

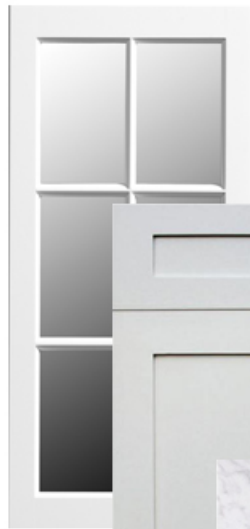
MEETING DATE: 06/09/2014

AGENDA ITEM: CITY COUNCIL AGENDA ITEM: Approval of a Purchase and Sale Agreement with Thomas James Capital Regarding City Property Located at 11304 Segrell Way.

ATTACHMENTS

<u>No.</u>	<u>Item</u>	<u>Pages</u>
1	Thomas James Capital Conceptual Plans	1-39

12800 INDIANAPOLIS KITCHEN SPEC SHEET



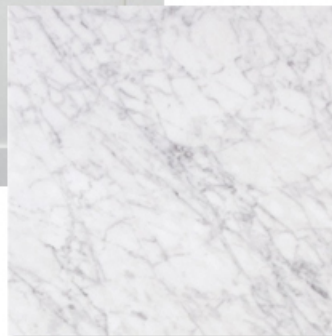
UPPER CABINETS: 6 LITE GLASS MULLION
BASE CABINETS
WHITE, FULL OVERLAY SHAKER



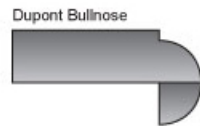
BERENSON 9710 Euro Moderno CUP PULL
\$3.19 BRUSHED NICKEL
HANDLESETS.COM



BERENSON 9722 Euro Moderno KNOB
\$1.40 BRUSHED NICKEL
HANDLESETS.COM



COUNTERTOP
WHITE MARBLE
12" OVERHANG AND WATERFALL
@PENINSULA



Dupont Bullnose



Pfister PGT529YPK "Ashfield" Pull-Out Spray Kitchen Faucet
\$391.44 BRUSHED NICKEL
FERGUSON.COM



Kohler K6487-0 "Whitehaven" Apron Front / Specialty Kitchen Sink
\$818.18, WHITE
FERGUSON.COM



VIKING VVWH48481SS "Pro Series" WALL HOOD
w/VVINV1200



VIKING GAS RANGE VVGCC5488BSS
FERGUSON.COM



Progress Lighting P5184-104 Kitchen Mini Pendant,
\$160.65, QTY 2 Polished Nickel
LIGHTINGUNIVERSE.COM



VIKING VVMOS201SS "Pro Series"
BUILT IN MICRO

VIKING VVMTK302SS "Pro Series"
TRIM KIT



VIKING DISHWASHER
FDW100WS



FRIGIDAIRE FRIDGE FPRH19D7LF
FRIGIDAIRE FREEZER FPUH19D7LF
TRIM KIT TRIMKITEZ2



KWIKSET 200BL BALBOA LEVER SECURITY SERIES
Item #: BC1122550
\$17.68 BRUSHED NICKEL
HANDLESETS.COM

TRIM, CEILINGS AND DOORS
DUNN EDWARDS
LIGHTHOUSE DEW385



WALL PAINT
DUNN EDWARDS
SILVER LAKE DE6379



2 SQUARE PANEL DOORS



FLOORS
BUENA VISTA COASTAL



RECTANGULAR BASE AND CASE

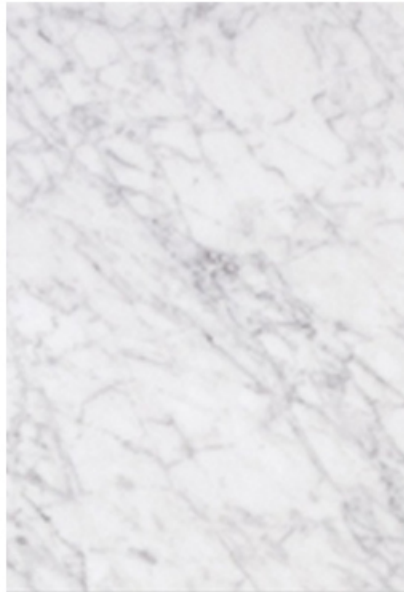
12800 INDIANAPOLIS KITCHEN BACKSPLASH TILE LAYOUT



KITCHEN SPLASH
3X6 WHITE BEVELED SUBWAY TILE
BRICK LAY

EDGES TO BE FINISHED WITH QUARTER ROUND

12800 INDIANAPOLIS FIREPLACES



WHITE MARBLE FIREPLACE SURROUND

12800 INDIANAPOLIS DINING ROOM SPEC SHEET



Philips Forecast F44336 3 Light Alexis Organic Modern Rectangular Large Pendant
\$448.20, WHITE SHADE, SATIN NICKEL
LIGHTINGUNIVERSE.COM



COFFERED CEILING DETAIL
USE WALL COLOUR BETWEEN BEAMS



WALL AND CEILING PAINT
DUNN EDWARDS
FORMAL GRAY DE6382



FLOORS
BUENA VISTA COASTAL

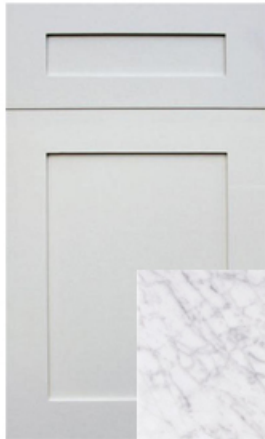
12800 INDIANAPOLIS STAIR DETAIL



WHITE RISERS, SPINDLES/BALUSTERS AND NEWEL POSTS
SQUARE SPINLES AND POSTS
WOOD TREADS
HANDRAIL TO MATCH FLOOR COLOUR

12800 INDIANAPOLIS POWDER ROOM SPEC SHEET

CABINETS
WHITE, FULL OVERLAY SHAKER



BERENSON 9710 Euro Moderno CUP PULL
\$3.19 BRUSHED NICKEL
HANDLESETS.COM



BERENSON 9722 Euro Moderno KNOB
\$1.40 BRUSHED NICKEL
HANDLESETS.COM



PROFLO PFWS2860BN 8" Widespread Bathroom Sink Faucet
\$209.38
FERGUSON.COM



KOHLER VERTICYL SINK
FERGUSON.COM

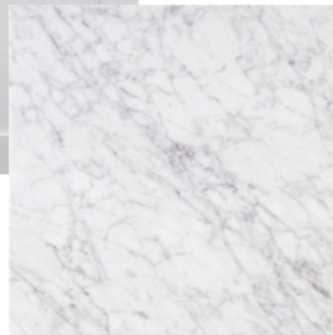


KOHLER K3755-0 "KELSTON" TWO PIECE TOILET
\$276.09
FERGUSON.COM

FLOORS
BUENA VISTA COASTAL



COUNTERTOP
WHITE MARBLE



Fredrick Ramond FR45607BNI Mime Mini Pendant, Brushed Nickel
\$199.80
LIGHTINGUNIVERSE.COM

