim thickness, interior slant and lip depth and rejected alternatives on pitch alone — she says she picked the house around this tub. The floor-mounted filler is scheduled and runs about \$1,000 over a deck filler. The Wyndham also carries Brushed Nickel trim against a Brushed Gold filler.	Jackie via Mandy Michelle or Carrie at Ferguson

03 Golf simulator — designed, but Kent reads it as still future Omitted 5/28 as a white-box storage room. Jackie has since instructed Mandy to design it, which explains the re-population: icemaker, beverage fridge, gold mesh cabinet inserts, 48" stainable paneling with a chair rail, crown, a Grade A countertop, a banquette and six light fixtures. Kent's read is that it is still future scope, not contracted scope. A design instruction is not a purchase decision, and nobody has confirmed which one Jackie intended. Until that is settled the room is being drawn to a standard nobody has agreed to buy.	Kent / Kirby confirm intent with Jackie, then price as a discrete add-alternate
04 CKF quote is about to move again The 9/3 quote was never reconciled to the \$151,918 approved basis, and Mandy's 9/10 drawing review sends a further round of corrections — species changes off laminate, desk heights, sink base widths, the arched bar option, the icemaker, and a possible site-built hood that leaves CKF's scope entirely. The 8/12 quote expired 9/11.	Kent / Kirby with Tricia Gaillard expect a new number
05 Beam species is still undecided Roughly \$18,000 of beams described by feel rather than species. White oak is real money; poplar with a skilled painter's finish is convincing at a fraction. Kent's and Mandy's sets also still disagree on beam count and placement at the dining/hearth.	Owners via Mandy + set coordination
06 Front door has no manufacturer Two routes: a Midwest Iron & Doors metal door, or Therma-Tru with concealed hinges, which McNeil uses routinely. Mandy has a client whose Midwest metal door developed condensation between the panes that has never been fixed. The door also has to swing into the foyer because of the applied molding. High-dollar single item, no spec, no quote.	Mandy → Jackie confirming style then spec and quote
07 Stone spec never came back from Brad Glenveagh with white mortar is the selection, and 9/2 set the direction of the same stone inside and out. But the stone is not on the surround invoice — Brad sent a brochure, Mandy circled options and sent them to Jackie, and it stalled there. Without the spec there is no weight for the framer and no masonry number.	Brad Nicholson Fireplace Stone & Patio via Mandy → Jackie
08 Who supplies the light fixtures Mandy has direct manufacturer accounts and can sell at Ferguson pro pricing, which she believes beats McNeil's own takeoff. Until that is settled, every fixture line is ambiguous about who is holding the money — and the \$20,000 allowance was set in April and never revisited against an 18–24 month build.	Kent / Madisyn mark each fixture "by ID" or by McNeil
09 Window package is still out to bid Plans went to Window Innovations 9/4 with a call set for 9/8. No line or series has been named by anyone — Pella is the only manufacturer ever priced, and its April number escalated twice inside the bid window.	Andrew Bailey Window Innovations (402) 699-1589
10 Steam shower details unresolved The schedule carries a Kohler K-5558-BV control kit and a K-32311-2MB digital adapter, both annotated by Ferguson as "I am unsure if this is the correct item." No generator is scheduled — that is the expensive piece. Still open beyond the hardware: whether the bench is closed in or floated, and where the steam head penetrations go. The controls are also in two bronze/brass finishes against a Brushed Gold room.	Mandy Megan or Carrie at Ferguson

11 Countertop quote expires today

CKF #236172-5, \$46,469, expiry 9/11/26. It also predates Mandy's 9/10 grade assignments, so the pantry is quoted at Tier H against a Grade A direction and the office carries \$2,111 of quartz that the 9/10 review says should not exist. Both need repricing regardless — get the extension and the revision in the same call.

Kent / Kirby
with Tricia Gaillard
today

SCHEDULE CONTEXT

Drawings complete and handed to Kirby in roughly two weeks; Kirby's analysis and refinement two to three weeks after receipt; permit two weeks; foundations after permit. Dirt started 9/3 and the low areas surcharge for about two weeks while drawings finish.

