

Club Regency
April 16, 2008 Meeting

Frazer, Inc.

Exhibit A

Att: Danny Frazer and John Henderson

Ref: Club Regency Proposals for bathrooms

Questions to clarify final bid on model bathroom

We need further confirmation of the following items in your bid. Please indicate in writing "yes" for all items included and make any changes to include any items that may have been overlooked. Thank you assisting us with this.

Demolition

1. Will relocate vanity light to guest bathroom and discard current guest bath light fixture(chrome strip with bulbs)

Electrical

1. Will provide new 3 gang J box, with decora switching : 1 for ceiling, 1 for vanity and 1 for fan and shower ceiling combo.
2. Will provide a night light. Is a lighted switch enough? Can another solution be included?
3. Will allowance cover a 3 piece vanity light similar to existing?
4. Will each hair dryer be remounted following painting?

Paint and Drywall

1. Will shower drywall be Durock
2. Can we opt to replace the current medicine cabinet with a plastic one with a mirrored door within the bid?
3. We must screw in the towel bar on the wall opposite the toilet as guests lean on it. Is reinforcement behind the wall included to accommodate this?
4. Will the sheet rock be replaced as needed throughout the bathroom?
5. Paint will be two coats of a premium paint? Color TBD

Tile/Stone

1. Will back splash be provided on two sides on each vanity?
2. Will the vanity top be 33 1/2" wide by 22" deep and finished at 36" high and will it be 3/4" thick?
3. Will the edges be rounded and finished at 1 & 1/2"?
4. Will tile base board and toe kick be included?
5. Will all grout match?
6. Can we opt to have either a niche or two shelves in the shower for soap and bottles?

7. Color and quality of the tile and granite will be similar to the samples provided.

Plumbing

1. Will fire stopping/proofing be included at all vertical and horizontal penetrations?
2. Will the bid include providing and installing a Kohler, comfort height, elongated toilet comparable to the Cimarron K-3496 with class 5 flushing? We want to insure water savings and bulk waste removal.
3. Will include new slow or quiet close lids?
4. The level of the shower valve will be raised and a lever type handle provided

Carpentry

1. All fixtures will be Kohler brushed finish and will include: 1 railrack with a hand towel bar, 1 towel bar with two hooks in the shower, and 1 24" to 26" towel bar screwed to the reinforced wall?
2. Will include a toilet paper holder mounted to the reinforced side of the vanity or recessed into the side of the vanity depending on the space required for the toilet by code.
3. Includes 2 double robe hooks on the back of the bathroom door.
4. Vanity mirror not to exceed 30 x 30" frame choice TBD
5. The vanity cabinet will be made from wood?
6. Will include 2 or 3 drawers
7. Will include a heavier grade/commercial shower door with 2 moveable doors and 2 towel bars.