WALLS
DUNN EDWARDS
FORMAL GRAY DE6382



12800 INDIANAPOLIS POWDER ROOM TILE LAYOUT



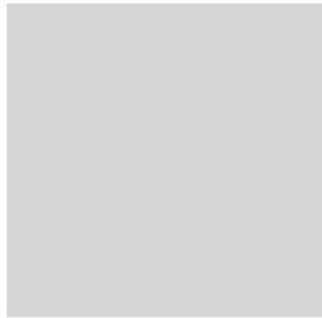
VANITY WALL

WHITE MARBLE, BEVELED DIAMOND TILE

VERTICAL LAY TO CEILING

SNOW WHITE GROUT

12800 INDIANAPOLIS BEDROOM 1, 2 AND 3 SPEC SHEET



WALL PAINT
DUNN EDWARDS
SILVER LAKE DE6379



FLOORS
BUENA VISTA COASTAL

12800 INDIANAPOLIS BATH 1 AND 2 SPEC SHEET

CABINETS
WHITE, FULL OVERLAY SHAKER



BERENSON 9722 Euro Moderno KNOB
\$1.40 BRUSHED NICKEL
HANDLESETS.COM



COUNTERS
PENTAL QUARTZ
CARRARA POLISHED



Kichler Lighting 42047CH Everly Mini Pendant
\$153.00
LIGHTINGUNIVERSE.COM



Grohe G20390EN0 "ParkField" 8" Widespread Bathroom Sink Faucet
\$281.82, BRUSHED NICKEL, QTY 2
FERGUSON.COM



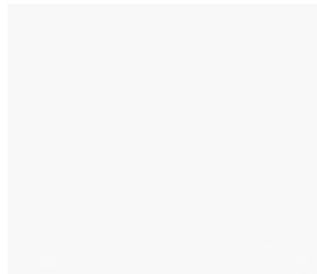
KOHLER VERTICYL SINK
QTY 2
FERGUSON.COM



KOHLER K3755-0 "KELSTON" TWO PIECE TOILET
\$276.09
FERGUSON.COM



FLOORS
BUENA VISTA COASTAL

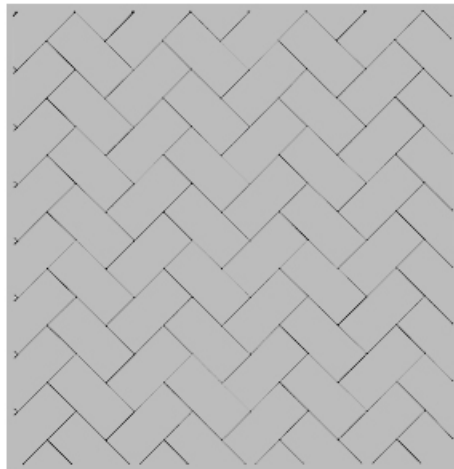


WALLS
DUNN EDWARDS
COOL DECEMBER DEW383



Grohe G35039EN0 "ParkField" Shower Faucet Trim Kit
\$196.25, BRUSHED NICKEL, QTY 2
FERGUSON.COM

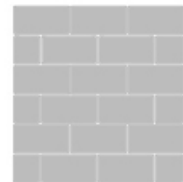
12800 INDIANAPOLIS BATH 1 & BATH 2 TILE LAYOUT



SHOWER WALLS - BATH 1
3X6 GRAY SUBWAY TILE
HERRINGBONE LAY, TO CEILING

EDGES TO BE FINISHED WITH BULLNOSE

SNOW WHITE GROUT

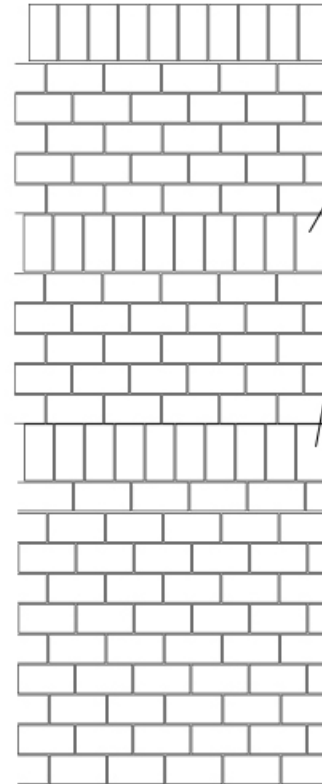


SHOWER PAN AND DAM

2X4 WHITE CERAMIC MOSAIC



BENCH FOR BATH 1 AND 2
PENTAL QUARTZ: CARRARA POLISHED



SHOWER WALLS AND DAM - BATH 2
3X6 WHITE SUBWAY TILE
BRICK LAY WITH SOLDIER LAY BORDER
BETWEEN SHOWER HEAD AND VALVE

EDGES TO BE FINISHED WITH BULLNOSE

GROUT: ARCTIC ICE



SHOWER PAN

WHITE HEX WITH WHITE DOTS

GROUT: ARCTIC ICE

12800 INDIANAPOLIS BATH 3 SPEC SHEET

CABINETS
WHITE, FULL OVERLAY SHAKER



BERENSON 9722 Euro Moderno KNOB
\$1.40 BRUSHED NICKEL
HANDLESETS.COM



COUNTER
PENTAL QUARTZ: CARRARA POLISHED

Grohe G20390EN0 "ParkField" 8" Widespread Bathroom Sink Faucet
\$281.82, BRUSHED NICKEL
FERGUSON.COM



KOHLER VERTICYL SINK
FERGUSON.COM



KOHLER K3755-0 "KELSTON" TWO PIECE TOILET
\$276.09
FERGUSON.COM

Kichler Lighting 42047CH Everly Mini Pendant
\$153.00
LIGHTINGUNIVERSE.COM

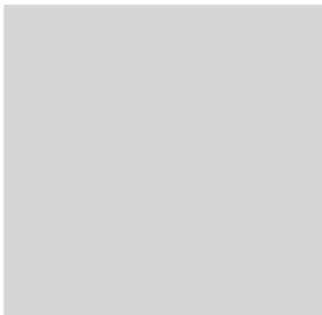


Grohe G35040EN0 "ParkField" Tub & Shower Faucet Trim Kit
\$289.67, BRUSHED NICKEL
FERGUSON.COM