The open variable is **how refined the number has to get before the owners are comfortable proceeding**. The last position was \$1.84M against a \$1.8M target, and the design decisions since have been good ones without necessarily coming down from it. Scope growth in section 3.3 works directly against that gap.

5.0 Sources & contacts

DESIGN & BUILD Kent Rasmussen — Project Designer kent@mcneilcompany.com · 402.333.1462 Pat Kirby — Estimating kirby@mcneilcompany.com Madisyn van den Boogaart — PM madisynm@mcneilcompany.com Jeff Anderson — Senior Design jeff@mcneilcompany.com	CONSULTANTS & VENDORS Mandy Lassek — Interiors by Joan Mandy@interiorsbyjoan.com · 402.330.0685 Tricia Gaillard / Chelsea Bohaty — CKF Cabinets & countertops · 531.329.3207 Brad Nicholson — Fireplace Stone & Patio Fireplace, surround, stone · 402.884.8565 Andrew Bailey — Window Innovations Window package · 402.699.1589 Michelle Staats — Ferguson Appliances & steam · 402.331.0662 Adam Patrick — Ferguson Appliance specialist – Kent's preferred contact Megan — Ferguson Mandy's plumbing contact Wood Fashions — 55th & Center Butcher block island top Midwest Iron & Doors Front door option Christina Clemenzi — Omega Mantels Surround direct · (630) 299-7784 Ryan Pelster, PE — Performance SE Structural
DOCUMENTS OF RECORD Ostronic Prelim Bid Book 4/20/26 bid, presented 5/12/26 Post-bid VE meeting minutes 5/28/26 – Jackie, Mandy, Kirby, Kent Interior elevation & budget review 9/2/26 – Kent, Mandy, client CKF Quote #236172-4 Cabinets, rev. 8/12/26 – expires 9/11/26 CKF drawings & quotes Revised 9/3/26, received 9/4/26 Lot 8 finish maps Cabinet, countertop, trim, flooring – 9/4/26 Design concept boards 9/1/26 – room-by-room intent Mandy / Kent coordination transcript Set alignment, ceiling heights, door schedule Ostronic Flooring Schedule 9/9/26, revised 9/10/26 Ostronic Tile Schedule 9/9/26, revised 9/10/26 Lot 8 maps — rev. 9/10/26 Flooring, cabinet, countertop, crown, trim Mandy's map notes & CKF drawing review 9/10/26 – species, grades, corrections Ferguson appliance meeting 9/10/26 – Jackie, Mandy, Michelle Staats Ferguson plumbing portfolio 8/6/26 – 17 pp, 11 rooms, with annotations CKF Quote #236172-5 — Countertops Rev 9/1/26 · \$46,469 · expires 9/11/26	

FSP Quote #OM0000699581

9/2/26 · surround + turnkey install · \$7,567.43

Omega Mantels #DRU-60910CCA

CAD + quote, 9/10/26 · model 4127.9 · \$5,290.00

Appliance budget breakdown

5/7/26 summary + 4/16/26 Ferguson quote

Issued 9 September 2026. **Revision 1, 11 September 2026** – incorporates the 9/9 and 9/10 flooring and tile schedules, the 9/10 Ferguson appliance meeting, Mandy's map notes and CKF drawing review, and the Mandy/Kent set-coordination meeting. **Revision 2** incorporates the Ferguson plumbing fixture portfolio dated 8/6/26. **Revision 3** incorporates CKF countertop quote #236172-5 and the sink-basin gap analysis. **Revision 4** incorporates the Omega Mantels 4127.9 CAD and quote, the Fireplace Stone & Patio surround quote, and the service entry bottle cabinet. **Revision 5** incorporates Kent's 9/11 mark-up.

Dimensions, dollar figures and product names should be verified against the current drawing set before purchase.

Status counts reflect the register as issued and will move as selections close.