

THE OASIS VILLAGE

Opportunities

Allowing

Seniors

Independent

Sustainability



Prepared by: **D. Walker**

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THE OASIS VILLAGE

Translucent Publicity

&

OASIS VILLAGE

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WELCOME TO THE OASIS!!!

The Oasis is and will be a welcome addition to any community.

This project can be broken down into three parts.

The only aspect that cannot be removed from the plan are THE PEOPLE.

Without the people aspect - the OASIS does not and will not exist.

We can create a good portion of the benefits of the OASIS in any existing building/structure/house available.

In addition, the filming of the "building", while it will be an important aspect and helpful to future builders of the OASIS Villages, will not be mandatory, nor will it ultimately benefit the individuals living on-site, however, it would be an important training and educational tool.

ERGO we present to you - the TOTAL plan for the OASIS, and will proceed with the minimum of one component, should the other two components not be able to proceed due to financing.

Please enjoy the foundations and premise that follow and we look forward to welcoming you to the FIRST OASIS VILLAGE!!!!

WHO IS A SENIOR?

The OASIS VILLAGE's interpretation of a senior is someone over 55 years of age, who is currently near or in retirement, and knows that life for them could easily equate into another 30 - 40+ years of living.

These individuals are fairly active in their work as well as in the home environment often tending their gardens, going for walks, enjoying their pets, and are generally in good health.

While this normally would equate to enthusiasm and a will to live, often this can and does translate into fear of outliving their income, the fear of living alone, or the fear of losing a partner.

The overhead costs of living alone are growing exponentially. The per "unit" costs of telephone, hydro, gas, taxes etc. increases annually, yet the individuals' income usually does not.

On a cost share basis, these essentials for survival can be reduced substantially, and with the utilization of conservation and sustainability, can be reduced even further once the infrastructure has been implemented.

While our society promotes individualism and thrives on the ability to live alone, this pilot project, will show us that sharing, and caring can far outweigh any disadvantages that one might think.

Friendship, teaching, and nurturing are all the elements of the OASIS VILLAGE Inter-action within the local community will profoundly impact the upcoming generation, as we build on compassion, health, and activity for the road ahead. Sustainability is not just a keyword for the environment - it equates to and for the seniors as well.

The OASIS VILLAGE

Debbie Walker has created a vision for an alternative lifestyle for seniors. Her vision incorporates the needs and wants for an improved quality of life for seniors by developing an "active living" environment, while standard community models simply promote "assisted living".

In developing a good working understanding of the housing options for seniors, Ms. Walker identified that active living and a supportive environment provide for an improved attitude and happiness for the aging individual.

The result is a Pilot Project called "The OASIS VILLAGE", which will be built by the OASIS VILLAGE & Translucent Publicity, and meets these quality of life issues while delivering sustainable and environmentally friendly solutions. The OASIS VILLAGE helps launch two unique programs that merge sustainable and automated home design within a unique lifestyle community living option for seniors in a sustainable agricultural setting.

The OASIS VILLAGE is an opportunity to showcase seniors and families involved in a sustainable and nurturing environment in a safer home. This project will be a home for ten individuals/seniors who wish to live a healthier and more productive, independent lifestyle. This "housing model" will adapt to any changes required to address their own personal needs. As such, this program creates an alternative to the warehousing of seniors in an urban setting where their lifestyle and dignity as producing members of society are severely compromised.

This project can become a wonderful accessible and universal platform for the community to interact directly with government and other institutes. We will be able to deliver real and tangible solutions that the social and market housing bodies can adopt and easily implement into the ongoing development of our future communities.

It takes a village to raise a community.

The OASIS VILLAGE is the answer that can accomplish just that by addressing the needs of the individual in an aging population and communities-at-large.

We need an OASIS in every Community!!!

Description:

The OASIS is a pilot project that has been developed as a unique multi-residential, all inclusive, affordable, self-sustaining community.

The OASIS is an opportunity to showcase seniors and families involved in a self-directed and nurturing environment where they can enjoy a positive and healthy quality of life in a safer and environmentally sound home. This home will accommodate up to 10 units available for singles or couples.

The Reasoning:

The “boomer” generation as a whole are finding themselves supporting aging parents who need more connectivity with family and friends, and who themselves are showing signs of slowing down in their aging years. Families no longer remain in close proximity.