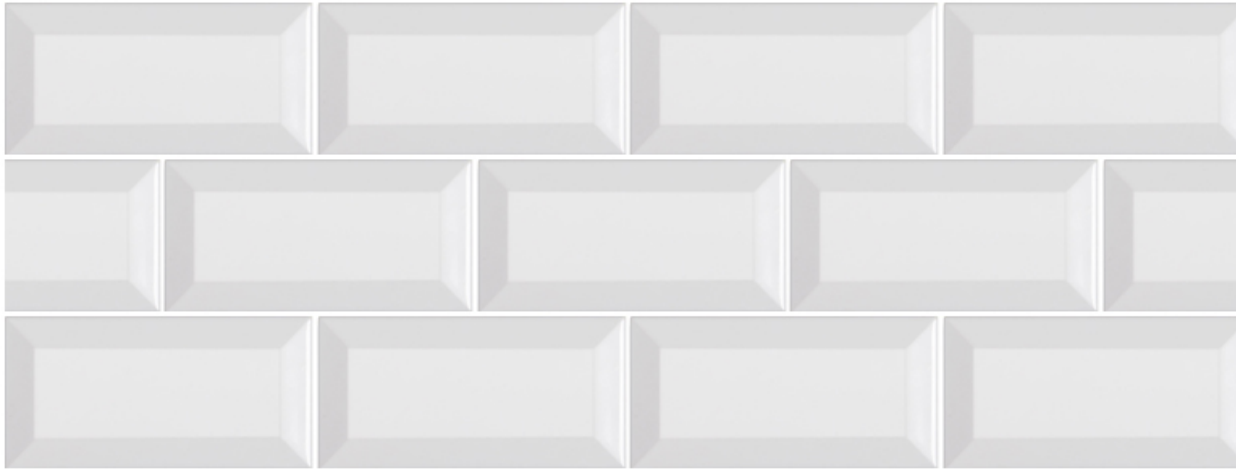
MIRABELLE EDENTON TUB
FERGUSON.COM

WALL PAINT
DUNN EDWARDS
SILVER LAKE DE6379



FLOORS
BUENA VISTA COASTAL

12800 INDIANAPOLIS BATH 3 TILE LAYOUT



TUB SURROUND

4X0 WHITE BEVELED SUBWAY
BRICK LAY, TO CEILING

EDGES FINISED WITH QUARTER ROUND

12800 INDIANAPOLIS MASTER BEDROOM SPEC SHEET



WALL COLOUR
DUNN EDWARDS
FORMAL GRAY DE6382



FLOORS
BUENA VISTA COASTAL

12800 INDIANAPOLIS ENTRY WAY TO MASTER BEDROOM



Triarch 39402 3 Light Swan Large Pendant, Satin Nickel
\$430.20
LIGHTINGUNIVERSE.COM

12800 INDIANAPOLIS MASTER BATH SPEC SHEET

CABINET AND FRONT OF TUB DECK/APRON
WHITE, FULL OVERLAY SHAKER



BERENSON 9710 Euro Moderno CUP PULL
\$3.19 BRUSHED NICKEL
HANDLESETS.COM



BERENSON 9722 Euro Moderno KNOB
\$1.40 BRUSHED NICKEL
HANDLESETS.COM



KOHLER K2339-0 "Memoirs" UNDERMOUNT SINK
\$212.78, QTY 2
FERGUSON.COM



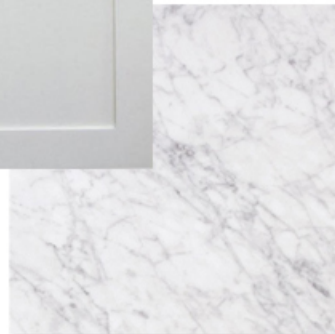
KOHLER K3755-0 "KELSTON" TWO PIECE TOILET
\$276.09
FERGUSON.COM



Grohe G20390EN0 "ParkField" 8" Widespread Bathroom Sink Faucet
\$281.82, BRUSHED NICKEL, QTY 2
FERGUSON.COM



Grohe G25153EN0 "ParkField" Deck Mount Whirlpool Faucet
\$766.95 BRUSHED NICKEL
FERGUSON.COM



COUNTERTOP, TUB DECK
WHITE MARBLE

Grohe G27217EN0 "Rainshower" Shower Arm
\$101.27 BRUSHED NICKEL
FERGUSON.COM



Grohe G28375EN0 "Retro" Shower Head
\$556.57, BRUSHED NICKEL
FERGUSON.COM



Mirabelle MIREDW6036WH "Edenton" 60"
Whirlpool Bath
\$2078.66
FERGUSON.COM

GROHE G27140000 "RAINSHOWER" HAND HELD SHOWER
\$514.18, BRUSHED NICKEL
FERGUSON.COM

GROHE G26117EN0 "FAIRBORN" SHOWER HEAD
\$101.06, B/N
FERGUSON.COM



GROHE G19318EN0 "SOMERSET" TRANSFER VALVE TRIM
\$256.70
FERGUSON



GROHE G19320EN0/G34331000 "SOMERSET"
THERMOSTATIC CUSTOM SHOWER VALVE
\$533.02, B/N
FERGUSON.COM



WALLS
DUNN EDWARDS
DE6375 CASTLEROCK



Progress Lighting P5007-104 Fortune 1-Light Mini Pendant
\$148.86, QTY 2
LIGHTINGUNIVERSE.COM

12800 INDIANAPOLIS MASTER BATH TILE LAYOUT



BACK WALL OF SHOWER, TUB SURROUND (BACK AND RIGHT WALL)

12X24 MARBLE TILE

STRAIGHT, STACKED LAY, TO CEILING

ALL EDGES TO BE BULLNOSED

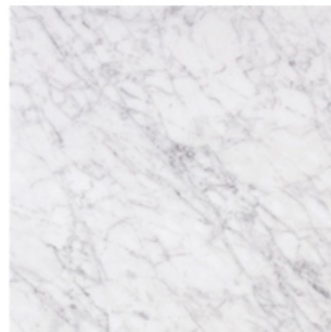


BATHROOM FLOOR
ALTERNATING HONED AND POLISHED CHEVRON FLOOR
TO BE CUT FROM MARBLE FEILD TILE

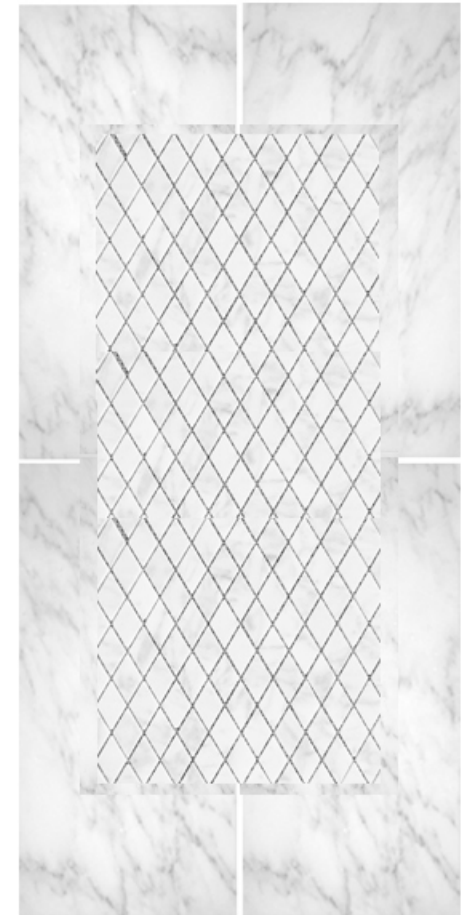


SHOWER PAN

WHITE MARBLE, DIAMOND MOSAIC



TUB DECK, BENCH AND DAM
WHITE MARBLE

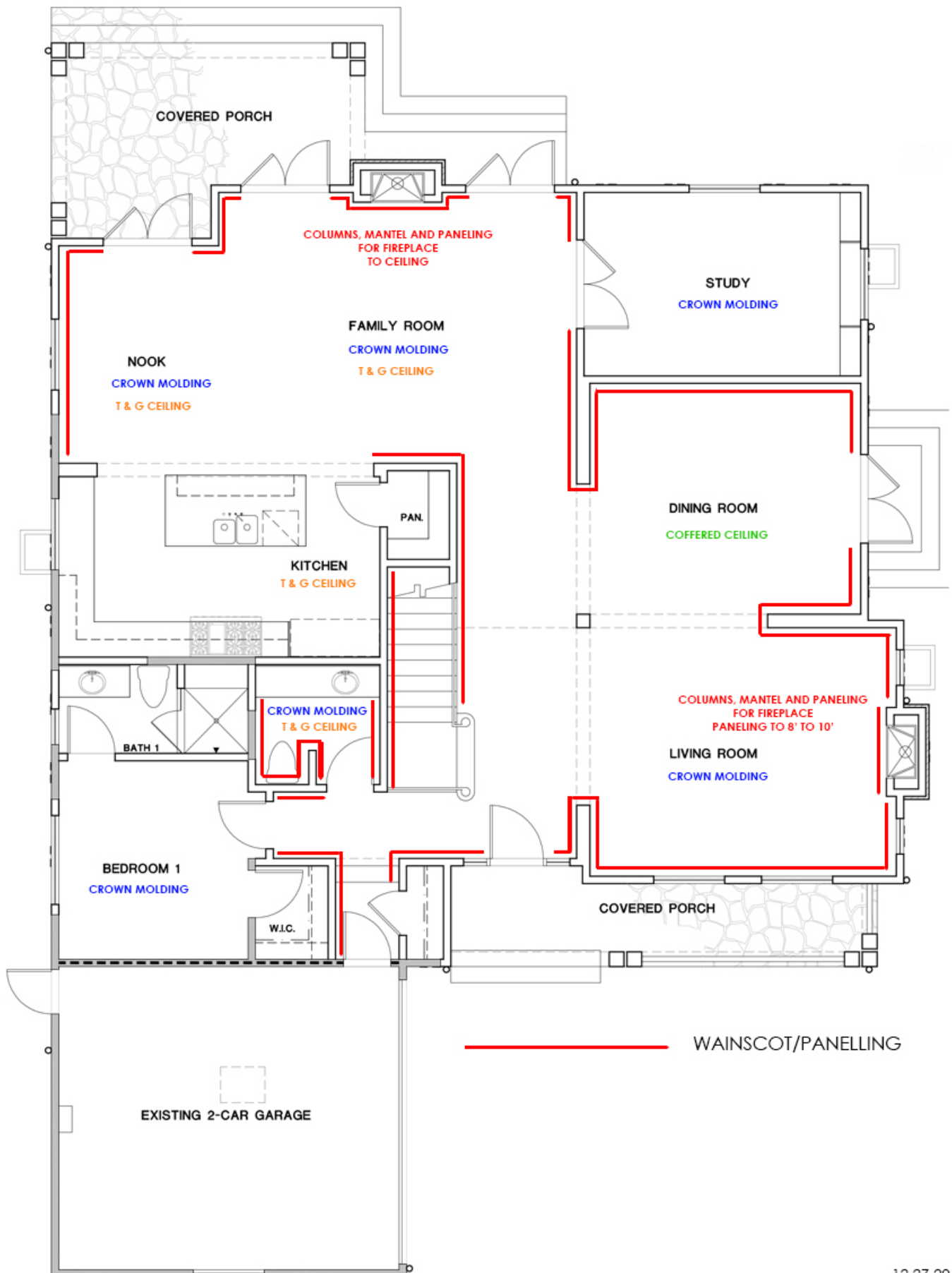


CENTRED TO PLUMBING ON LEFT WALL OF SHOWER

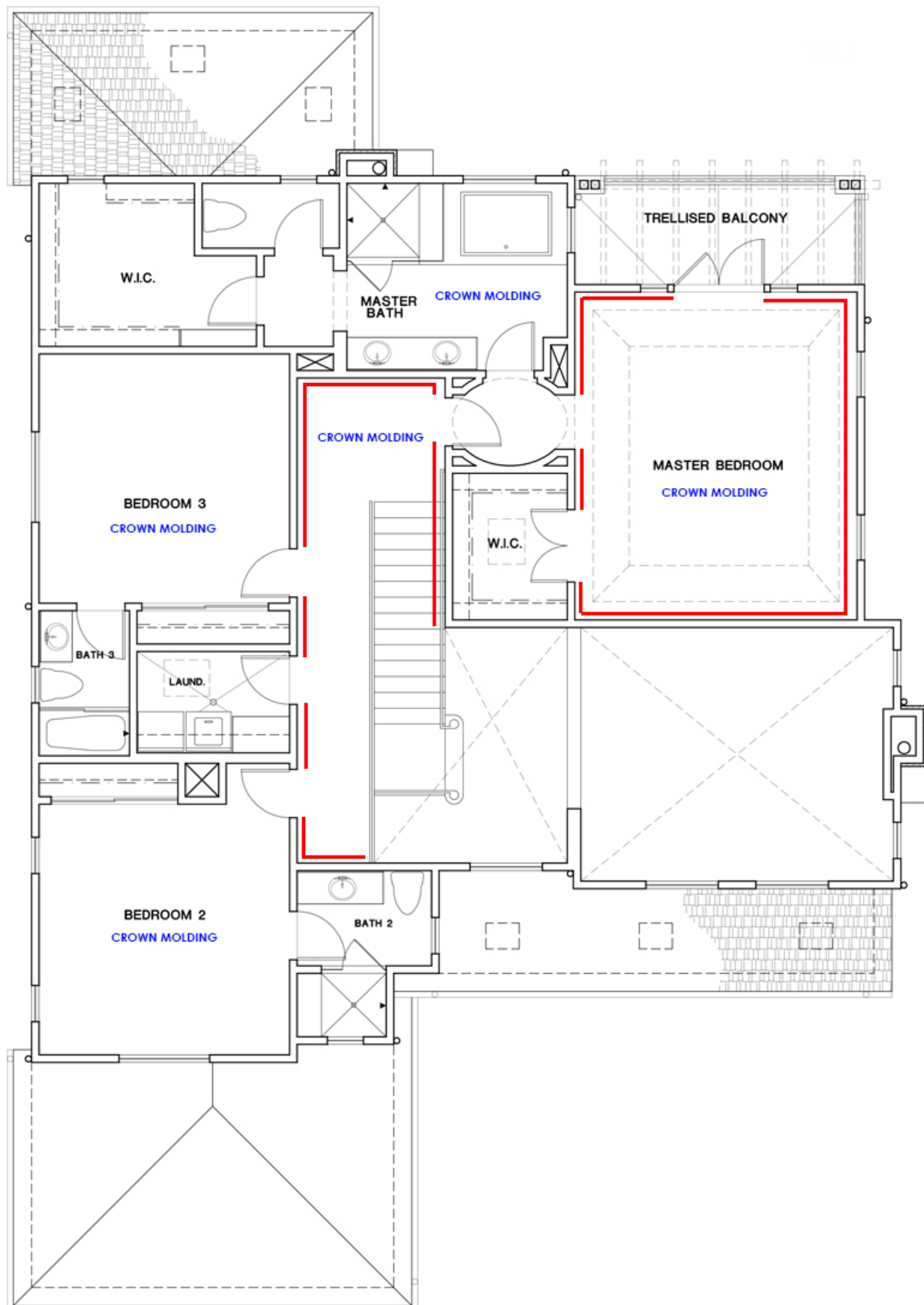
DIAMOND MARBLE MOSAIC, FINISHED WITH SKINNY PENCIL BORDER

FEATURE TO BE FINISHED WITH FEILD TILE PICTURE FRAME

12800 INDIANAPOLIS WAINSCOT LOCATIONS

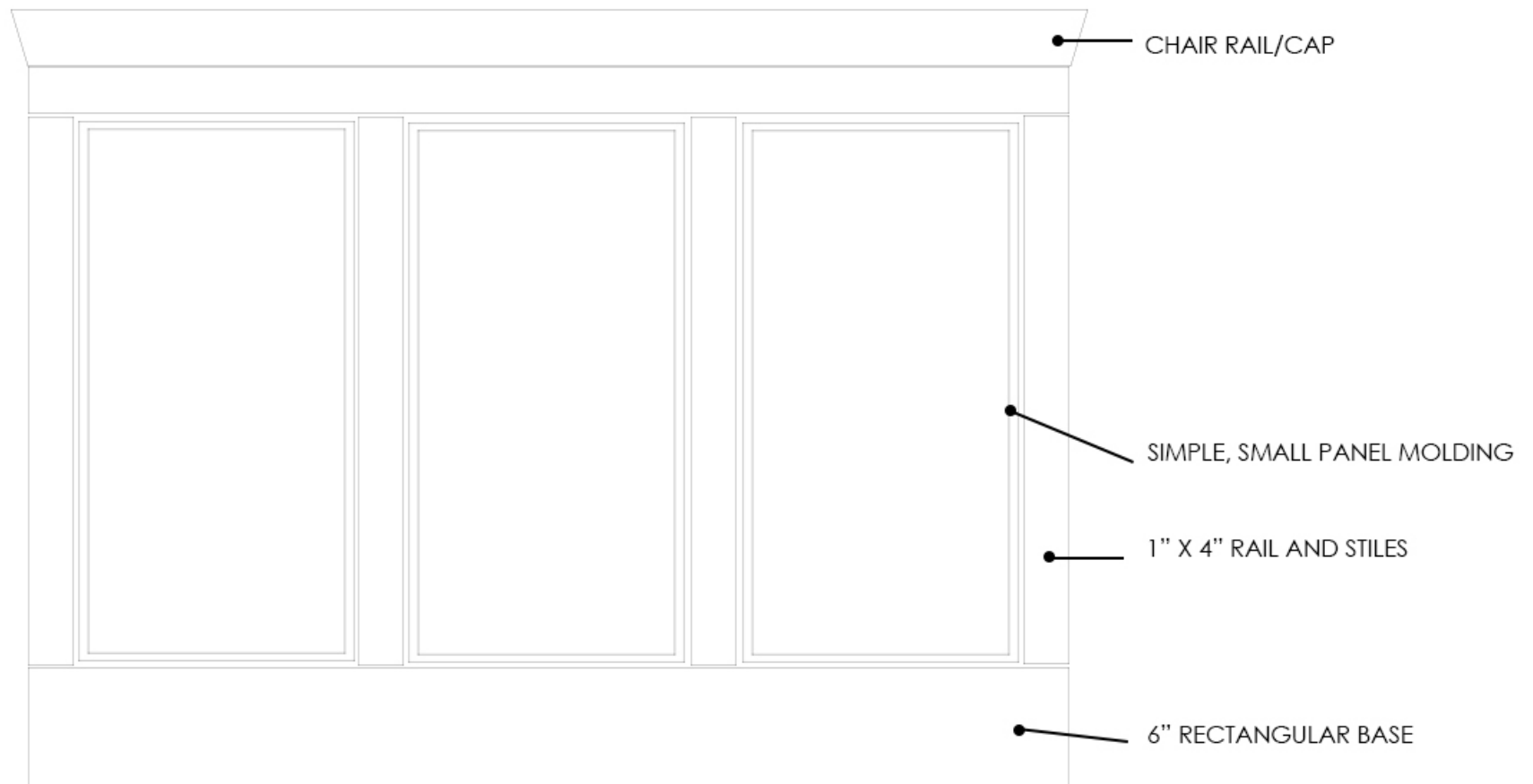


12800 INDIANAPOLIS WAINSCOT LOCATIONS (2ND FLOOR)