With the advent of air travel, lifestyles and work, it is not uncommon for the family unit to be located on either coasts with visits only frequently. Family remains the single most important factor in wellness and aging, and it seems socially irresponsible to “fit” aging seniors into the system, if at this time of life, they are still showing signs of mobility and a desire to inter-act.

As an example, cooking for oneself, is neither fun nor fulfilling, nor is the business of shopping for one. Transportation becomes another obstacle in the senior years. The majority of them relinquish their licenses with age as the ability to drive is restricted, in addition to the associated expenses of keeping a vehicle. House-keeping is another intensive and unrewarding, but necessary chore, that also becomes difficult in the senior years.

The Target Audience:

People are living longer. Seniors, who should be looking forward to retirement, are finding they are now more than ever, anxious to survive fiscally, as well as physically, month to month. Emotional and Physical health is a big concern and therefore these great individuals, who have contributed to our society for so many years, are finding themselves in jeopardy should they not resolve their living situation.

Loneliness, Depression, Alcohol Abuse, and Diet, all play a key role in the deterioration of their health, and therefore their ability to live on their own.

Future seniors will enjoy the largest disposable income of any market segment.

They also have the most need for home safety.

Building on the Premise

It has been proven that it is less expensive to build within these parameters, than to retrofit a home, condominium, or townhouse further down the road. Building using SAFERhome Standards Society Certification Program, ensures that everyone can remain in their home regardless of the abilities of the individual or whether it changes with time.

The Developers

Ms. Debbie Walker, President of Translucent Publicity, and the OASIS VILLAGE has a unique and varied background.

Her previous experience operating associations in the province of BC, has allowed her to maintain contact with key individuals in the building, manufacturing and supplier industries, and her affiliation with the Film Industry will ensure that the series to be developed during the construction process, will be successful.

Currently, the SAFERhome Standards Society www.saferhomesociety.com criteria resolves nearly 70 per cent of actual home accessibility, aging in place and child safety issues, and it is this certification program that will be the foundation for the OASIS.

The OASIS:

Training & Education

The OASIS VILLAGE's plan is to build a multi-residential demonstration home that will incorporate home safety designs as described in the "how to" book, *The SAFERhome*.

Through the creation of a truly innovative demonstration home that will showcase the latest in home design safety developments, assistive technologies and green infrastructure, it is The OASIS VILLAGE's objective to bring all relevant industry and government people through the home.

Awareness goals will be supported through a variety of sources including provincial, federal and private corporations. An aggressive media and publicity program will include editorials by national and local magazines, newspapers, and a film series that will document the entire building sequence.

This "MODEL" home will be the HOME OF THE FUTURE for families and friends to endorse and support.

Much more than just a 'display' home, this demonstration home has the potential to be viewed by the public during the course of the first six months of operations. "Tours" will be interactive in nature and include hands on participation with the tenants, allowing a greater understanding of the value of the technologies, and the unique building structure and how it enhances our living environment.

Our initial tours will be provided to the media, who will be our greatest allies in ensuring recognition amongst the general public.

Filming of the home during construction will supplement other educational materials. This opportunity captures each building sequence on film so that quality training and educational materials, and increased public awareness can be presented through a television series.

The Goals:

The costs are negligible to implement in the building of these new homes.

Considered more viable than retrofitting existing homes, these designs are also popular with developers who believe their unique yet practical features hold tremendous public appeal that will positively impact the marketing of future projects. The look and feel of these homes, is fabulous, spacious, and functional. Currently the Vancouver Millennium Olympic Village is being built to these specifications and will convert back to rental accommodations, once the 2010 Olympics has run it's course.

The design allows for the longevity of ownership and increase in value when the buyer does decide to move. There exists an opportunity for The OASIS VILLAGE to form partnerships which will enhance and ultimately develop housing that is more responsive to the needs of our diverse and aging population.

Studies predict that a home built today will typically house more than one family in its lifetime.

It is therefore necessary that homes built today are able to accommodate a larger cross section of the community. Value-added features also accentuate and enhance the buyers' investment.

Future Opportunities (Sustainability)

The industry outlook and growth potential for this type of venture is enormous and relatively untapped. Our nations' baby boomers are our largest demographic sector and they are aging. Statistics Canada 1996 reports that out of BC's 3,7244,500 population, 475,840 of them are currently over the age of 65; that is 12.8% of the population, which is higher than the national average.