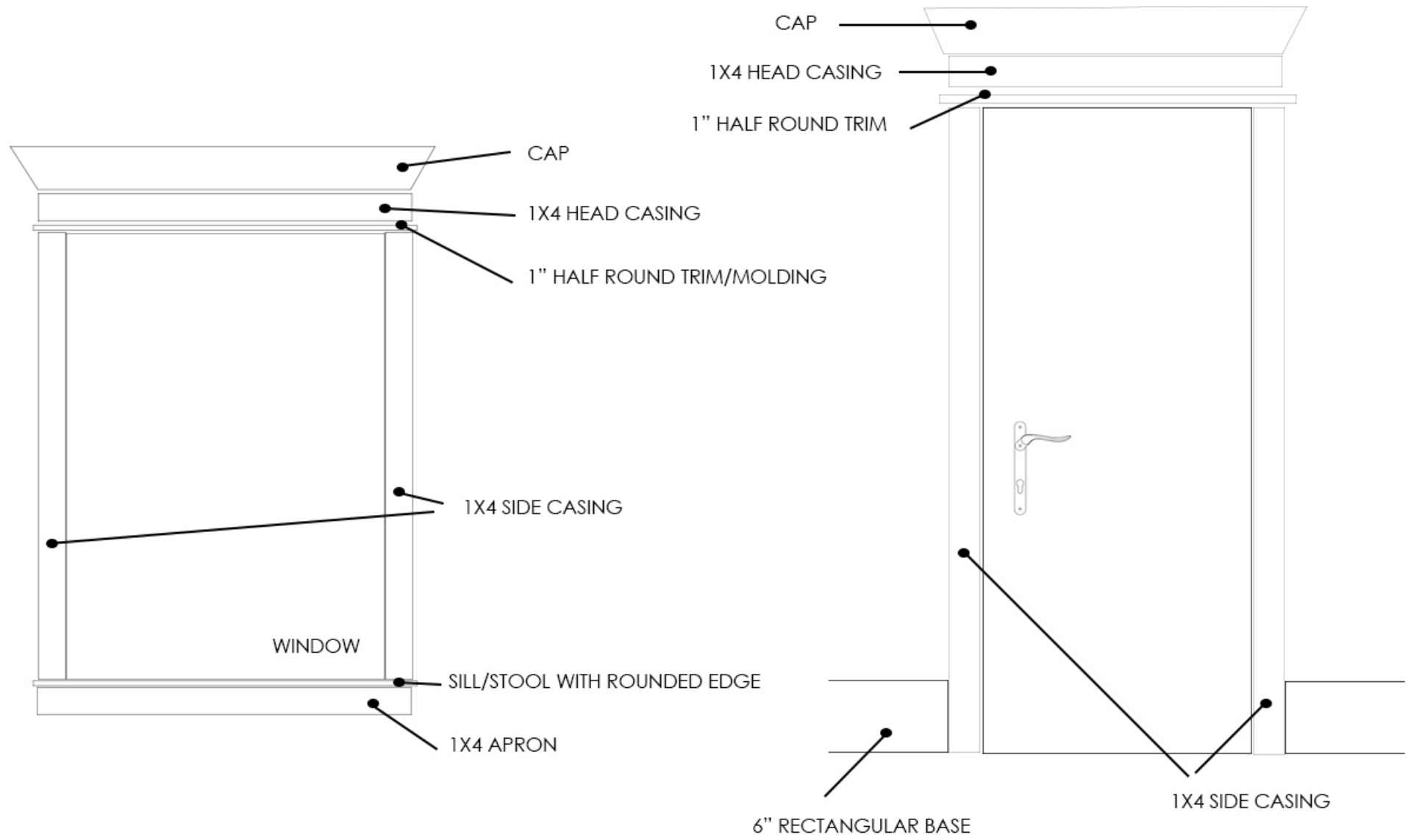


12800 INDIANAPOLIS WAINSCOT DETAIL

APPROXIMATELY 54" TO 60" TOTAL HEIGHT



12800 INDIANAPOLIS WINDOW AND DOOR DETAIL



12800 FIREPLACE DETAILS

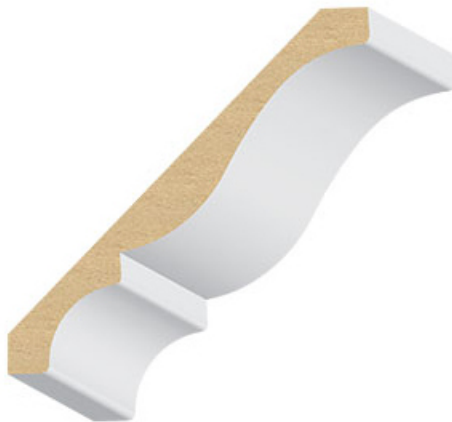


12800 INDIANAPOLIS MOLDING SPEC SHEET



DOOR, WINDOW AND WAINSCOT CAP

CORNER MOLD - 419MUL
DIMENSIONS: 1 X 1-7/8



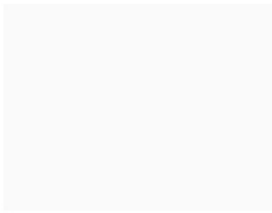
CROWN MOLDING

COLONIAL CROWN - 414MUL
DIMENSIONS: 9/16 X 5-1/4

12800 INDIANAPOLIS EXTERIOR PAINT COLOURS



FRONT DOOR ONLY
DUNN EDWARDS
CHERRY BOMB DEA105



WOOD TRIM AND STUCCO/PANELLING
DUNN EDWARDS
COOL DECEMBER DEW383



SHUTTERS
DUNN EDWARDS
DARK ENGINE DE6350

12800 INDIANAPOLIS OUTDOOR LIGHTS