CMHC studies reveal that the housing industry needs to build, retrofit or renovate 50,000 units per year every year for the next twenty years to keep up with the needs of our seniors.

Further statistics reveal that by the year 2016, **one in three Canadians will be over the age of 65.** It is obvious that the nation is facing a major demographic shift. The time is now to position oneself to meet the needs of this growing market.

Health Accountability

If a senior falls and breaks a hip, the cost to the health care system is \$118,000.00 per incident, (In current \$\$\$) with a total of **3 billion dollars** being spent **annually** across Canada. That's only part of the statistics.

50% of those seniors who have a hip injury die within one year of that accident from complications and the domino effect upon their health.

Seniors health diminishes quickly once they are placed in an institutional environment and this suggested housing model provides a way for people to retain their individualism and independence, return home to recuperate, and therefore maintain or regain their health. This model also addresses reducing the staggering statistics regarding accidents related to falling, and incurring hip injuries.

Seniors have the most accidents in the home out of every age group.

Further statistics from Children's Hospital reveal that **80% of all children in their facility are there due to preventable accidents in the home.** Given these compounding figures, both the provincial and federal government of Canada has a vested interest in reducing the mounting pressure on Canada's healthcare system.

In a United States federal study on housing, it was found that seniors experienced the most accidents in the home while children under the age of five have the second most.

This 1996 study also reported that there was nine million reported tripping accidents in the home of which 3.5 million lead to permanent disabilities or death.

These are just a few of the hundreds of current statistics available, documenting hazards in the home.

THE OASIS VILLAGE

THE PHYSICAL STRUCTURE

The OASIS VILLAGE Pilot Demonstration Home, located in BC, will be a 5000 - 6000 sq. ft. structure. The home will showcase the latest in built-in home safety features and act as a forum and distribution centre for educational and research tools.

In addition, The OASIS VILLAGE will also be a pilot project and a land-based demonstration home. Not only will it demonstrate the abilities of the SAFERhome concepts, but will also be a living breathing, active, functioning facility, where inter-action is key!!!

Where is it located?

Living “space” in the Province of BC will be the key to the success of The OASIS VILLAGE Acreage to support minimal livestock, powered by wind/generators and solar energy, which will ensure that we are as self-sufficient as possible, when it comes to basic food, water, and energy.

Building Structure Theory

- A multi-residential, two story ground-floor walk-out home that will be Tiled/Hardwood floored throughout for ease of access, cleaning, reducing allergy contaminants etc.
- Accommodation for 10 private bachelor style suites (inclusive of bed, full baths, sitting areas, and mini kitchens. The structure allows for five guest rooms on each of the top floors Additional guest rooms are available for guests visiting the OASIS to spend time with the tenants.
- Main Floor Kitchen to accommodate the cooking needs for up to 30-50pp (for special events, birthdays, holidays, weddings, gatherings)
- Large pantry with enough space to store food and containment for dry goods to provide for a months worth of groceries.
- Commercial-sized appliances including Fridge, Freezer, Dishwasher, Washer and Dryer.
- Dining area: To accommodate tenants and including up to 30-50pp max.
- Laundry Room: Large enough to work in. Need commercial size washer/ dryer, efficient, yet accessible for all

- Linen Room – Large enough to provide storage for listed necessities
- Living Areas to consist of:
 - Quiet Room – Library/Games such as Chess, Backgammon, Crib
 - Entertainment/Theatre Room – Wired completely to provide a wall of televisions, allowing individual audio and video for the tenants.
 - Hobby Room - can include piano, musical instruments, sewing machine, aromatherapy, painting, and candle-making to list a few options
 - Offices for Management, Caretaker, and Communications
 - In House Storage for volume supplies of paper products, cleaning supplies,
 - Exercise Room – can be in separate building
- Games Room: pool table, darts, EA Games
- Infrastructure will be totally wired throughout for computers, security, internet, telecommunications, technologies for total automation of the whole complex. This infrastructure will also ensure that should anyone be injured in the home, that emergency services are deployed, and that the doors will provide immediate access, reducing potential on-site injuries that may be incurred by the Emergency Service Providers.
- Patio: Covered/retractable
- Outdoor Buildings
 - Tool Shed
 - Storage Facilities – To store personal belongings and as potential revenue to rent to the local communities
 - Greenhouse for year round vegetables
 - Barn for farm animals etc.
 - Coop for chickens
- Extras:
 - Fireplace centrally located
 - Outdoor Pool/Jacuzzi for exercise
 - Land for grazing, garden for vegetables, composting
 - Picnic area – bench seating under a tree, BBQ
 - Accessible walk-ways, with archways drenched with foliage from grape and kiwi vines

- Animals
 - Chickens (egg-layers & fryers) and Chicks to replenish chicken population
 - Dogs & Cats (land maintenance and community pets)
 - Fish (near stream/pond)
 - 1 Lamb (for wool) and to calve
 - Goats
- Power
 - Supplied by Wind Systems located on property/new technology allows for individual systems, so no requirement to feed into grid.
 - Hydro
 - Solar Power
 - Generators to transfer/alternate between systems
- Services
 - Well Water
 - Septic (based on numbers of people)
 - Gray Water Management
 - Irrigation for the crops
- Personnel
 - Cleaners/Maids
 - Cook
 - Maintenance

Television Series

Partnering on the anticipated sales to the television stations will increase revenues for the project during construction, as well as potential investment opportunities and advertising possibilities.

Once filming is completed and alongside the television series development, it can be re-edited for a Virtual Reality Web Site and marketable CD's that will increase public and industry awareness of The OASIS VILLAGE

BUSINESS & SUSTAINABILITY GOALS

One of the OASIS VILLAGE's primary goals are to secure adequate

sponsorship funding to complete the project.

It is management's estimate that the OASIS VILLAGE will conservatively acquire 50% of the building structure funding via sponsorship.

Potential Income (Sustainability)

It is the OASIS VILLAGE intention to secure a \$500,000 line of credit to ensure all building and startup costs are adequately covered. The demonstration home is estimated to cost approximately \$1,500,000. The cost of the entire project is estimated to be \$1.75 million including the land.

Tenants will be paying an all inclusive rent on a monthly basis. The income from that revenue stream will be approximately \$10,000.00 – 15,000.00 per month.

In addition the storage facilities that will be built to accommodate the individual tenants personal belongings, will also be available for rent to the local community.

There will be opportunities to film shows such as a cooking series on-site to garner additional revenue.

Farmed products that we can't consume due to volume will be sold at market/on-site/on-line.

Jams/jellies/baked goods will ensure our seniors are active and that the community benefits from this ongoing program.

Publicity & Promotion

Historically, the media has consistently shown a keen interest in sharing new building ideas with the public, to the point of driving development through exposure. As this is a home, and community, that advocates consumer safety issues (other than style and aesthetic features), the media will be kept informed of developments and key events through press releases and direct communication. As well, an open door policy will be encouraged to facilitate information flows and site visits.

Given the high profile of the program's participating members, it is expected that this level of involvement will lead to a good share of positive publicity.

Publicity opportunities will include interviews with local and national television, radio, magazines, and newspaper mediums. In addition, there are numerous trade publications in the healthcare and building industries that also targets seniors. Television and radio exposure will likely take an editorial talk show format that will cover local and national community interests and events.

A strong promotional program with publicity potential lies at the very heart of this project. Due to the topical nature, unique positioning, and timely platform of the project (addresses Canada's shifting consumer markets), it is believed that emphasis on editorial coverage will outweigh paid advertising in promoting awareness.

In many cases product sponsors will choose to promote their participation with the demonstration home through their own advertising formats. This cross marketing strategy will help ensure that the project has ongoing and wide spread reach throughout the duration of its opening. Information packages and brochures will also be made available in the home for its visitors.

Distribution

The television half-hour series will be pre-sold, and packaged with applicable sponsorship advertising. The show will air every two weeks, with three locked in episodes completed ahead of the airdates. This will allow for interactivity with viewers, potential to garner additional physical and labour resources, and increase the base for potential future participants in the education component.

CORPORATE STRUCTURE

Currently The OASIS VILLAGE is a voluntarily run organization, with plans to incorporate, once the activities start to generate interest, donations, investment and sponsorship opportunities.

We understand the need for change and acceptance of our growing senior population. While providing worth-while solutions and increasing sustainability for our seniors, we need to maintain a balanced and rewarding life-style, while reducing the costs to the three levels of governments.

Translucent Publicity is a sole proprietorship of Debbie Walker, who operates in the city of Vancouver.

We also understand that the key to change, is through education, and that education can be provided through well thought out television programming, DVD's, and training.