Progress PP563109 "Cast Aluminum" Outdoor Entrance Wall Light
\$112.59 BRUSHED NICKEL - QTY TBD BY GC
FERGUSON.COM



Hinkley H2573TTGU24 "Harbor" Outdoor Ceiling Mounted Light
\$229.11, TITANIUM, QTY TBD BY GC
FERGUSON.COM

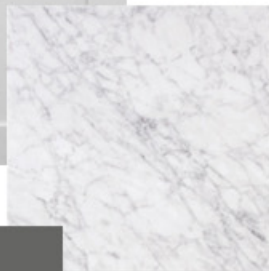
GLOAMING KITCHEN AND DINING SPEC SHEET

CABINETS

WHITE, FULL OVERLAY SHAKER DOORS



AMEROCK BP53012 Allison Value 1-1/4" DIAM. KNOB
FLAT BLACK
\$1.99 EACH
HANDLESETS.COM



WHITE MARBLE COUNTERS AND BACKSPLASH

ISLAND CABINETS
DUNN EDWARDS
BOAT ANCHOR DE6377



KOHLERK647-VS "Simplice" KITCHEN FAUCET
VIBRANT STAINLESS
\$300.70
FERGUSON.COM



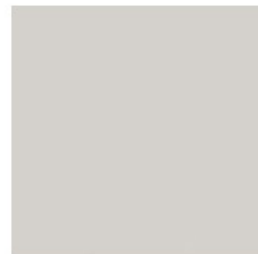
KOHLER K3942-1-NA "Vault" APRON FRONT SINK
\$637.40
FERGUSON.COM