The Building of the OASIS

Construction start up for the home will begin mid March 2009 and continue on through to October/November 2009. This schedule is very generous and allows an additional two-month window that will ensure the project is completed on time and to specifications, allowing for the filming of the project without affecting the time frame.

To ensure the integrity and reliability of new technologies installed in the demonstration home, no designs will be accepted that have not passed the beta stage. The network that was specially designed for the home is a proven open standard network that will allow all technologies to operate on its bus. Further, all sponsorship agreements regarding donated product are contingent upon future advances made in the field. That is, if any products are modified or improved prior to the home's opening, the most recent model will be installed.

The OASIS VILLAGE Pilot Demonstration Home fully anticipates the growing emergence of the senior consumer. While one cannot ignore the overlapping needs of the disabled, a sector which also demands more accessible housing, it is interesting to note that companies that have attempted to take advantage of both markets under one umbrella, have failed.

This failure was not so much due to a poor idea, but a flaw in positioning and labeling. Disability, Aging, Mobility are frightening terms to many.

FUNDING

As stated, The OASIS Village requires additional financing to meet its short, medium and long-term business objectives.

As funds and products are donated, this equity will be leveraged to secure a line of credit that will finance the project to its completion. It is expected that sponsorship revenues combined with a \$500,000 line of credit will fulfill all building obligations.

It is highly probable that other sources of financing will emerge through ongoing grant applications with the likes of Vancity, the Real Estate Foundation, BC Hydro, Alcan and other parties that have shown a good deal of interest in this green project.

This is a start-up venture; therefore no previous financial records are available. To compensate we have received a large and growing interest in The OASIS VILLAGE that is reflected by several letters of intent, queries, and support that reflects the industries and community's confidence and future support with the project.

Industry Professionals

Debbie Walker

Debbie Walker has previous experience within the hospitality industry, and was involved in the pre-marketing and the opening of 5 chain hotels across Canada.

In addition Ms. Walker has been involved in the planning and orchestration of an audio - visual tour throughout 16 communities within BC over a 6-week period, for a public utility corporation and the provincial government.

Additional successes include - Retail, Conference and Vacation Travel Planning, Events co-ordination, and Association Management.

Furthering on in her climb to success she co-owned Post-Digital Works Limited and built the organization from a two-person office that produced video projects worldwide, into a 12-person rental, editing, facility providing hi-def solutions for film and TV series and generated revenues in the millions.

Translucent Publicity was established January 2001 and provides media relations to the Film industry by way of representation of industry professionals through various publicity strategies.

While continuing to grow Translucent Publicity, Ms. Walker is currently putting into action The OASIS VILLAGE to be located in the Province of BC

Filming Guide of the **Building Process for the OASIS VILLAGE**

On site filming to explain the choice of location

Promotion of Oasis concept- Developer to discuss the reasons for the program and the location, discussion of the simple building techniques, and why the Community will benefit from this program, type of people who would buy into this concept.

Explanation of the elevations and how they affect the access issues as well as drainage, development guidelines including the height of the house compared to the adjoining homes. Detailing of sitting the foundation height based on the lowest part of the foundation, creating a gentle slope from the road to the front door and the garage doors, access from the main home to the garage area. Talk about the design process we went through to come up with this plan, compare the cost of incorporating the ideas into a standard plan.

Film the pouring of the concrete into the forms and explain the reason to cantilever the foundation for the removal of the doorway tripping hazard, film the bulk head in the garage to hallway transfer area, earthquake proofing with re-bar and design, and relationship of foundation height to landscaping.

Plans

Filming of the planning process

Permits

#1 Submit plans to city hall and architect for approval

#2 Survey property

#3 Get insurance in place

#4 Put out plans for bidding by the trades

- Submitting the plans to the development architect for; approval of colors, heights of roof and facias, and materials used on roof and siding, landscaping
- Submitting the approval plans to city hall for permits and fees involved as well as a response to how long it will take to have the plans returned.
- Go to insurance office to cover project, tradesmen and visitors to site

Excavate

#1 Excavate based on survey

#2 Establishing foundation height from curb

#3 Ensure the excavation includes any posts for decking & services

#4 Order forms

#5 Install temporary power as soon as possible

#6 Order first lumber for form work plus nails

Forms, Footings & Foundation

#1 Build footings and install forms

#2 Establish chalk line and door locations

#3 Pour concrete and explain the concrete mix and weigh, plus bulk heads and honey combing prevention techniques, install bolts for tie down

#4 Remove forms

#5 Install the perimeter drain tile and sewer and water services

#6 Possible sealing of foundation

#7 Create pathways for all electrical services

#8 Ground for house

Backfill Foundation

#1 Second order of wood to be delivered

#2 Level by hand

- #3 Have plumber install the rough-in
- #4 Compact and water down
- #5 Form elevator pit
- #6 Lay down poly and seal against moisture
- #7 Lay out insulation
- #8 Establish chalk line for concrete height
- #9 Pour concrete

Framing

Show the procedure for lowering the threshold at the doorways, Film the marking and cutting out of the sub-floor, Show the boxing out of the hatch, lift pit and shower floor, remove bulk head, show process of framing in a doorway- talk about cost

- #1 Second order of wood to be delivered
- #2 Framing begins (insulate between concrete and wood)
- #3 Show framing of doors and removal of bulkheads (demonstrate depth of indentations)
- #4 Elevator shaft
- #5 Stairs
- #6 bathrooms and their flooring to allow for drainage with no threshold
- #7 hallways and their width
- #8 extra wide base plate if using skim coat of concrete
- #9 closet thresholds
- #10 boxing out the widows if called for
- #11 eliminating the threshold on any upper story outside doors
- #12 back framing from reinforced walls in bath and stairways

Roof finish to be announced

Windows & Skylights and Doors

- #1 SAFER program requirements
- #2 Possible manufacturer coverage
- #3 Details of window heights
- #4 Details of window installation and adjustment
- #5 Details of skylight installation and adjustment

#6 Details of door installation and shims required to raise door to allow for the bulkhead removal and interior floor finish

Fireplace Rough-in

Heating & Air Exchange

- #1 Explanation of system being installed plus efficiency rating
- #2 What changes were made to construction to allow easy product installation
- #3 possible manufacturers' showroom and facilities filming
- #4 illustrate the no threshold concept
- #5 Adjustable counter concept
- #6 Preparing for pressure control in shower stall

A/C Electrical

- #1 Installation of electrical panel
- #2 How to better organize a/c network and costs involved
- #3 Location of all outlets and reasons why
- #4 Surge suppresser and its function
- #5 Location of panel and why
- #6 Creating node

Low Voltage Network

- #1 Show security pre-wire and design
- #2 Show Smart-Com pre-wire, locations and reasons why
- #3 Show satellite pre-wire
- #4 Detail node - O and its function
- #5 Explain feeds into node - O
- #6 Explain camera locations and function
- #7 Explain light control and other function

Home Theater Pre-wire

Do complete break down of the pre-wire from type of wire used to location of all the speakers, subwoofer, equipment and TV

Stereo Pre-wire

Show the proper way to pre-wire with details about location of volume controls, speakers and how they are tied into node - O

*** Dealing with inspection process

Siding and House Wrap

Materials to be chosen

Insulation

- #1 SAFER program details
- #2 Possible manufacturers showroom visit
- #3 How to do the install without damaging the wiring
- #4 How to finish the sealing process to the walls

Drywall

10 days work

Fireplace Finish

This goes in quickly so we can use it as a time filler in our shooting schedule about ½ day per fireplace for installation

Gutters and Down Spouts

This takes about 1 day to install and it can be one of the many things going on at the job site
Final clean-up

Landscaping and walkways height and finish

The final touches, takes about 3-4 days to install and be done as the other finishing is going on inside the house.

1. Preparation, concrete & other services
2. Framing: wood, concrete, nails, misc.
3. Roofing; treated cedar shakes or tile
4. Electrical; a/c and low voltage network
5. Insulation
6. Interior walls; drywall, mud, paneling, etc.
7. Plumbing; rough-in
8. Heating system
9. Exterior finish; treated cedar, brick
10. Fire places; 3 gas
11. Heat recovery system
12. Kitchen and bathroom cabinets
13. Flooring
14. Garage; doors and openers
15. Windows; Power Smart
16. Doors; interior and exterior all 3 feet wide
2. Electrical finish and light fixtures
3. Sinks, toilets, bathtubs, showers, etc.
4. Tile work
5. Appliances; fridge, stove, dishwasher
6. Outside concrete; exposed aggregate
7. Sundeck
8. Painting trim and other finishing details
9. Landscaping; including maintenance
10. Municipal fees
11. Management fee