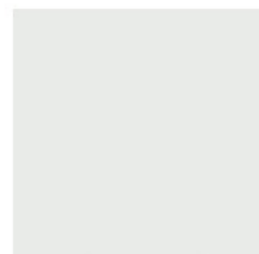
COUNTERTOP SQUARE EDGE TREATMENT



FEISS MF27713BS "Kincaid" DRUM PENDANT
\$165.05 EACH, QTY 3
FERGUSON.COM



WALLS
DUNN EDWARDS
HEIRLOOM SHADE DEW395



DOORS, TRIM AND CEILINGS
DUNN EDWARDS
LIGHTHOUSE DEW385



VIKING VVMOS201SS "Professional Series"
BUILT IN MICRO

VIKING VVMTK302SS "Professional Series"
TRIM KIT



VIKING VVDB451SS "Professional Series"
DISHWASHER



VIKING VVCSB5481SS
"Professional Series" FRIDGE



DEXTER J10-SOL PASSAGE LEVER - SOLSTICE
BCI1280255
\$19.70 SATIN CHROME
HANDLESETS.COM



BAUSEN
BEVEL CASING
MDF256A



BAUSEN
CORONADO BASE
MDF223A

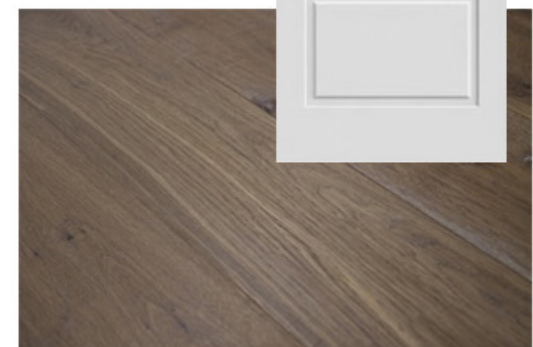


KITCHENAID KXKW9748YSS WALL MOUNT HOOD
\$1562.00
FERGUSON.COM



VIKING VVGSC5486GSS
"Professional Series" GAS RANGE

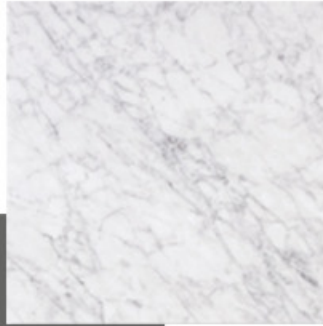
INTERIOR DOORS
CUSTOM CARVED WOOD COMPOSITE
JELDWEN C2060



FLOOR
ALTA VISTA MALIBU OAK

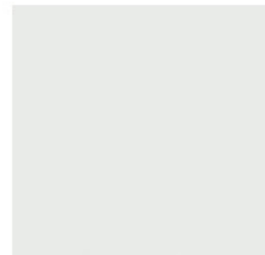
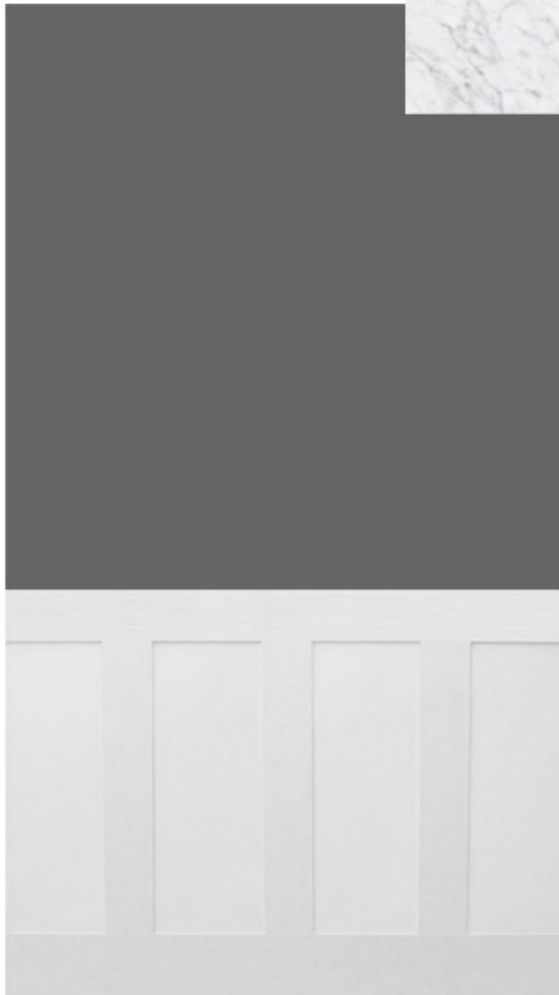
GLOAMING DINING ROOM SPEC SHEET

WHITE MARBLE
FIREPLACE SURROUND



SONNEMAN LIGHTING S602013 "Puri" DRUM PENDANT
\$600.30
FERGUSON.COM

WALL COLOUR ABOVE WAINSCOT
DUNN EDWARDS
BOAT ANCHOR DE6377



DOORS, TRIM, CEILINGS AND PANELING
DUNN EDWARDS
LIGHTHOUSE DEW385

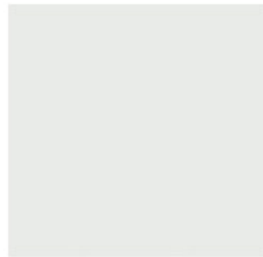


FLOOR
ALTA VISTA MALIBU OAK

GLOAMING GUEST BEDROOM SPEC SHEET



BEDROOM LIGHT
MAXIM M23031SWSN "Orion" FLUSH MOUNT CEILING LIGHT
BRUSHED NICKEL \$165.60
FERGUSON.COM



DOORS, TRIM AND CEILINGS:
DUNN EDWARDS LIGHTHOUSE
DEW385



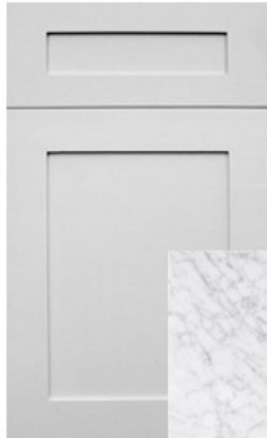
WALL:
DUNN EDWARDS HEIRLOOM SHADE
DEW395



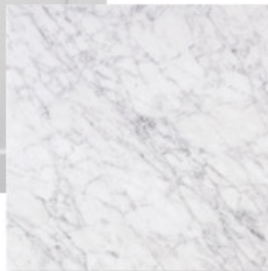
FLOOR
ALTA VISTA MALIBU OAK

GLOAMING BATH 1 SPEC SHEET

CABINETS
WHITE, FULL OVERLAY SHAKER DOORS



AMEROCK BP53012 ALISON VALUE 1-1/4" DIAM. KNOB
BCI1314132
\$1.99 EACH - CHROME
FERGUSON.COM



WHITE MARBLE COUNTERS AND BACKSPLASH



COUNTERTOP SQUARE EDGE TREATMENT



MINKA LIGHTING M224477 MINI PENDANT
\$99.90 CHROME
FERGUSON.COM



GROHE G35009001 "Concetto" TUB/SHOWER TRIM
\$283.32 CHROME
FERGUSON.COM



GROHE G34271001 "Concetto" BATH FAUCET
\$142.09
FERGUSON.COM



KOHLER VERTICYL SINK
FERGUSON.COM



DURAVIT STARCK 3 TOILET
FERGUSON.COM



MIRABELLE EDENTON TUB
FERGUSON.COM



FLOOR
ALTA VISTA MALIBU OAK

GLOAMING GUESTBATH TILE LAYOUT



TUB SURROUND

3X9 WHITE RAISED EDGE SUBWAY TILE
BRICK LAY TO CEILING

GROUT: BRIGHT WHITE



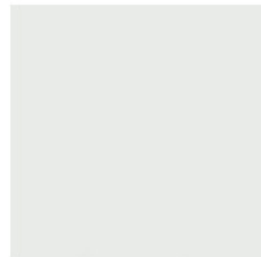
FLOOR

ALTA VISTA MALIBU OAK

GLOAMING MASTER BEDROOM



FIREPLACE SURROUND:
WHITE MARBLE



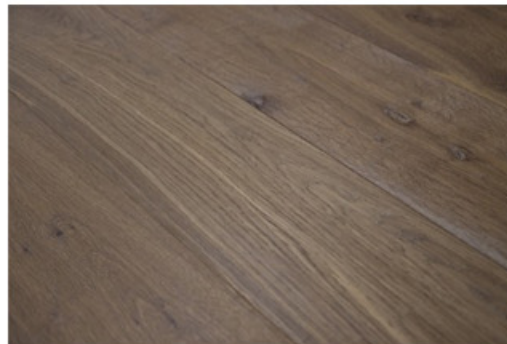
DOORS, TRIM AND CEILINGS:
DUNN EDWARDS
LIGHTHOUSE DEW385



WALL:
DUNN EDWARDS
HEIRLOOM SHADE DEW395



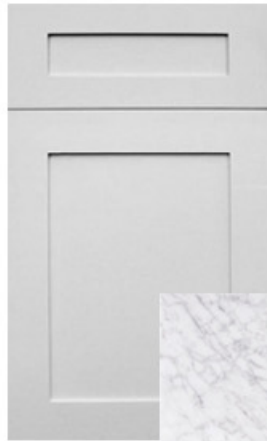
LIGHT
FREDERICK RAYMOND FFR45601BNI "Mime" SEMI FLUSH CEILING LIGHT
\$49.00
FERGUSON.COM



FLOOR:
ALTA VISTA MALIBU OAK

GLOAMING MASTER BATH SPEC SHEET

CABINETS
WHITE, FULL OVERLAY SHAKER DOORS



AMEROCK BP53012 ALISON VALUE 1-1/4" DIAM. KNOB
BC1314132
\$1.99 EACH - CHROME
FERGUSON.COM



TUB CHANDELIER
PRELUDE 17"W CHROME AND CRYSTAL CHANDELIER
Style # U4110
\$180.91
LAMPSPLUS.COM



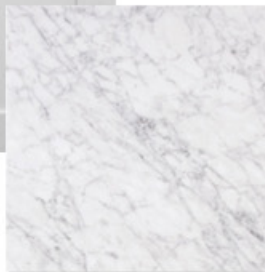
SOHO 68" SOAKING TUB WYNDHAM COLLECTION
\$1399.99
MODERNBATHROOM.COM



DURAVIT STARCK 3 TOILET
FERGUSON.COM



KOHLER VERTICYL SINK
FERGUSON.COM



WHITE MARBLE COUNTERS AND BACKSPLASH



COUNTERTOP SQUARE EDGE TREATMENT



ELK Lighting E600521 "Menlow Park" Mini Pendant
\$150.00 EACH, QTY 2
FERGUSON.COM



FLOOR DETAIL
FREE STANDING TUB AND SHOWER TO SIT ON
4 TO 6" HIGH TILED PLATFORM

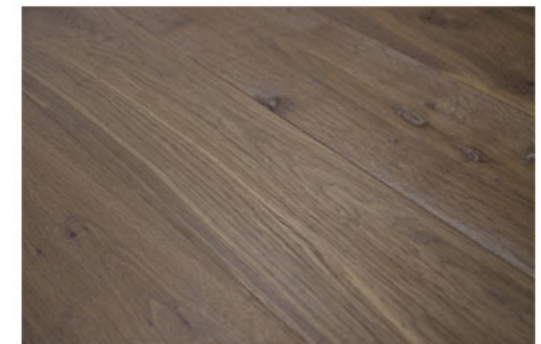


Grohe G32137000 "Essence" Single Hole Bathroom Sink Faucet
\$305.37 CHROME, QTY 2
FERGUSON.COM



GROHE G19347000 "Essence" SHOWER TRIM
\$181.34 CHROME
FERGUSON.COM

Grohe G27867000 "Euphoria" Wall Mount Hand Shower
\$478.85 - CHROME
FERGUSON.COM



FLOOR
ALTA VISTA MALIBU OAK

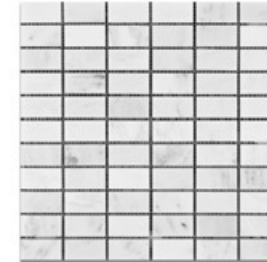
Kohler K10129-4-CP Clawfoot Tub Faucet with Spray
\$9211.20 CHROME
FERGUSON.COM

GLOAMING MASTER BATHROOM TILE LAYOUT



MAIN FLOOR

ALTA VISTA MALIBU OAK WOOD



SHOWER PAN

1X2 STACKED WHITE MARBLE MOSAIC

RAISED PLATFORM ONLY

24X24 WHITE MARBLE TILES
STRAIGHT LAY

GROUT: SNOW WHITE



BACK WALL OF SHOWER, BEHIND TUB AND SIDE WALL AT TUB, SHOWER BENCH

12X24 WHITE MARBLE TILE
HORIZONTAL STACK LAY, TO CEILING
ALL EXPOSED EDGES TO BE BULLNOSED

GROUT: SNOW WHITE



BEHIND VANITY WHITE GLASS AND WHITE MARBLE MOSAIC

HORIZONTAL LAY, TO CEILING
INLAID MIRROR

GROUT: SNOW WHITE

GLOAMING POWDER ROOM SPEC SHEET

CABINETS
WHITE, FULL OVERLAY SHAKER DOORS

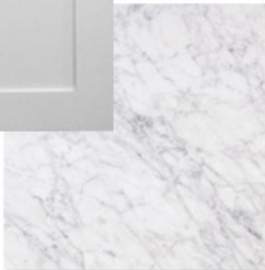


AMEROCK BP53012 ALISON VALUE1-1/4" DIAM. KNOB
BCI1314132



\$1.99 EACH - CHROME
FERGUSON.COM

WHITE MARBLE COUNTERS AND BACKSPLASH



COUNTERTOP SQUARE EDGE TREATMENT



MINKA LIGHTING M224477 MINI PENDANT
\$99.90 CHROME
FERGUSON.COM



DURAVIT STARCK 3 TOILET
FERGUSON.COM

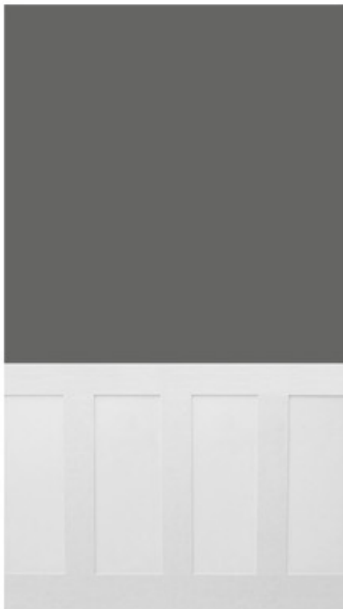


HANSGRÖHE H14116001 "Talis C" VESSEL FILLER
\$291.77 - CHROME
FERGUSON.COM

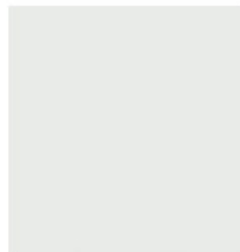


KOHLER K14800-0 "Vox" VESSEL SINK
\$147.63
FERGUSON.COM

WALLS ABOVE PANELING
DUNN EDWARDS
BOAT ANCHOR DE6377



DOORS, TRIM, CEILING AND PANELING
DUNN EDWARDS
LIGHTHOUSE DEW385



FLOOR
ALTA VISTA MALIBU OAK

GLOAMING POWDER ROOM TILE LAYOUT



BEHIND VANITY AND TOILET

Motif Mosaic-Kaleidoscope-Perle
MISSIONSTONETILE.COM







